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, October 07, 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 September 16, 2025

B. Accounts Payable Dated October 02, 2025, in the amount of $1,797,515.71

C. Decision and Reason Statement

1. Case Nos. 24-09-AN & 24-06-S Blossom Meadows Subdivision
2. Case No. 25-01-ZC Wanner-Buckner/City of Kuna Rezone

D. Final Plats

1. Case No. 25-18-FP (Final Plat) Whiterock Subdivision
2. Case No. 25-19-FP (Final Plat) Lugarno Terra North Subdivision No. 2
3. Case No. 25-20-FP (Final Plat) Lugarno Terra North Subdivision No. 3

E. Resolutions

1. Resolution R75-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE *"AGREEMENT FOR PROFESSIONAL SERVICES UNDER $150,0000"* WITH

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.

SAFEBUILT, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Resolution R76-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COOPERATIVE AGREEMENT BETWEEN VALLEY REGIONAL TRANSIT AND CITY OF KUNA FOR PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION; AUTHORIZING THE CITY TREASURER TO PAY THE PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION IN THE AMOUNT OF NINETEEN THOUSAND AND SIXTY-FOUR DOLLARS AND ZERO CENTS ($19,064.00); AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

4. Public Comment

5. External Reports / Proclamations

6. Public Hearings:

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

A. Case Nos. 24-08-AN (Annex) and 24-05-S (Preliminary Plat) – Applicant requests approval for Annexation of approx. 79 acres into Kuna City and proposing the R-6 (Medium Density Residential) & C-1 (Neighborhood Commercial) zones; and requests Preliminary Plat approval to subdivide the same land into 354 single-family lots, 38 common lots, 12 common driveways, 1 School Site, 1 City Park and 2 deeded access lots. The site is in Section 27, Township 2 North, Range 1 West (Parcel numbers; R7321001020 & R7321001040). A school site has been integrated into the site plan. Troy Behunin, Senior Planner ACTION ITEM

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

7. Business Items:

8. Ordinances:

A. Third reading of Ordinance 2025-31 Idaho Power Franchise Agreement

AN ORDINANCE IN ACCORDANCE WITH IDAHO CODE 50-328, 50-329 AND 50-329A GRANTING A FRANCHISE TO IDAHO POWER COMPANY, A CORPORATION, AND TO ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, MAINTAIN AND OPERATE IN AND UPON THE PRESENT AND FUTURE STREETS, HIGHWAYS AND OTHER PUBLIC PLACES WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO, ELECTRIC UTILITY PROPERTY AND FACILITIES FOR SUPPLYING ELECTRICITY AND ELECTRIC SERVICE TO THE CITY, THE INHABITANTS THEREOF, AND OTHERS FOR A TERM OF 10 YEARS, INCLUDING THE NONEXCLUSIVE RIGHT TO PHYSICALLY LOCATE AND MAINTAIN TELEPHONE, CABLE, FIBER OPTICS OR OTHER COMMUNICATIONS FACILITIES; SETTING FORTH AN AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN; PROVIDING FOR THE PAYMENT OF FRANCHISE FEES; AND SPECIFYING OTHER LIMITATIONS, TERMS AND CONDITIONS GOVERNING THE EXERCISE OF SAID FRANCHISE.

B. Consideration to approve Ordinance 2025-33 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. S1419314800 & S1419314800 OWNED BY WANNER-BUCKNER PARTNERSHIP AND PARCEL NO. S1419314950 OWNED BY THE CITY OF KUNA, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

C. Consideration to approve Ordinance 2025-34 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 TH HOLDINGS 2022 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, September 16, 2025

6:00 P.M. REGULAR CITY COUNCIL

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

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

1. Call to Order and Roll Call

(Timestamp 00:01:35)

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
Michelle Covert, Economic Development Administrator
Troy Behunin, Senior Planner
Morgan Webb, Deputy Parks & Recreation Director
Nancy Stauffer, Human Resources Director
Garrett Michaelson, Deputy City Clerk

Mayor Stear Alright, it is 6:00. And we will go ahead and call to order the meeting of the Kuna City Council. Garrett, would you take the roll please?

Deputy City Clerk Garrett Michaelson Council Member McPherson.

Council Member McPherson Here.

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Here.

Deputy City Clerk Garrett Michaelson Council Member Laraway.

Council Member Laraway Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Here.

Deputy City Clerk Garrett Michaelson Mayor Stear.

Mayor Stear Thank you, yes.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:01:56)

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

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

Mayor Stear Thank you.

A. Consideration to Amend the Agenda ACTION ITEM

(Council must move to amend the agenda per IC 74-204(4)(b))

*Adding Business Item 7. C. Kuna WWTP – Civil Case - Consent Judgment.

(Timestamp 00:02:16)

Mayor Stear Let's see, first item is to amend the agenda.

Council President Bruce I move we amend the current agenda by adding business item 7.C to the agenda.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:02:20)
Motion To: Amend The Agenda By Adding Item 7.C To The Agenda
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

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 00:02:39)

A. Regular City Council Meeting Minutes Dated September 02, 2025

B. Accounts Payable Dated September 10, 2025, in the amount of $1,483,351.44

C. Alcohol License

1. Maverik #779

D. Final Plats

1. Case No. 25-15-FP (Final Plat) Madrone Heights Subdivision #4
2. Case No. 25-17-FP (Final Plat) Paloma Ridge No. 1, modifying two (2) total lots.

E. Resolutions

1. Resolution R67-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE ANIMAL WELFFARE AND ENFORCEMENT AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Resolution R68-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE ADA COUNTY PROSECUTING ATTORNEY TO PROVIDE PROSECUTORIAL SERVICES FOR CITY MISDEMEANORS FOR THE FISCAL YEAR 2025-2026.

3. Resolution R69-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE JOINT POWERS AGREEMENT BETWEEN THE ADA COUNTY SHERIFF'S OFFICE AND THE CITY OF KUNA RELATING TO LAW ENFORCEMENT SERVICES FOR FISCAL YEAR 2026 AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

4. Resolution R70-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN THE RENEWED AND AMENDED JOINT POWERS AGREEMENT BETWEEN THE CITY OF KUNA, IDAHO ("KUNA") AND ADA COUNTY, IDAHO ("ADA COUNTY"); AND ADA COUNTY HIGHWAY DISTRICT ("ACHD"); AND THE CITY OF BOISE ("BOISE"); AND THE CITY OF EAGLE ("EAGLE"); AND THE CITY OF GARDEN CITY ("GARDEN CITY"); AND THE CITY OF MERIDIAN ("MERIDIAN"); AND THE CITY OF STAR ("STAR") REGARDING DISASTER PREPAREDNESS, COORDINATION, RESPONSE, AND RECOVERY; AND AUTHORIZING THE MAYOR TO EXECUTE THE AMENDED EMERGENCY JOINT POWERS AGREEMENT; AND AUTHORIZING THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

5. Resolution R73-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- MAKING CERTAIN FINDINGS OF AUTHORITY AND PURPOSE; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM POLICIES WHICH INCLUDE:
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CONNECTION, SERVICE, AND IRRIGATION SUPPLY FEES POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM UNIFORM IRRIGATION WATER SUPPLY ASSESSMENT METHOD POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CUSTOMER BILLING AND PAYMENT POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CUSTOMER SERVICE CHARGES POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM LOT AND PARCEL WATER ALLOTMENT POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM IRRIGATION WATER USE AND ENFORCEMENT POLICY; AND
- REPEALING PRIOR CITY AND/OR KUNA MUNICIPAL IRRIGATION SYSTEM RESOLUTIONS R68-2024; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- PROVIDING AN EFFECTIVE DATE.

6. Resolution R74-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COST OF LIVING INCREASE OF TWO AND FORTY-ONE ONE HUNDRETH PERCENT (2.41%) FOR ALL FULL-TIME CITY EMPLOYEES; ADOPTING THE FISCAL YEAR 2025 STEP AND GRADE CHART FOR ALL FULL-TIME EMPLOYEES AS ATTACHED HERETO AS EXHIBIT A; AND DECLARING THE EFFECTIVE DATE.

(Timestamp 00:02:39)

Mayor Stear Next we have the consent agenda. Any questions or comments? Or… ready for a motion?

Council Member McPherson I'm good.

Council President Bruce Councilman, do you have anything?

Council Member Laraway No.

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

Council Member McPherson Second.

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

Deputy City Clerk Garrett Michaelson Council Member McPherson.

Council Member McPherson Yes.

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Yes.

Deputy City Clerk Garrett Michaelson Council Member Laraway.

Council Member Laraway Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:02:51)
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 00:03:15)

Mayor Stear Public comment. I didn't have anybody sign in. Is there anybody who wishes to address the Council that didn't get a chance to sign in? Alright.

5. External Reports / Proclamations

(Timestamp 00:03:30)

A. Constitution Week Proclamation.

Mayor Stear Next, it is Constitution Week. So, I'm going to do a proclamation and then hand it off to Linda.

Whereas the Constitution of the United States of America, the guardian of our liberties, embodies the principle of limited government in a republic dedicated by rule of law; and

Whereas September 17, 2025, marks the 238th anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

Whereas it is fitting and proper to accord official recognition to this magnificent document, and its memorable anniversary, and to the patriotic celebrations which commemorate the occasion; and

Whereas Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America, designating September 17 through September 21st, 2025, as Constitution Week.

Now, therefore, I, Joe Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim September 17 through 21, 2025 as Constitution Week in the City of Kuna and urge all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

And from the DAR, we have Linda here tonight to accept this copy of the proclamation.

Council President Bruce Thank you, Ms. Linda. *Jump in there, Biggs.*

[Laughter]

Council President Bruce Thank you so much.

[Brief Pause In Proceedings As Pictures Were Taken.]

6. Public Hearings:

Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.
City Council members may ask questions throughout the public hearing process.
Once the public hearing is closed, no further testimony or comments are heard.
City Council may move to continue the application to a future meeting or approve or deny the application.
(Timestamp 00:06:04)

Mayor Stear All right, that takes us to public hearings.

A. Case Nos. 22-07-ZC & 22-15-S for Gallica Heights Subdivision. Applicant requests approval to Rezone approx. 132.5 acres from Agriculture (AG) to the R-4, R-6 & C-1 zones. Applicant also requests Preliminary Plat approval in order to subdivide the lands into 514 Residential Lots, 103 Common Lots, 20 Common Driveways, 1 Commercial Lot, 1 City Park Lot and 1 School Lot. The site is located within Section 10, Township 2 North, Range 1 West, APNs: S1310223100, S1310233700, and S1310233610. Troy Behunin, Senior Planner. ACTION ITEM

Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation
(Timestamp 00:06:06)

Mayor Stear Item 6A is case numbers 22-07-ZC and 22-15-S for Gallica Heights Subdivision. Application requests approval to rezone 132.5 acres from Agricultural to R-4, R-6, and C-1, Troy.

Senior Planner Troy Behunin Good evening, Mr. Mayor and Members of the Council. For the record, Troy Behunin. Kuna Development Services Department. This application before you this evening may look familiar as we have little history with this project. This evening, the request is to rezone… is to request approval of a rezone for approximately 133 acres from the agricultural zone to the R-4, R-6, and C-1 zones. It is also a request for a preliminary plat approval to subdivide the same site into 514 single-family lots, 103 common lots, 20 common driveways, a single commercial lot, for now, and a school lot. The subject site is located at the southeast corner of Columbia and Black Cat roads. The city's comprehensive plan identifies the subject property as mixed-use and medium density residential on the city's future land use map, also known as the FLUM, and staff finds that it does comply with that request.

Staff would like to just take a moment and highlight some of the history with this property and the project. This project came before the Planning & Zoning Commission in September of 2023 as a PUD, or a Planned Unit Development. It included a rezone, a preliminary plat, special use permit, and design review application, which was proposing C-1, R-6, and the R-12 zones. It included a pre-plat for a school lot, 615 residential lots, 86 common lots, and a single commercial lot. Through the public hearing process, the commission voted to recommend denial to the Council for the rezone, the PUD, the pre-plat, and they also denied the special use permit and the design review applications. On February 6th, 2024, this project came to council as an appeal of the Commission's denial for the special use permit and the design review and to go through the public hearing process for the rezone, the PUD, and the pre-plat. The Commission denied the special use permit and the design review applications. On February 6, 2024, this project went to, came to the Council as an appeal of the Commission's denial. *I think I just lost my place, I'm sorry.* Through the public hearing process, it was determined that the following things were determined. The

rezone was too high of a density and was not consistent with the comp plan. The rezone was denied due to inability of the City and School District to serve this project. The PUD and the preliminary plat were denied due to the denial of the rezone request. The Council voted to uphold the Commission's denial of the special use permit and the design review. The Council signed the findings of fact and conclusions of law on March 5th, 2024. On March 19th, 2024, the applicant filed a motion for reconsideration of the council's decision summarily.

At the April 16th council meeting, The Council received a memo from Director Doug Hanson stating 6 specific items that were outlined by the applicant in their request for reconsideration when deciding whether to grant their request: Failure to provide adequate reason statement, public works' comments, traffic comments, reliance on incorrect future land use map, compliance with the zoning standards, and failure to provide future guidance. In this memo from the director, Director Hanson, the legal considerations were provided as well as three possible outcomes or actions that the Council could take. The council voted 4-0 to remand the applications back to the commission for a public hearing in order to address the Council's reasons for their denial. After 8 months of coordination with staff, ACHD, and the charter school, including an update to the traffic impact study and a major redesign of large portions of the site, the applicant presents a new site plan which demonstrates the following under the direction of the Council. They remove the PUD, the Planned Unit Development, removal of the development agreement request, removal of the special use permit, removal of the high-density housing, a significant reduction in housing, they lost or removed 101 units, removal of attached housing options for single family housing only, addition of a centrally located charter school on a four acre lot and sharing a five acre city park. Additional pathways and internal pedestrian walkthroughs were also provided.

The applicant now proposes a rezone of approximately 132.5 acres and proposes to apply the C-1, the R-4, the R-6 zones with a request for preliminary plat approval in order to subdivide it into a commercial lot, 514 residential lots, 103 common lots, and 20 common driveways, with a proposed gross density at or about 3.89 dwelling units per acre project wide and a net density of approximately 5.01 dwelling units per acre project wide. This proposal includes a ready-to-go four-acre lot that is designated for a charter school.

Approximately 38 acres of this proposal was approved as part of the larger local improvement district, which also has a little nickname called the LID and that annexation took place in May of 2006. The balance of the property was annexed into the city in July of 2006 and also April 2007. Staff has reviewed the proposed rezone and the preliminary plat for compliance with the Kuna City Code, Idaho State Statutes 50-222, 67-65, the Kuna Comprehensive Plan, and the Kuna Comprehensive Future Land Use Map. The commission did recommend approval of these applications, as is demonstrated in the minutes from the Planning & Zoning Commission meeting and they did approve the design review for this application. Staff recommends that the applicant be subject to the proposed recommended conditions as outlined in staff's report should the Council approve this project. I know that the applicant is here tonight, they have a presentation to make, and I will be here for any questions that you might have.

Mayor Stear Okay, any questions for Troy at this point? Yes, Council Member Laraway.

Council Member Laraway Troy, I'm looking at the open space, and I've had this question before. Right now, I only see technically four open spaces. And I know you're counting the school as open space, I'm assuming.

Senior Planner Troy Behunin That's correct.

Council Member Laraway So, what happens if the school doesn't fall through? Because it's not a public school, it's a charter.

Senior Planner Troy Behunin That would be a great question for the applicant.

Council Member Laraway Okay.

Senior Planner Troy Behunin But I believe that there is also a representative here from the charter school. If not, they are on record, but the applicant can explain just how deep they are into negotiations with the school district.

Council Member Laraway Okay, thank you.

Senior Planner Troy Behunin Sure.

Mayor Stear Anything further? All right, Troy, thank you.

Council President Bruce Thank you, Troy.

Council Member Biggs Thank you, Troy.

Senior Planner Troy Behunin You bet.

Mayor Stear And if the applicant would like to step forward.

Elizabeth Koeckeritz, Givens Pursley Thank you. Good evening, Mayor, Council Members. My name is Elizabeth Koeckeritz. I am with Givens Pursley, Land Use Council, 601 Bannock Drive, Boise, Idaho. With me today is Tim Eck, the property owner and developer; Dave Crawford, who is our engineer; Jamie Marcosian, who was our traffic engineer; and then we also do have members from the charter school, the proposed charter school here today, who'll speak to you later. I want to start by saying thanks to staff. This project has been going on for a really long time, and they have been great to work with throughout the whole time. And so today I'm really excited to present the updated, newly imagined Gallica Heights. We incorporated all of the neighbor and City Council feedback that we received, and we think we've come up with a really good neighborhood that will be an absolute benefit to the city of Kuna. So, at the end of this, we are requesting approval of a rezone and a preliminary plan.

Now, so I'll just go over these quickly. The future land use map, it does designate the property as at the original submittal, it was all mixed-use. Now it is mixed-use and medium density residential. Importantly, as mentioned, all this property was annexed into the city all the way back in 2008. This has been part of the city for quite some time. As Troy mentioned, I'll also go over this rather quickly. We do meet a lot of the comprehensive plan goals. There's going to be a pathway along the Ridenbaugh Canal. It's really continuing a lot of the streets to and through Shayla Drive, as we'll talk about. Lots of housing options. The commercial area on the corner is great for a small business, a little small sort of strip of local serving businesses. So, it really does meet a lot of comprehensive plan goals. We also have a lot of subdivisions surrounding us. It's not out in the middle of nowhere. It is surrounded on three sides with platted subdivisions, including Sabino's Rocky Ridge to the south, which does have higher density than what we're proposing today. Then there's Saddle Rock to the north and Homestead to the east.

We're proposing, you can see here, the C-1*, C-4*…. the C-1, R-4, and R-6 zoning. We heard what you said loud and clear about the neighbors did not like the R-12, neither did you. It didn't meet with the medium density residential that you were looking for. We also tried to propose some R-8. That also wasn't something that you were looking for. And one thing was that everyone said loud and clear was that these homes on the perimeter that are closer to the larger lots to the north, that are closer to the ag to the west, and then some of the larger lots directly to the east, that those lots should be the bigger lots. And so, we did make those the biggest lots, and they are zoned R-4 Our smallest perimeter lot is 8,300 square feet, and the R-4 zone only requires 6,000 square feet. So, we're actually really trying to upsize these lots to really lessen the impacts on those surrounding neighborhoods. As we move to the south and towards the interior and to where Sabino's Rocky Ridge is and where a lot of where there's still ag property, we do go up in density to that R-6 zone. We now do include a public park instead of private amenity space, and there is a… the charter school lot, which I'll discuss, and Kuna Parks & Rec has come out in support of this application. We also have enhanced connectivity throughout.

I'm going to skip over this because there's just a lot in black and white. It's really hard to see and touch on the open space. You can see that we do have a couple of pocket parks. There is the canal pathway, there is the city park, and

then there is the school site. The charter school can speak to it, but it is actually, they're public charter schools. They'll discuss that. They're not private schools. They're funded with taxpayer dollars, and they are absolutely public. And so, they will talk about the plans with the property, but it's anticipated that they will be there and they will be there for a long time and that they and this does meet all the requirements, under code, for Kuna open space. But I believe even without it, they're still with the Ridenbaugh Canal and all of the other pathways and little pocket parks and the bigger park here, there's ample open space sort of throughout this whole development with lots of internal connections as well.

Here we're zooming in a little bit on the public park and the charter school lot, and then this is a proposed the school that is proposing to come here. They have several locations throughout the state of Idaho, including one in South Boise. It's the 'Gem Prep' and it's a school that focuses a lot on getting all kids ready for college as well as other things, and there are actually quite a few kids who currently live in Kuna who are driving to the Gem Prep Meridian School in South Meridian and this would just be a really great opportunity for them to use this. The school will actually be able to accept almost three times, two and a half times, the number of students that would live in this development can attend this school. It will be big enough for that and they do plan on… they do historically bus students so that will also minimize some of the traffic concerns that get raised with the school. And then, of course, schools require a conditional use permit, so they would be back here before you for that in the future.

Speaking of, traffic is always really the big question on developments of this size. And here, as we'll discuss, there are numerous pending and proposed improvements to the roadway system that will help alleviate the impacts of the traffic. As with all developments of a certain size, Tim Eck is required to submit a traffic impact study to ACHD and receive ACHD's approval of the study. And to hire, as you guys know, to create the traffic impact study, you hire a traffic engineer, which is someone who goes to school and takes extra classes in engineering on how to best count traffic, figure out traffic, make our roads run smoothly. And so, they go out and they put the strips down, they do actual traffic counts, they go to best practices, standardized practices across the country, and really look at what this development will do to the intersections. And they don't get to do that in a vacuum, although, of course, I mean, it would be great if we could just look at the two intersections directly adjacent to the site. They work with ACHD and really determine the scope of what this could impact. And they are going out and they studied as far north as Victory and Black Cat, all the way out to the highway, and pretty much all of the intersections in between all got studied. ACHD reviewed the traffic impact study, what we were proposing, what the mitigations are, and determined that we are able to meet all of the ACHD policies and the traffic improvements and the traffic mitigations have been approved by ACHD at this time. On this slide, you can also see traffic engineers assess how the traffic will leave the subdivision where they anticipate it going 5% they anticipate will headed South on Black Cat, 25% head north on Black Cat and is sort of you'd expect 60% head east on Columbia and then sort of spread out from there as you get out closer to the highway and then 10% go West on Columbia and then start to spread out is what's anticipated.

The developer is, of course, these aren't improvements that are made at the taxpayer expense. Developers are required to do these developments at their own expense. And so, there are quite a few improvements that will be being made at Tim Eck's expense, including all the intersections, here the intersections heading up Black Cat and East on Columbia. They'll be installing a signal at the corner of Black Cat and Columbia, right here. And then heading east on Columbia, they're actually going to be required to do additional traffic counts as they get through building this development at different stages in order to see if what their beliefs and what the traffic issues are actually playing out and they're going to be subject to additional improvements from ACHD at certain traffic count numbers, like at the 100th home and at 364th home, they have to recount traffic, go back back to ACHD and determine the appropriate mitigations.

At Ten Mile they will be looking for a signal or a larger roundabout. At Columbia and Linder, they are installing turn lanes. Upon request from ITD they would be contributing to improvements at Columbia there, Columbia and the state highway. They also do all of the local improvements.

I'm just about done.

And those are all done at the developer's expense, including road widening of Black Cat, of Columbia Road, all of the roads to and through.

And just the last point I want to make about the ACHD, of course, is also doing these capital improvements. There's quite a few of them in the direct area. But then each house will also be paying impact fees, which fund those capital improvements both for the road system and for the parks, the police, the fire. And in total, this development will not be a huge detriment or any problem on the community. In fact, it will be in addition to the taxpayer dollars as this property continues to appreciate, they'll be paying with each building permit in total $4.194 million. And of course, that goes up every year. So, with that, we request approval of the rezone and the preliminary plat. We have worked hard to do everything that was requested by city council and the neighbor. All services are available to the site. No one's had any -- none of the local agencies have had any real concerns with this development. We comply with the comprehensive plan. We comply with all its zoning standards, not asking for any waivers, any sort of special, specialty. And we are requesting your approval. I'll stand for questions.

Mayor Stear All right, thank you. Any questions for Elizabeth? Yes, Council Member Laraway.

Council Member Laraway I didn't hear what you said about the capacity of the charter school. How many kids are going to be in there?

Elizabeth Koeckeritz, Givens Pursley Good question, Council Member Laraway. I did not say the exact number. We have someone from the school who is here who could tell you that. I do recall reading that it was about two and a half times the number of students that the subdivision would generate, so we can take in students from outside, but there is someone here who will speak to that later.

Council Member Laraway Wondering the reason I ask is it seem and I'm not knowledgeable about this, but it seems like four acres is that enough for the school parking and the amenities. I see a basketball court, is that it?

Elizabeth Koeckeritz, Givens Pursley Mayor Stear, Councilmember Laraway, that's a great question. Is that what these charter schools have found is actually working in places, is that's why it's located next to a city park, is that the city parks are not very highly used during the day. They would not have exclusive use on the city park, but they can enter into agreements where they're sort of a shared, where they generally are going to be using a lot of the portions of the city park that just sit there empty through much of the day. And so, then there is plenty of space for these schools.

Council Member Laraway So if the school is going to use the city park, but I don't see a pathway or a walkway or anything to get the kids from point A to point B.

Mayor Stear It's adjacent.

Elizabeth Koeckeritz, Givens Pursley It's adjacent. It's all… here, let me show you.

Council Member Laraway I thought that not a part was where the school was. I apologize.

Mayor Stear The not a part is actually a property that's not a part of it.

Council Member Laraway *Not a part.*

[Laughter]

Elizabeth Koeckeritz, Givens Pursley This is, as you come down, if you were to tilt this 90 degrees, so that was Shayla Avenue, which is actually north-south coming off of Kayla, that's where that is.

Council Member Laraway You got me on that. Again, I apologize. I thought the other little thing was not a part was the school.

Council Member McPherson John, just for reference, Indian Creek, if you take the playground on both sides and the building is 6.13 acres. So that kind of -- that's how I had to figure it out. That doesn't seem very big either. Then I started comparing it and Indian Creek sits on just a hair over 6 acres. So, it's substantial.

Council Member Laraway Thank you.

Mayor Stear Okay, further questions?

Council Member Biggs Yes, sir.

Mayor Stear Yes.

Council Member Biggs Gem Prep is K through 12, right? As I understand it.

Elizabeth Koeckeritz, Givens Pursley That's correct.

Council Member Biggs Okay. So, I guess the high school students, or as well, junior high, for that matter, they'll possibly be leaning on the Kuna School District for sports, football, track, wrestling?

Elizabeth Koeckeritz, Givens Pursley Mayor Stear, council member, that is a great question. We have someone here who can talk about that. I know that they've been, the various charter schools have been leaning into the smaller leagues, playing against other people, doing some sports, not full sports, but that is a great question, and someone can address that more fully than I can.

Council Member Biggs Thank you.

Mayor Stear Anything further?

Council President Bruce Not at this time.

Mayor Stear Yes.

Council President Bruce Not at this time.

Mayor Stear All right, thank you very much.

Council Member Biggs Thank you.

Mayor Stear Okay, this is a public hearing, and Katherine Guido did not wish to testify, is that correct?

From Audience *True. Yes.*

Mayor Stear Tammy Hugh.

Council President Bruce Was she in favor or opposition?

Mayor Stear She had in support. Tammie Hough, yes, if you would go to the podium and state your name and address for the record, please.

Tammie Hough All right. My name is Tammie Hough, address 8397 South Old Farm Place, Meridian. We are in opposition of Gallica Heights. So, our biggest concern currently is the traffic and Shayla Avenue, how that's going to impact everything, and then the general picture of the traffic and road improvements that are scheduled. So, Shayla Avenue runs basically on the side of our property and with the lack of road improvement scheduled in the near future, we have big concerns that Shayla is just going to turn into a bypass for Ten Mile because if you have a way

to get off of Ten Mile and zip on down through, you're going to take it. So, from what I've seen, Shayla is proposed to go all the way from Lake Hazel all the way into Crimson Point out to Deer Flat. So, I did read that ACHD had concerns about the length and the straight alignment of Shayla with excessive speeding. For ACHD, there's no room to have Columbia expanded into five lane due to like easements, I believe it was, right-of-way. So because of that, one of our other concerns is we're a little bit confused as to the location of the school, knowing that they're going to have to be pulling out onto Columbia and if it can't really provide extra traffic space, Black Cat does propose to be widened to five lanes, but that's not like until 2040.So a little breakdown of the timeline for road improvements that I could find was in ‘26, there's only some maintenance stuff going on Hubbard. ‘27 we get a roundabout at Deer Flat and Ten Mile. ‘28, again, just some maintenance stuff. ‘29 a roundabout at Deer Flat and Kay Street, Ten Mile and Columbia. It's not even on the date time. It's potentially to be determined. So again, that's a ways down the road. And then out on Black Cat, like I said, it's not going to get widened to five lanes until, you know, 2040 and then a variety of all the roundabouts going down Black Cat. Again, those range from 2031 to 2040 to get those accomplished. So, we just have big concerns about where all this traffic is going to go. You know, we have to sit and suffer with all these big improvements being made or all these big housing developments being approved and no place to put all of these cars and things like that. So last time we were here, I believe a majority of you didn't want anything above R-4. So, consider that. So, thank you.

Mayor Stear Thank you very much. Andrew Bills.

Andrews Bills Andrew Bills, 4277 West Balivi Lane. I think I might have put in opposition there. I didn't realize it was either or, but whatever. I wasn't supposed to I wanted to go. I first in the ‘not a part’, I'm the last house in the not a part. We have a Nampa address in Ada County in the Kuna School District with a Meridian phone number landline. So, we are not a part of anything.

[Laughter]

So, I commend the developer highly. They listened. They came back with great revisions in my opinion. I had real concerns of the high density that they were doing. I think they went from 800 plus units down to now 500 over 130 acres. It feels a lot more reasonable in my opinion. Our concern or request I would put is we are going to be landlocked by annexed housing in, and we are Ada County still, and we're not annexed. We're still county property. There's three of us along that lane. My request would be to put a requirement on the developer to put stub outs to us doesn't mean you have to hook us up doesn't mean you have to bring it on to our property but to the edge of the property line for sewer, water, power, utility services, so that if we have the opportunity to either get annexed or if we are forced in annexation that we have hookups to city services right now all three of us are on a community well with individual septics and so if we're into a situation where we have to be forced into annexation or we want annexation, we're not having to tear up our entire lane to bring sewer, water, whatnot down in. And I think there's opportunity on our south line of our property where they could run up between two property lines, stub outs for us to be able to future hookups, whether that's us or future owners. But I'm on 3 acres and, you know, neighbors are in a similar situation. So I'm just trying to be forward thinking here I know that Nampa has been dealing with this over the last five eight years where they have all these infill you have stuff down in Nampa City downtown that is still Canyon County and not part of Nampa City and they're dealing with this so trying to be forward thinking on this so. Otherwise like I said I commend the developer they really I think listened and then as a parent both my kids have been going to charter school for the last, oh, too long. I'm old. And so, we love it. We have been so blessed to have gotten our kids into a charter school. I know we're in a small percentage there, but I think this is a great move. Thank you.

Mayor Stear Thank you. Bryan Fletche.

Bryan Fletcher Brian Fletcher, 12547 West Del Mar and Boise. Thank you, Chairman, Council members. My name is Brian Fletcher with Gem Prep Charter Schools. And I was actually the CFO down here at the Kuna School District for seven years. So, I look forward to the opportunity to serve the community of Kuna once again. Tonight,

I'm here to share information about the school that we hope to build in the Gallica project, which will be named Gym Prep Kuna. And a little bit about Gym Prep is, as mentioned before, we are a free Idaho public charter school. So, we're funded and operate in the same way that the Kuna School District or any other school district in the state of Idaho does. The name implies private, but we are a public, fully funded public charter school. Our mission is to provide a robust academic experience for students with an emphasis on college prep, and we strive to have majority of our students graduate with 18 college credits or even possibly an associate's degree. While our focus is on the college prep, our interest really is to serve all students regardless of their go-on interests. There are currently seven Gem prep schools in the state of Idaho. We have three in Meridian. One in Nampa, one in Twin Falls, one in Pocatello and the original school is an online school. So, you may have heard of Gem Prep Online. Collectively, we're serving over 3,200 students across the state and we're currently working on opening up our eighth school, which is in Idaho Falls and we're shooting for the '26- '27 school year. A little bit about the Kuna school. When fully built out, Gem Prep Kuna will be about 50,000 square feet and will serve 574 students. It will be a K through 12, it'll be a K through 12 grade count. Today we're actually serving about 145 students who are in the Kuna area or are considered Kuna residents. Most of those are actually at our Gem Prep Meridian South location, which is on Lake Hazel Avenue.

Gem Prep will be open and available to the entire community, so it's really not limited to just the students who reside in Gallica as the attendance zone will expand beyond the development and cover much, if not all, of the city of Kuna. An estimate that was shared with us is that Gallica will generate approximately 250 potential K through 12 students, which even if 100% did enroll with Gem Prep Kuna, there would still be considerable capacity for interested students in all of Kuna. We'll offer busing and child nutrition in year one of operation, and our first year, we typically provide one, possibly two buses, of operation that are and that's scalable and is driven by the number of students and the demand. At full capacity, we'll offer about four or five routes, and again, that all just is based on and revolves around the demand. In closing, just a quick snapshot of Gem Prep as a whole and gym prep specifically. I'll just address a couple of questions that I did hear come up from council real quick. Generally, it's, *would you like me to just end?*

Mayor Stear Yeah, please, go ahead.

Bryan Fletcher Okay, so I'll say thank you very much for the time and the opportunity to present. We're excited to be a part of the Kuna community again, and if you'd like me to address those, I think there was three questions. So, the first question was, that was asked was what was our student count going to be, 574? Theoretically, it could be 600, but 574 is what our charter count is. As far as sports with the local school district, Most of our students actually don't participate in sports with the local district. We do generally sign dual agreement enrollment, dual agreement, dual enrollment agreements with the local district. And so the Gem Prep students can go play with the local school district. They have to comply with all the requirements that the local school district imposes upon those students. But as I mentioned, most of our students are actually not generally oriented towards athletic endeavors. And Gem Prep does offer extracurricular activities. We're working on a basketball league, an intramural basketball league. E-sports is something that's become very popular. We're working on that. And I don't remember the third question. If you want to pitch that or any other questions, I'm happy to answer.

Mayor Stear Did anybody else have any questions for Mr. Fletcher? *In my defense, you didn't put an R at the end of your day.*

Bryan Fletcher *Yes, my penmanship has much to be desired, so I apologize for that*.

Council President Bruce I had one thing.

Mayor Stear Yes, go ahead, Council Member Bruce.

Council President Bruce The charter school are publicly funded to build, correct?

Bryan Fletcher Actually, not to build. So, we don't have levy or taxing authority. So, we actually have to go out into the what I'll call the financial marketplace to raise money. And we facilitate that usually by either selling long-term bonds or getting a bank loan. And we often have the support of organizations like the JCAF, the Joe and Catherine Albertsons Foundation, that helps support us in that endeavor.

Council President Bruce Yeah, I remember they were privately built. I just wanted to make sure.

Bryan Fletcher Yep.

Council President Bruce Thank you.

Bryan Fletcher So we won't impact any of the tax base in Kuna. And I just remember the third question, which was, is three acre or four acres enough? And several of our schools are on four acres, and one of them isn't adjacent to a park. So that does provide even additional space for us to use during the course of the day. So, four acres means that we'll build a double-decker school instead of a single level. But we certainly have no problems operating on a four-acre plot of land.

Mayor Stear Okay. Any further questions for Mr. Fletcher? No? All right.

Council President Bruce Thank you, sir.

Mayor Stear Thank you.

Council President Bruce Thank you. Appreciate the time.

Mayor Stear And that's all I had to sign up. Is there anybody else who wishes to… Danielle? *Yeah, either one of those spots is fine.*

[Brief Silence]

Mayor Stear Is there anybody else who wishes to testify and didn't get a chance to sign in? Okay, thank you.

Danielle Horras, Kuna School District Good evening, Mayor, Council Members. Danielle Horras, 711 East Porter, representing the students of Kuna School District. I am so glad to be back here. I'm so happy to see all of you. So, we did submit a letter in the packet, and I'm here today to let you know our letter of non-support does still stand. The impact of this development of Gallica on Kuna School District does stand to be possibly significant. And I'll explain why I said the word possibly. While we recognize that there may be some mitigation with the building of the charter school you just learned about, it's important to note that the very admission process of the charter school allows for denied student enrollment. And I want that to sit because that's an important message. Unlike charter schools, Kuna School District cannot and does not deny entry. There is no application process, and we serve every single student who walks through our doors. We have to. We must. All students that walk through our doors, they need a classroom, a desk, and a qualified teacher. We do have one charter school in Kuna right now. They serve pre-K through 8. And I pulled that data up just to get an understanding of what Kuna data is around charter school enrollment and comparing the two, Kuna School District does serve a higher percentage of free and reduced lunch, so socioeconomically disadvantaged kids. We do serve a higher percentage of Hispanic, English language learners, and special-ed students. And I'm happy to share that data should that be an interest. So again, to reiterate, charter schools can and do deny admission. They do require parents to apply their child to their schools. So as a student, you would need that parent to do that for you. Traditional public schools deliberately do not deny enrollment. That's what we exist to do is to serve those kids. So, as I'm talking to you today, we have to make plans to have space for any child who seeks to learn from Kuna School District.

So, let's talk about the enrollment impact. So, for Gallica Heights, based on the proposed size of this development, we estimate about 257 students from this development. So, looking at where that's zoned, that's at Crimson Point

Elementary, and Crimson Point Elementary right today is at 83% capacity. Kuna Middle School is at 95% capacity. And I'm sad to keep saying this, I hope to change since I've been here last, but Kuna High School is at 110% capacity. We've got 1,851 high school students walking through our hallways. We only have space for 1,688. And I invite all of you and anyone in the audience to come walk through those high school hallways, and you can tell that impact in those hallways. So, path forward, here's what I'm recommending, I never want to come with an either/or, and Kuna School District represents partnership. I did have a positive conversation today with Mr. Eck. I have always found him to be collaborative, thoughtful, forward thinking, even about the partnership he brought in today exhibits that. He agreed to schedule a meeting between Kuna School District and Cory Barton to explore a partnership that could add four classrooms at Crimson Point. If this partnership does become a reality, KSD could reconsider and reverse our letter of non-support. Thank you for your time.

Mayor Stear Thank you. Questions for Danielle?

Council President Bruce I did.

Mayor Stear Council Member Bruce.

Council President Bruce Hey, it's nice to see you again.

Danielle Horras, Kuna School District It's nice to see you.

Council President Bruce Thank you. So I think my problem when we talk about the school district is that we have some developments that show up and we've asked over and over like, you'll have developers who will work and partner, but we don't see what that partnership looks like if it actually adds capacity or if it's classrooms or teachers or buses, we just see 'hey, we're going to partner with them, we're good to go,' but yet we're adding hundreds of homes here. What we've asked several times is give us a capacity plan. What is the Kuna School District's plan to address capacity? Is it mobile units? Is it school buses? Is it teachers? And I know there's a couple of board members who have asked, who have tried to get that, but that's what we need to make the decision so that we could say, 'hey, this is going to fit their plan, or if it's not, what do those partnerships look like?' Because when you show up and you have several 100 homes and it's like we partner with them, but us as Council, we don't know what that looks like. And so, at least for me, I'd like to have some type of capacity plan. So, when you say, hey, we will partner, you could tell us this is going to add mobile units, buses, this is what we're doing. So that's just for me personally.

Danielle Horras, Kuna School District I think having a plan, Mayor, Council Member, having a plan makes a lot of sense, I can tell you. The plan is we need money. That's the plan. The plan is we need to build schools, and it's not just on the backs of developers. We need our community members to pass bonds. And one of our message points is we think it's fair for everyone to pay a little bit and not put all of the cost of growth on the families of Kuna, which is why we ask for cash from developers.

Council President Bruce Yeah, and I don't think that that's a problem. I just think when you do have contributions to the school, we just need to see where it goes…

Danielle Horras, Kuna School District I can do that.

Council President Bruce So that we know it's actually adding capacity and not on, a baseball field somewhere or, because we don't know, right? And so that's my only concern is, and I know folks don't want to have their kids in mobile classrooms, but at the same time, if they see their kids having to go to mobile classrooms, maybe they pass a bond, right? Maybe they show up and they say, 'hey, we don't want to do this. We know we need a school. Let's move that ball forward' because that's how Idaho builds schools, you know? So, thank you.

Danielle Horras, Kuna School District So, Mayor, Council Member, I agree. I think we all have to sit down at a table and build that plan and decide together what we want and what's right for our kids.

Council President Bruce Thank you, so much.

Mayor Stear Anything further?

Council Member McPherson No.

Mayor Stear Thank you very much. All right, and again, that's all I had signed up to testify. Is there anybody else who wishes to? Okay, rebuttal.

Elizabeth Koeckeritz, Givens Pursley Elizabeth Koekeritz, Givens Pursley. I'm here with Tim Eck who is going to also make some comments. Just some really fast rebuttal first to Andrew Bills. Absolutely we can work with you to figure out a stub into that property. I think that's a really great idea and it shows a lot of foresight because eventually you're going to have to connect to sewer and water. Columbia Road will be expanding to three lanes. That's on the master street map. Shayla Avenue has been planned on the master street map for years and years and years as being the mid-mile collector going through this area. One of the things that is required from city code is that there will be behind the homes that live on in this area, there will be a fence, then there is 20 foot of buffer, then there's the street, then there's 20 feet of more buffer, then there's the subdivision. So, there is quite a bit of separation. There's actually way at the bottom a map that shows how far apart some of these homes are from the nearest sort of to the to the actual house to the edge of the properties. So, there is some distance there. And then I believe that Tim Eck just wanted to address a couple things with you.

Tim Eck Yeah, for the Tim Eck, the applicant, 6357, Bueno Vista Lane Star, Idaho. Thank you for all your time this evening and consideration of this project. We're really excited about the charter school that's going in and they have emphatically denied the ability to deny enrollment. They also have provided at City Council the percentages of special needs students that are attending the local their local schools and they meet or exceed the attendance of special needs children at the district schools. There will be there have priority level, priority enrollment levels in their enrollment system. Top priority, the donors. So, if Corey and I decide to have a couple more kids, they can go there. That's probably not going to happen. Children of staff. It makes sense that if a teacher's working there that they should have a priority to bring their children there. The next level is geographic. It's the city of Kuna. So, they don't accept application of students outside of the city of Kuna until there are no more applications of students within the city of Kuna. So as this school is focused on our Kuna students, and we have more than twice as much capacity as seats that will generate. So, we should be producing a negative, a reduction in impact on the chart, on the district schools because we will be able to accommodate, they're overcrowded, they're overcrowding. If they need capacity they can come to these schools and they are free and they are public. Shayla is currently being constructed right now through different subdivisions and with this with if this is approved with the existing approved plats Shayla will be constructed as a mid-mile collector that has a reduced speed limit from Columbia all the way to Deer Flat so one of the things the traffic dispersion graph didn't show is the traffic that would be going down Shayla because today it doesn't exist but once it's done if you want to come to Kuna you can go down Shala to Deer Flat you can go down Shayla to Ardell to Hubbard to Wingover all these different strength roads that can get you to Kuna, get you to Ten Mile Road so you're coming to Kuna you're not going to go the wrong direction and then go to Columbia you're going to go the you're going to go south on Shayla and take one of multiple arterials, miles road, mid-mile roads, up to Ten Mile. *I don't know if you had anything to add on traffic.*

[Inaudible]

And so we do have our traffic engineer. If there's any questions about the traffic, the traffic impact study, the size of the study, how far out they made a study. Not only intersections are studied, but road segments are studied. And, you know, they've given us all the mitigation we need to do and we get the pleasure of doing it. And so in addition to all those mitigation fees, $4.2 million, you know, we get to do all these major infrastructure improvements. And I will gladly stand for any questions you may have.

Mayor Stear Good. Questions for Tim?

Council Member Laraway Question. On one of the slides, It's got all the traffic improvement recommendations. Are those upgrades coming from you or are those suggested upgrades for future ACHD projects?

Elizabeth Koeckeritz, Givens Pursley Great question. We have both. We have this slide, is all the traffic improvements that Tim Eck is being required to do out of his pocket. And then there are on the next slide, which includes a signal all the way up at Black Cat and Victory. Obviously, this corner is going to get signalized fairly early in the process, as well as different improvements going along and through here, because some of these places have not been on ACHD's capital improvement plan. Then you scroll down and everywhere with a circle on here or a line in color is something that is on ACHD's capital improvement plan, which would include roundabouts here, roundabouts here, going up here, some road widening. But those are the intersections that they currently have capital improvements for or road widening projects on. And so all of the dots throughout, I mean, there's quite a bit, I mean, there's quite a bit of stuff going on in Kuna, but there's definitely areas that ACHD has not planned any improvements on and those are the places where Mr. Eck will have to be paying for the improvements himself. And then those, as I mentioned, are paid for by the, primarily by, the traffic impact fees as they accrue and collect over time.

Council Member Laraway Thank you.

Council Member Biggs I have a couple questions. On the phase-out plan, you had the school in the city or the city park in phase one. So, it's expected that when the houses are starting to be built, the school should be, I'm not going to say ahead of it, but around the same time. It would be, in a perfect world, it'll be built around the same time?

Elizabeth Koeckeritz, Givens Pursley That is correct.

Tim Eck So the school has to come forward for a conditional use permit?

Council Member Biggs Right.

Tim Eck And if we're approved, we will get that wheel in motion as quickly as possible to get their conditional use permit through the process. They will also have their own traffic impact study and have their own consequential mitigation. And we want to have the school site and the park in phase one so that we can get it platted and through, I don't know if we're going to have a development agreement, but through a condition of approval it will be deeded to the charter school and then they'll begin the process of construction. So, ideally they could, they could get to a very close, very close to having their conditional use permit in place probably faster than we can get construction drawings completed for phase one and through all the approval process. So they should be able to have their approvals in place by about the time we're able to start, before we can put a shovel in the ground. And then, you know, they'll move forward as, you know, as fast as their plan allows. But recognizing that once we stick a shovel in the ground, probably at least a year before we have a C of O. And, you know, will the school be built and open before we have a C of O? No. But if we have 100 lots, we generate 50 students. And if we have 200 lots and the school gets open, we have capacity for, I don't know how the phase out building goes, but capacity for significantly more students than we're ever gonna produce and this is a K through 12 school.

Elizabeth Koeckeritz, Givens Pursley So phase one is 65 lots and we will be pulling the sewer and the water and all the utility extensions down. So it won't be, it just timing wise, it probably won't be with the first, as the first person moves in, but it can be quite shortly thereafter within the next year.

Council Member Biggs Because the ultimate goal is mitigation for the city as well as obviously the subdivision. So that's why I ask. And we all know what the numbers look like for especially the secondary schools. So my other question was, and it was brought up earlier, was about the Shayla, Columbia issue with, and we just, you just

mentioned the traffic study that'll have to be done. But ideas for that, because I can imagine school buses trying to make a left or a right turn onto Columbia being a problem off of Shayla.

Tim Eck Well, they'll have five other routes to get to Ten Mile. Sabino's is being built right now. Ewing Meadows is being built right now. By the time we get this built and the school is online, they should have multiple options of which way to go. And then, of course, they'll have their own traffic impact study that will determine what additional impact they're going to place on that intersection and they'll have to do whatever mitigation is required at the intersection.

Council Member Biggs Well, I live on the south side of the track, so I definitely understand multiple ways to go. I preferred ways to go, but I guess.

Tim Eck And ACHD got a bond to engineer the crossing.

Council Member Laraway So technically, you're not part of it.

Tim Eck So, I mean, the goal is to build schools.

Mayor Stear All right, further questions?

Council Member Laraway No, sir.

Council President Bruce I do the… thank you by the way for explaining everything. The conversation that you're planning on having with the school district that was correct that was she speaking correctly about possibly having that conversation in the future?

Tim Eck Yes we will you know Corey's… Corey has always been willing to talk and when I talk to him about having a meeting with the school he goes you know all they got to do is call me and so I know Corey's more than willing to sit down and talk about something that is going to fix or help repair the problem. Putting money into fixing soccer fields and deferred maintenance and stuff like that does not get us, you know…

Council President Bruce Add capacity.

Tim Eck And any closer to adding capacity. We're going to add twice as much capacity as we're going to produce and if there's something that can be worked out to participate in getting some classrooms built at Crimson. We're glad to talk. I can't speak for Corey, but he's always told me that he's more than willing to talk about it.

Council President Bruce Thank you.

Mayor Stear Good, anything further?

Council Member Laraway I just appreciate the consideration you took from all the other meetings and what you have displayed now. Thank you.

Tim Eck You're welcome.

Council President Bruce I don't have anything further. Thank you.

Mayor Stear Thank you very much.

City Attorney Marc Bybee Mayor, just sorry, Marc Bybee, City Attorney, just for the record because I have to worry about transcription, the two individuals that were taking turn answering those questions, the female voice was Elizabeth Koeckeritz, the male voice was Timothy Eck, I just think there could be a transcription or if this gets transcribed there could be a transcription or if that's the word that would be confused a little by that so I wanted to clear that up.

Mayor Stear Very good, thank you.

Council President Bruce Glad to have you here, Marc.

Mayor Stear All right.

Council President Bruce Anyone have any other questions for anyone before?

Council Member Laraway No, sir.

Council Member McPherson I don't.

Council President Bruce All right. I move we close evidence presentation and move to deliberation.

Council Member McPherson Second.

Mayor Stear Motion's made and seconded to close the evidence presentation and proceed to deliberation. Is there any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 01:04:15)
Motion To: Close Evidence Presentation And Proceed To Deliberation
Motion By: Council Member Bruce
Seconded By: Council Member McPherson
Further Discussion: None
Members Voting Aye: Council Members Laraway, McPherson, Biggs, Bruce
Members Voting Nay: None
Members Absent: None
Via: Voice Vote
4-0-0

Council President Bruce Do you want to start, sir?

Council Member Laraway Point to get me going.

Mayor Stear Council Member Laraway.

Council Member Laraway Yes, thank you for putting me up here. I just appreciate the reconfiguration that the developer has put into this. I mean, we did not want the R-12s. We didn't like the R-8s, and the developer came up with something that's palatable. I think my biggest juggle is what we were talking about the school district. They're talking about overcapacity, but yet we have an opportunity, if you will, for a charter school to absorb some of that capacity that is going to help the school district out in the long run. I guess that's about it. The school districts and your comments about what exactly are these benefits going to the school district from developers, it's not enhancing the capacity of the schools. Now we have something before us that is actually fixing some of the problem, and that's my two cents.

Mayor Stear Council Member McPherson.

Council Member McPherson Well, yeah, again, I'll echo, you know, we beat him up pretty hard last time. This was before it's about density neighbor complaints and they've addressed a lot of that with the school going in potentially. That's a huge help. Hopefully Tim and Corey and the school district can sit down and really work something out there. I think also adding the, you know, just on a whim, adding the sewer connections for the neighbors that are not apart. That shows a lot to just throw that in last minute like that.

Council Member Laraway You're talking about the sewage and water hookups?

Council Member McPherson yeah, yeah.

Mayor Stear For the 'not a part.'

Council Member McPherson The not apart, yeah. This development's come a long ways from last time we saw like a long, long way. So, I don't see how we can beat them up much harder. They've done a lot of work to get it to where we like it.

Council Member Laraway Yeah, and I mean, if you think about it, a lot of this developments that we deal with, the biggest hiccup we have internally I know three of us do I'm sure four does is how does it impact the schools and that's my thing with this is this is absorbing some of that problem and it makes me feel better about a decision.

Council Member McPherson Right, schools and traffic.

Council Member Laraway School's a school kids getting educated. Sports are still available through the school district.

Council President Bruce Well and I think that's where we've gotten to is that, a lot of these developments we focused heavy on the school district because we want to make sure the kids have uh a seat to put a butt in, right? And the developers are showing up and they're not they're building their own schools that are privately built and that's not on the taxpayer um so they're at least trying to add capacity obviously people will continue to go to public schools we still need to figure out how that how we fund that and that's a state level thing maybe I can bark at someone next session but at least they're trying. The traffic does concern me I mean I think obviously the amount of traffic that all of these developments are producing that are they're moving different directions are just going to be I mean it's a nightmare getting out of the city already I have those concerns but the problem is ACHD won't come out and build anything until they're start with houses. They're behind the curve, right? And I don't know how we fix that.

Council Member Laraway Well, that's why I was asking about all these little green boxes. Who was going to be responsible for that?

Council President Bruce I mean, I think they're, you know, they're way behind just in general, especially for the amount of money that they collect out of our district and spend it somewhere else, so I'd like to. I'd like to figure that out a little more, that the traffic just in general, because there's a quality-of-life thing sitting in traffic for so long. You know, I think that does change the way you feel about what you do in life. But I mean, it is adding school capacity and the traffic does concern me. So those are my thoughts about it.

Mayor Stear Council Member Biggs.

Council Member Biggs It's feels I don't…little mixed feelings to get this great school. We have to build to get this great school. It would be nice to address the capacity, but the nature of the business, like you just mentioned, with ACHD is it's more reactionary…

Council President Bruce Yep.

Council Member Biggs So you have to feel the pain a little bit before you can sometimes reap the benefits. But I know after the last time we went through this, for this subdivision, if I think they drew it up probably better than I

could have imagined for the things that we mentioned, like the 50 mile per hour, having those lots that were on the road or across from the R-1 communities. It's a nice transition. I couldn't have mapped out, even in my own dreams, probably any better than this. Love the idea of the school and the park. Looks like lots of green space. The traffic's going to be a problem.

Council President Bruce Yeah.

Council Member Laraway Well, the traffic is going to be a problem. I think the traffic's always going to be a problem, but I think-

Council Member Biggs It's a problem.

Council Member Laraway They're part of it. See, I got that one right. The, you know, Ten Mile is going to be getting bigger *and bigger and bigger* because of the freeway exit. Linder is going to get bigger and bigger because of the overpass. So north and the south, traffic eventually will move. I don't know really what the plan for ACHD on Columbia Road is.

Council Member Biggs My hope is that at least slow down or, you know, get the speed limit down to 35 or something, 50, I can't imagine it's going to be a realistic can stay can stay that way at least on those roads that are that close to that many people especially the with the amount of extra trips that's going to be and that's in the study, so…

Council President Bruce Well and I'd like to see ACHD at some point say like 'whoa we're too far out' right? but they're kind of like Meridian they haven't found a development they don't like.

Council Member Biggs They have a lot of plans I'll give that to them.

Council President Bruce That's all I have to say. I mean, I think we've seen him several times. He's met all the requirements that we've asked. We've cut the project almost in half, or by a third at least. It was annexed into the, when was this annex, Doug? This piece of property.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning. I will turn to Troy for that. I believe he mentioned that in his presentation.

Council President Bruce Was it '08?

Council Member Biggs it was '07 or '08, I think.

Council Member McPherson It was part of the original, LID

Senior Planner Troy Behunin For the record, Troy Behunin, and that's a great question, Council Member Bruce. Yes, part of this was annexed as part of the local improvement district, which was a fund for the sewer plant. That was annexed in 2006. The remaining balance was in 2007 and 2008. So at least since then.

Council President Bruce And was that LID development agreement, was it still the same as we've seen before with the LID, giving them the ability to have it zoned how they'd like? I know that we've seen those before. Is that similar? Like with the Yamamoto property they had, they were part of that LID district where they, is this a similar type?

Mayor Stear Most everything that was brought into the LID originally was given entitlement to R-6.

Council President Bruce Okay.

Mayor Stear And that's how that was developed. In some pockets, there's more, some there's less.

Council President Bruce Okay.

Mayor Stear So it varies now. And that's when these come to you is changing that up.

Council President Bruce And that's what I was curious about. So all right. Councilman Laraway?

Council Member Laraway I'm good.

Council President Bruce So I guess we're all in. I don't see a legal reason to.

Council Member Laraway I'll make a motion.

Council President Bruce Yeah, go ahead.

Council Member Laraway I'll make a motion that we approve case #22-07-ZC and #22-15-S and to follow staff recommendations…. And do I need to bring up the sewer hookup and the water?

Mayor Stear For the stubs.

Council Member Laraway for that 'not a part'?

Council President Bruce Not a part.

Council Member Laraway 'Not a part of it.'

City Attorney Marc Bybee Marc Bybee, City Attorney. I appreciate the question. Those things are like, the city can't compel that in its decision-making. That's just going to have to be by private agreement.

Council Member Laraway It's on record, so that's all we need, right?

City Attorney Marc Bybee Say that again?

Council Member Laraway It's on record, so that's all we need?

City Attorney Marc Bybee Well, yes, I think they could use that if, you know, like the landowners, if the developer didn't follow through and make that offer and try and sort that out, I think they could point that out on the record for sure, but as far as just your decision-making authority. That's not a condition I believe the city has the authority to compel.

Council Member Laraway Thank you.

Mayor Stear Okay, so motion is made and seconded to -- *did we have a second?*

Council Member McPherson I'll second it.

Mayor Stear Okay. Motion is made and seconded to approve case #22-07-ZC and #22-15-S with the staff conditions included in the packet. *Did I get that correct?*

Council Member Laraway Yes, sir.

Mayor Stear All right. Any further discussion on that motion?

Council President Bruce Everyone's same place?

Mayor Stear All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Anyone opposed? And that motion carries.

(Timestamp 01:13:59)
Motion To: Approve Case #22-07-ZC And #22-15-S With Conditions
Motion By: Council Member Laraway
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

7. Business Items:

(Timestamp 01:15:40)

Mayor Stear That takes us to business items.

A. Intergovernmental and Joint Powers Agreements with Ada County (R71-2025) and Ada County EMS (R72-2025) regarding CIPs. Nathan Stanley, City Clerk. ACTION ITEM

(Timestamp 01:15:45)

Mayor Stear Intergovernmental and joint powers agreement with Ada County and Ada County EMS regarding CIP's. I think Marc was going to take this one since Nathan's not here.

City Attorney Marc Bybee Marc Bybee, City Attorney. So what's, *I'll give them a second to clear out if that's okay.*

Mayor Stear Yeah, soon as the door can move out, we'll…

[Brief Pause In Proceedings As Members Of The Public Exit Council Chambers]

City Attorney Marc Bybee All right. Marc Bybee, City Attorney so what these two agreements are… you guys may recall may or may not recall because it's some time ago that um I forget the individual's name Leon Letson from Ada County came and presented about the desire of Ada County and Ada County EMS to establish impact fees that are collected within City limits. Now because even though it's Ada County, they don't have jurisdiction to adopt ordinances that are applicable within the city's boundaries. And so if they want to collect impact fees from city residents and not just from individuals that live in unincorporated Ada County, they need the cities to be willing to adopt ordinances allowing for the collection of their impact fees.

What these intergovernmental agreements do is kind of the first step in them being able to potentially establish the impact fees within the city. It does not actually establish the impact fees, but basically it's representing a willingness by the city to go down this path to consider the capital improvement plan developed by Ada County and to potentially use the city's ordinance authority to adopt an ordinance that establishes those impact fees in the city.

It's kind of similar to the relationship between the city and the fire district whereby the city adopted an impact fee ordinance and collects impact fees for the Kuna Rural Fire District um and then remits those after collection and they also the city did adopt and like the CIP Capital Improvement plan that was prepared and adopted by the fire district that's been adopted and become part of your comp plan as well. So those are ext steps that would happen is that CIP work ordinance adoption if the city is satisfied after seeing the CIP that it wants to adopt those fees.

And so again, first step, but not last step, and there will be other decisions you'll have to make before this would actually be formal that impact fees would be established within the city and similar to all impact fees that'd be collected at the time of development because their fees paid for the impact caused by the development. So, it's not something that's going to be paid by existing residents unless they decide to develop something new within the city. And just one point, I know this can kind of be confusing. Ada County EMS is technically a different governmental district, and so that's why there's two. It's odd because the Ada County Board of Commissioners sits as their commissioners, but it is a different government entity, so they have different impact fee authority, and that's why there's two agreements.

Mayor Stear Yeah, and these are the ones we've talked about before. It provides for the Sheriff's Department, the Coroner's Office, and EMS, and all of the things that all the services that the county provides that they are unable to collect impact fees on.

Council President Bruce I have a question.

Mayor Stear Yes.

Council President Bruce So obviously all of those things we've talked about, do those fall under the umbrella of police? Because when we talk about impact fees and collecting, we've always said we've got fire, police, and parks, and that's all we can collect for, right? That's been our big headache with schools is, so do these fall under police?

City Attorney Marc Bybee They don't fall under police. So the reason you can collect those right now, it's kind of a multi-part question, but the short answer, the city's already adopted ordinances for those categories of impact fees. And periodically, the city has done updates to its capital improvement plan. And then that's some of the times resulted in code updates as well, but at the very least results in a comp plan update when you do a new capital improvement plan. But those, yeah, police, fire, parks, all are, you have already adopted ordinances for all of those. This new, these new fees would require a new ordinance because it'd be a new fee category, it wouldn't fall under police. Because the police ones too, those are collected by the city and kept by the city. These ones would be collected and then sent to Ada County. You would just be acting as the collecting party and that's part of the reason for the contract. It's part of the reason for why you must adopt an ordinance.

Council President Bruce Well, and I understand that. I'm just saying that, you know, when we talk about like for a school district, we could do this for a school district, right?

City Attorney Marc Bybee Yeah.

Council President Bruce Or why couldn't we do this for a school district if we're doing the same thing, which these are not listed under state code as police, fire? 'Cause that's the argument that we always go back and forth with, why does developers not pay an impact fee to schools? Should they pay an impact fee to schools? And the argument is, well, they're not listed under the state statute that says impact fees are collected for parks, fire, and police. And I'm not trying to be difficult, I'm just saying if we're getting out of that box of fire, police, or parks, then why couldn't we do that with public schools as well?

City Attorney Marc Bybee I understand your question. So this gets specifically to Idaho Code 67-820(A).

Council President Bruce Okay.

City Attorney Marc Bybee And so the way impact fees work is Cities and Counties have the ability to adopt impact fee ordinances for their own limit, within their own limits, right? And so if we want to collect as a city police impact fees, we adopt an ordinance, we adopt our own CIP, we put in our comp plan, we start collecting them. Counties can do similar for the unincorporated portion of the county, but not within city limits. Now it's not about specific fee categories but it's about the entity collecting… what Idaho code 67-8204(A) says is for government

entities that can't adopt their own ordinances so that's every government local government entity besides a city or a county They have to enter an intergovernmental agreement with a city or a county to collect the fees.

Council President Bruce Right.

City Attorney Marc Bybee And it lists specific entities in that statute that can enter those agreements. The specific entities, highway districts, fire districts, ambulance districts, water districts, sewer districts, recreational water and sewer districts, or irrigation districts. That's the list. School districts are not in it. And the other caveat, because It also says governmental entities defined as defined in section 67-8203 sub 14, which is cities and counties or government entities that are jointly affected by development are authorized to enter intergovernmental agreements with each other. So, not only can they enter it with those other districts, but cities and counties can also enter agreements together, with each other, to collect within their respective limits.

Council President Bruce Well, and I was just curious of where they fell under that, so.

City Attorney Marc Bybee Yep, it's because they can, cities and counties can contract with each other, and that's what this one is.

Council President Bruce And the Coroner falls under what jurisdiction?

City Attorney Marc Bybee Coroner is, I'm pretty sure, a department of Ada County.

Mayor Stear Yes.

City Attorney Marc Bybee Yeah. It's a different elected office, but it's a department of Ada County.

Council President Bruce Awesome. Thank you, good sir. I'm getting my money's worth from you tonight.

[Laughter]

City Attorney Marc Bybee Gotta get my work in sometimes, I guess. I think I got more stuff on the agenda still too, good grief.

Council President Bruce So I didn't… Anything else?

Council Member McPherson Nope.

Council President Bruce I move we approve the Intergovernmental Agency and Joint Powers Agreement with Ada County R71-2025 and Ada County EMS R72-2025, as written.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 01:24:11)
Motion To: Approve R71-2025 And R72-2025
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

B. Contingency request to reallocate funds from FY25 to FY26 to continue construction for the restrooms and parking lot lighting at the Fitz Roy Park. Morgan Webb, Deputy Parks and Facilities Director. ACTION ITEM

(Timestamp 01:24:42)

Mayor Stear Contingency request to reallocate funds from FY '25 to FY '26 to continue construction for restrooms and parking lot, Morgan Webb.

Deputy Parks & Recreation Director Morgan Webb For the record, Morgan Webb, City of Kuna, Parks and Recreation, Fleet and Facilities Department, 371 West Short Lane St. Good evening, Mayor and Council. Tonight, I have a contingency request to reauthorize $273,000 in fiscal year 2026 to continue and finish construction of the restrooms and parking lot lighting at Fitz Roy Park, nestled in the Patagonia subdivision. These funds are authorized in our current fiscal year 2025, but the end of budget is approaching quickly and we are unable to complete the project within the remaining time frame. Our intent was to complete this project by the end of current budget, but due to construction drawings taking longer than expected, we are unable to achieve that goal. We were able to complete the pickleball and basketball courts and get started on the restrooms and parking lot lighting after receiving the approved construction drawings. With the approval of reauthorizing these funds, we will be able to continue construction and focus on quality work. We look forward to the completion of this project and the improvements this will provide to the Fitz Roy Park and the Kuna community. I will stand for any questions you may have.

Mayor Stear Okay, questions for Morgan?

Council Member McPherson No.

Mayor Stear Basically didn't get it spent in time, so gotta move it to next year.

Council President Bruce Man, I hate contingency fines. I even hate voting for them.

Council Member McPherson Just do it. It'll feel good.

Council President Bruce It doesn't feel good. I move we approve the relocation of $273,000 from FY '25 to FY '26 to continue the restrooms and parking lot lighting for Fitzroy Park.

Council President Bruce Second.

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

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

Council Member McPherson See, it felt good, didn't it?

Council President Bruce I'm sick in my stomach.

Council Member McPherson Oh, come on.

Council President Bruce Thank you, Morgan.

(Timestamp 01:26:39)
Motion To: Approve Contingency Request For $273,000 For The Construction Of Restrooms And Parking Lot Lighting At The Fitz Roy Park
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

C. Kuna WWTP – Civil Case – Consent Judgment. Marc Bybee, City Attorney. ACTION ITEM

(Timestamp 01:27:13)

Mayor Stear All right, that takes us to item C, Kuna Wastewater Treatment Plant Civil Case, Marc Bybee.

City Attorney Marc Bybee All right, Mark Bybee, City Attorney. So, I know we've discussed this from time to time, but this has to deal with IDEQ lawsuit that was filed against the city for issues with wastewater treatment. I can't remember exactly which facility, Adam could fill in on that better, but some issues that had occurred that we received a notice of an intent to sue by a private party and instead through mechanisms available in law we were able to instead essentially get sued by IDEQ to prevent that private suit and we immediately entered settlement into discussions and negotiations with IDEQ. Adam and I met at different times with IDEQ. I think he's continued to follow up with them to essentially establish milestones that we're going to have to comply with as a city to come into basically come into compliance and address the issues that led to the suit. And there's also a penalty provision.

And so, in this consent judgment, this is essentially an agreement, a settlement agreement between city and IDEQ. The more significant parts are, there's a lot of background and lead up, but on page four out of ten of the draft consent judgment, which would be page four hundred and fifty of your packet, there's compliance requirements, and it talks about things the city's gonna have to do, and it says continue to comply with all terms and conditions found in the permit, meaning our, the current, it's an NPDS permit, Adam, *nod if I got that right,* and discharge permit, correct? And except as otherwise expressly provided in the attached agreement, schedule, and the consent judgment, achieve compliance with affluent limitations and permit conditions by completing the tasks by the dates contained in the agreement schedule attached as exhibit A and incorporated by reference.

Adam knows a lot about exhibit A because he played a major role in negotiating the timeframes in there and the basically are the time period for the city coming into compliance. If you have questions on that, Adam, sorry, I'm going to throw you under the bus for that, but I think you're probably ready for it. And then provide written

verification of the departments, the tasks and upgrades listed in the agreement schedule are completed and the wastewater treatment plan is achieving effluent limits and for the violations listed in the complaint filed in this case.

As for the penalties, the civil penalty the city did accrue is $113,600. However, because of our cooperation in this process, that's been reduced to $56,800. And of that amount, the city is being asked only and required to pay $11,360 within 15 days of the judgment being entered. The other $45,440 would be held in abeyance and basically only imposed if we do not comply with the things in exhibit A and get into the compliance as we've agreed to do. So there is a penalty, unfortunately, through this process and engaging with IDEQ as opposed to going the private party lawsuit route, which was definitely coming. They were ready to file a complaint before we got IDEQ to intervene.

We've avoided significant penalties that could have been pursued and are getting into compliance and working to stay in compliance. So hopefully that answers what this is about. But what we need from the Council today is a vote to authorize the Mayor to execute this agreement on behalf of this consent judgment on behalf of the city so that it can then be entered by the court. and so if there's a motion to be made, it's a motion authorizing the Mayor to execute this.

Council President Bruce All right.

Council Member Laraway Question.

Council President Bruce Any questions?

Mayor Stear Yes, Council Member Laraway.

Council President Bruce I just want to say thank you to Mark and to Adam. I know, Adam, this started a little bit before your time, but thank you for carrying the water from your predecessor. So, considering what we had talked about before, I do appreciate where we've got it down to and that we left the folks from Oregon or Washington out of the mix. So, thank you.

Mayor Stear Yes, Council Member Laraway.

Council Member Laraway My question, with the money that we're talking about, is that coming out of the budget? Are you going to need a supplemental contingency to pay it, or is that coming out of the city's pocket?

Council President Bruce General fund, or is it?

Council Member Laraway General fund?

City Treasurer Jared Empey Jared Empey City Treasurer. So, Councilman Laraway, so as a part of our fiscal ‘24 audit, you'll notice that we had already accrued a liability. In other words, we made an estimate for what our liability would be. And so there actually won't be any effect on the fiscal ‘25 budget on account of already essentially taking that expense back in fiscal ‘24.

Council Member Laraway And Adam, I agree with him.

Mayor Stear As Jared always does, he foresaw and he made it happen. So, we don't have to do any contingency requests.

Council Member Laraway Thank you, Marc, for all of this that you do.

Council President Bruce Thank you.

Mayor Stear And this has been an interesting process. I think some of our non-compliance came from the system and the way it grew and not keeping up with communicating with the IDEQ on what we need to do to keep everything operating to the standards that they want to see. Some of the things that they wanted us to do are not

actually even possible to do. So, Adam worked and Travis worked their way through with IDEQ, got those rules and regulations figured out, and I think everybody's going to be way better off because of it. And we don't plan on getting behind again. So, things are going really smooth and really well right now. And most of those were years old. So, nothing new that's come up.

Council President Bruce Yeah, I think it was ‘21 and ‘22. Yeah. It was when it was originating. So I move…Anyone have anything else? I move we authorize the Mayor to execute the consent judgment.

Council Member Laraway Second.

Mayor Stear Motion's made and seconded. Any further discussion on that motion? All those in favor say ‘aye.’

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 01:33:45)
Motion To: Authorize The Mayor To Sign And Execute The Consent Judgment With The Idaho Department of Environmental Quality
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

8. Ordinances:

(Timestamp 01:34:07)

A. Second reading of Ordinance 2025-31 Idaho Power Franchise Agreement

AN ORDINANCE IN ACCORDANCE WITH IDAHO CODE 50-328, 50-329 AND 50-329A GRANTING A FRANCHISE TO IDAHO POWER COMPANY, A CORPORATION, AND TO ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, MAINTAIN AND OPERATE IN AND UPON THE PRESENT AND FUTURE STREETS, HIGHWAYS AND OTHER PUBLIC PLACES WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO, ELECTRIC UTILITY PROPERTY AND FACILITIES FOR SUPPLYING ELECTRICITY AND ELECTRIC SERVICE TO THE CITY, THE INHABITANTS THEREOF, AND OTHERS FOR A TERM OF 10 YEARS, INCLUDING THE NONEXCLUSIVE RIGHT TO PHYSICALLY LOCATE AND MAINTAIN TELEPHONE, CABLE, FIBER OPTICS OR OTHER COMMUNICATIONS FACILITIES; SETTING FORTH AN AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN; PROVIDING FOR THE PAYMENT OF FRANCHISE FEES; AND SPECIFYING OTHER LIMITATIONS, TERMS AND CONDITIONS GOVERNING THE EXERCISE OF SAID FRANCHISE.

(Timestamp 01:34:07)

Mayor Stear All right, that takes us to the second reading of Ordinance 2025-31, Idaho Power Franchise Agreement.

An ordinance in accordance with the Idaho Code 50-328, 50-329, and 50-329A, granting a franchise to Idaho Power Company, a corporation, and to its successors, and assigns the construct, maintain, and operate in and upon the present and future streets and highways and other public places within the corporate limits of the city of Kuna, Idaho, electric utility property and facilities for supplying electricity and electric service to the city, the inhabitants thereof, and others for a term of 10 years, including the nonexclusive right to physically locate and maintain telephone, cable, fiber, optics, or other communication facilities; setting forth an agreement not to compete, reserving power of eminent domain, providing for the payment of franchise fees; and specifying the limitations, terms, and conditions governing the exercise of said franchise.

And that will come back for a third reading. And that is all we had on the agenda tonight.

9. Executive Session:

(Timestamp 01:35:43)

Mayor Stear We don't need an executive session….

10. Mayor/Council Announcements:

(Timestamp 01:35:46)

Mayor Stear So mayor and council announcements. Council Member Biggs.

Council Member Biggs Mr. Mayor, I had the privilege of sitting down with Chief Fratusco this week and got to go and look at the manning and plan for the future and that sort of thing. And something really, I was thinking a lot about this weekend, looking in the news of what happened last week with what happened in Orem, Utah, the place where I used to live, and also in Charlotte, North Carolina. To a further extent, we've had issues in Gooding and Weiser, was it? Or no, Payette? It's made me really think hard about our police force and the fact that we are not at the one for 1,000 number that we would like to get to. And I know that there's a plan to get there eventually. And I know that the fiscal year '27, we're going to be asking for some more folks. But I think, and this is to my fellow Council Members, and I know we can't do anything here, it's not a business item, but I would like to see that timeline pushed up. Because nothing's more important than the safety of our families and our community. And I think we get there with more police patrolling. And from what I understand, it costs roughly about $150,000 per FTE police patrol. And I think with our general fund the way it is, that perhaps we might look at adding a couple of FTE as an extraneous budget request for this cycle.

Council Member Bruce For this cycle.

Council Member Biggs Yes, sir.

Council Member Laraway Could I add something to your statement?

Council Member Biggs Yes, sir.

Council Member Laraway I think also, and Chief might not want to hear this, but I think you're getting bottom heavy. And I think what I'm trying to say is, when is it possible for a captain out here and a lieutenant so you can focus on stuff? Because you've got a lot of sergeants and you're the next step. To me, that creates a little bit of a leadership issue.

Police Chief Mike Fratusco Mayor, Council Members, for the record, Mike Fratusco, Chief of Police, City of Kuna, 793 West 4th Street. Councilman Laraway, that's a great question. I believe I've sent out the staffing plan. I did have that listed probably about 2031 to where my position would go to that captain level and we bring on a Lieutenant to be in charge of all of patrol and detectives if… I know it's changed since you were a Chief out here and Chief out in Star, but we've taken over all of the detective positions in our contract city. So, all three contract cities are now supervised directly by a Sergeant inside the city. So, sergeants we have…Well, we got our 6th detective this year. So, the Sergeant detective is that person that supervises the detectives and is also when I'm gone, the acting chief. So, you are correct. We have talked about this. We've addressed… We've talked to the Sheriff about this. There probably needs to be that step. Eagle and Kuna are pretty neck and neck. That should happen. I agree. I never want to be the person that says, 'hey, I need a promotion.' That is, that's not what I'm about. It is important for me to have those sergeants in place and I appreciate the City voting yes on the sergeants this year. That is going to give us some good supervision throughout a 24-hour period on each side of the week for the city now, which mitigates risk in itself, as you know. People do need supervisors and we have a lot of, a lot of younger deputies that need that supervision. But we're probably there now. The thing is, is I do never want to be the person that bleeds the city. So I had an 8-year plan in place. The City has been great about adding those bodies and I can tell you right now out of all the contracts and I'm I am biased towards Kuna, but this City is ran in my opinion and I could probably back that up, the best when it comes to finances, when it comes to staffing, law enforcement, all of it. The city has done really well. I never want to take that contingency money and bleed it dry. I think, in my opinion, it's very important when you have an emergency come up. I like to have money in savings. I understand why the City does also. But if you ask me, could I use two more bodies right now? I absolutely could use two more patrol bodies right now and then shift around staffing and supervision for the future. But, we're doing great, way better than we were four or five years ago. I can tell you that it's very impressive what the city's done and the support they've shown. But yes, we do need higher supervision levels.

Council President Bruce I have a quick… oh go ahead.

Council Member Laraway I'm sorry, thank you.

Council President Bruce I have a question too. When you have these officers, how much do they overlap with SROs? *'Cause* you know, I know the school also, there was a survey that went out which helped them have a grant that offset some of their other costs so they could afford SROs. How often do our officers overlap those so that we have someone at schools, or do, how do we, if we brought on new officers, would they be able to overlap some of that as well? I guess my question is, if we brought on new officers, would they also be able to help with some of the SRO duties, or would you be completely full with just two?

Police Chief Mike Fratusco Councilman Bruce. Great question. And in all honesty, there is no way that they could be supplementing the school resource officers. We're busy enough out in the field. As of right now, if you look at one side of the week, I have two daytime patrol deputies, then I have another one that comes on at 11. And then at five those two are then at 3:15 another deputy comes on. By that time the two daytime deputies are gone and then I have another staggered shift that comes on 5 o'clock and then I have. Two graveyard shifts go come on when the 11 o'clock shifts going home. So, all my shifts are staggered right now. So, on any given day and we're talking about right now I have three people out on FMLA. I have guys moving from the swing shifts down to the day shift to help cover and they are helping and doing what they can. I showed Councilman Biggs our budget and out of the three contract cities, you saw the overtime. Who was who, who was sitting the best?

Council Member Biggs Yeah, they're not charging overtime. So, these guys covering.

Police Chief Mike Fratusco We, our guys are moving their shifts so they're not accruing overtime. I couldn't cover the SRO's.

Council President Bruce And how… and so you said two?

Council Member Biggs It was, yeah, I'm just throwing something out anything. Whatever we support.

Council President Bruce I'd like to have the discussion more.

Mayor Stear I will say though, adding to what Chief said, we do supply a sergeant that oversees the SROs. So, in that support capacity, we are already doing that.

Police Chief Mike Fratusco Sorry, Mayor Stear.

Council President Bruce And I was just trying to wrap my mind around, you know, what he was saying with two and where that actually puts us with… I didn't know where he was going with bottom heavy, so I kind of stayed away from that.

Police Chief Mike Fratusco Councilman Bruce, just to reiterate, just to reiterate what the mayor was saying. I think it was three years ago we brought the sergeant on that does supervise the four school resource officers to help the school district. So, we are helping the school district by not asking them to provide that supervisor. That sergeant also supervises code enforcement and supervises the other six detectives. That's current Sergeant right now has 6…11…12 people he's supervising, which, as Councilman Laraway knows and as probably the Councilman McPherson and Mayor Stear in emergency services, that's a lot of bodies to supervise.

Council President McPherson On a different note, how is Officer Jones doing in his recovery?

Police Chief Mike Fratusco Councilman McPherson, thank you for that question. Deputy Jones calls me probably every other day and he is. He wants to come back. He is telling the doctor he wants to come back. I keep telling him you've got to be 100% because you come back and push it. You're going to end up going out again. Still, it's amazing I for lack of better terms, thank God that he ended up where he did, but he is pushing to come back. He's supposed to teach a motor school next week, and he's doing everything he can to get the doctor to say...

Council President McPherson Is that the guy we want teaching?

[Laughter]

Police Chief Mike Fratusco Yeah.

Mayor Stear We do not have his new tricycle outfitted, though.

Council Member Laraway There's a Honda 90, the yellow one, and by the fruit stand for $850.

Mayor Stear Alright, anything further?

Council Member Laraway No, sir.

Mayor Stear All right, well then with that…

Council President Bruce I just want to address, obviously last week with the shooting in Utah, just maybe keep those folks in their prayers. You know and remember that we have dialogue and that the First Amendment protects even speech you don't like, but we don't want to get down that path of violence.

Mayor Stear Yeah, that was a very unfortunate incident. It was terrible. It's just not. up the kind of thing we should have happening in our society. So, yeah.

Council President Bruce Thank you, gentlemen.

11. Adjournment:

(Timestamp 01:46:32)

Mayor Stear All right, with that, this 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 10.07.2025

KUNA
IDAHO

CITY OF KUNA

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

City Council Public Comment Sign-In Sheet

September 16, 2025

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

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

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

Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
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CITY OF KUNA

751 W 4th Street • Kuna, ID 83634

(208) 922-5546 • www.KunaCity.ID.Gov

City Council Public Hearing Sign-In Sheet

September 16, 2025

Case No.: 22-10-ZC (Rezone) & 22-17-S (Preliminary Plat)

Case Name: Gallica Heights Subdivision

☐ Testify ☐ NOT Testify	☑ Testify ☐ NOT Testify
Name Kathryn Guidd	Name
Address 7744 Bella Terra Ln	Address
City, State, ZIP Meridian Id.	City, State, ZIP
☐ Testify ☒ NOT Testify In support yes	☑ Testify ☐ NOT Testify
Name	Name DANIELLE HOPPS
Address	Address 711 E PORTER
City, State, ZIP	City, State, ZIP
☒ Testify ☐ NOT Testify Against	☐ Testify ☐ NOT Testify
Name Tammie Hough	Name
Address 8397 S Old Farm Pl	Address
City, State, ZIP Meridian ID 83642	City, State, ZIP
☒ Testify ☐ NOT Testify	☒ Testify ☐ NOT Testify
Name Andrew Bills	Name Bryan Fletche
Address 4277 W. Bonini Lane	Address 12547 Delmar St
City, State, ZIP Nampa, ID 83687	City, State, ZIP Boise ID 83713

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

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
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	09302025ACH		ACHD IMPACT FEES, SEPT.'25	09/30/2025	153,692.00	153,692.00	30-2081 ACHD IMPACT FEE	0	10/25	10/02/2025	
Total 09302025ACHDI:						153,692.00	153,692.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						153,692.00	153,692.00					
AGRI-LINES IRRIGATION, INC.												
1066	AGRI-LINES IRRIGATION, INC.	INV144866	21624	DRIVES AND COUPLERS FOR PIVOTS AT THE FARM, T.FLEMING, SEPT.'25	09/10/2025	5,107.20	.00	21-6090 FARM EXPENDITURES	0	9/25		
Total INV144866:						5,107.20	.00					
Total AGRI-LINES IRRIGATION, INC.:						5,107.20	.00					
ALLOWAY ELECTRIC CO												
1087	ALLOWAY ELECTRIC CO	0010976-IN	19659	STREET LIGHT REPAIRS, S.HOWELL, SEPT.'25	09/15/2025	1,537.27	.00	01-6150 M & R - SYSTEM	1002	9/25		
Total 0010976-IN:						1,537.27	.00					
Total ALLOWAY ELECTRIC CO:						1,537.27	.00					
ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	105014		QUARTERLY PEST CONTROL PLUS ADDITIONAL BUILDING/SHOP, AT THE TREATMENT PLANT, SEPT.'25 - P.I	09/04/2025	25.60	.00	25-6140 MAINT. & REPAIR BUILDING	0	9/25		
1804	ALPHA HOME PEST CONTROL, LLC	105014		QUARTERLY PEST CONTROL PLUS ADDITIONAL BUILDING/SHOP, AT THE TREATMENT PLANT, SEPT.'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	09/04/2025	67.20	.00	20-6140 MAINT. & REPAIR BUILDING	0	9/25		
1804	ALPHA HOME PEST CONTROL, LLC	105014		QUARTERLY PEST CONTROL PLUS ADDITIONAL BUILDING/SHOP, AT THE TREATMENT PLANT, SEPT.'25 - SEWER	09/04/2025	67.20	.00	21-6140 MAINT. & REPAIR BUILDING	0	9/25		
Total 105014:						160.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						160.00	.00					
AMERICAN CONSTRUCTION SUPPLY, INC.												
1451	AMERICAN CONSTRUCTION SUPPLY, INC.	397131	21208	GRADING WHISKERS AND HUBS FOR WINCHESTER PARK, C. REGLI, JULY 25	07/10/2025	118.38	118.38	01-6150 M & R - SYSTEM	1004	9/25	09/15/2025	
Total 397131:						118.38	118.38					
Total AMERICAN CONSTRUCTION SUPPLY, INC.:						118.38	118.38					
BEST BBQ ID LLC												
2263	BEST BBQ ID LLC	000470	21635	BIG DADDYS BBQ, EMPLOYEE APPRECIATION BBQ FOR TREATMENT PLANT, J.MILLER, SEPT.'25 - WATER	09/11/2025	288.60	288.60	20-5950 TEAM BUILDING, ONBOARDING	0	9/25	09/19/2025	
2263	BEST BBQ ID LLC	000470	21635	BIG DADDYS BBQ, EMPLOYEE APPRECIATION BBQ FOR TREATMENT PLANT, J.MILLER, SEPT.'25 - P.I	09/11/2025	109.95	109.95	25-5950 TEAM BUILDING, ONBOARDING	0	9/25	09/19/2025	
2263	BEST BBQ ID LLC	000470	21635	BIG DADDYS BBQ, EMPLOYEE APPRECIATION BBQ FOR TREATMENT PLANT, J.MILLER, SEPT.'25 - SEWER	09/11/2025	288.60	288.60	21-5950 TEAM BUILDING, ONBOARDING	0	9/25	09/19/2025	
Total 000470:						687.15	687.15					
Total BEST BBQ ID LLC:						687.15	687.15					

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
BOISE METRO CHAMBER OF COMMERCE												
71	BOISE METRO CHAMBER OF COMMERCE	5836148		MEMBERSHIP DUES, M.COVERT, LOCAL/STATE/FEDERAL GOVT AGENCIES, 10/1/2025-9/30/2026	08/22/2025	511.00	511.00	01-6075 DUES & MEMBERSHIPS	4000	10/25	10/02/2025	
Total 5836148:						511.00	511.00					
Total BOISE METRO CHAMBER OF COMMERCE:						511.00	511.00					
BOISE RIGGING SUPPLY												
246	BOISE RIGGING SUPPLY	B180719	21639	TIE DOWN CHAINS AND BINDERS FOR PARKS TRAILERS, S CAHILL, SEPT. 25	09/12/2025	820.08	.00	01-6175 SMALL TOOLS	1004	9/25		
Total B180719:						820.08	.00					
246	BOISE RIGGING SUPPLY	B181296	21705	VARIOUS TOOLS FOR WATER DEPT, M.DAVILA, SEPT.'25	09/23/2025	256.57	.00	25-6175 SMALL TOOLS	0	9/25		
246	BOISE RIGGING SUPPLY	B181296	21705	VARIOUS TOOLS FOR WATER DEPT, M.DAVILA, SEPT.'25	09/23/2025	513.14	.00	20-6175 SMALL TOOLS	0	9/25		
246	BOISE RIGGING SUPPLY	B181296	21705	TOOLS FOR WATER DEPARTMENT, M. DAVILA, SEPT. 25	09/23/2025	256.56	.00	27-6175 SMALL TOOLS	0	9/25		
Total B181296:						1,026.27	.00					
Total BOISE RIGGING SUPPLY:						1,846.35	.00					
BOISE SOUND COMPANY LLC												
2240	BOISE SOUND COMPANY LLC	09122025BSC		ENTERTAINMENT FOR ART ATTACK, K.PEREZ, SEPT.'25	09/12/2025	2,500.00	2,500.00	01-6135 PUBLIC ENTERTAINMENT	1004	9/25	09/12/2025	
Total 09122025BSCO:						2,500.00	2,500.00					
Total BOISE SOUND COMPANY LLC:						2,500.00	2,500.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
BSN SPORTS, LLC												
1739	BSN SPORTS, LLC	930944494		3 EA. FENCING FOR ZAMZOWS PARK, A.GOODWIN, SEPT.'25	09/04/2025	284.85	284.85	01-6150 M & R - SYSTEM	1004	9/25	09/25/2025	
Total 930944494:						284.85	284.85					
Total BSN SPORTS, LLC:						284.85	284.85					
CAMPBELL TRACTOR & IMPLEMENT COMPANY												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N10724	21659	OIL CHANGE SERVICE FOR PARKS TRACTOR, J. DURHAM, SEPT. 25	09/15/2025	857.28	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/25		
Total N10724:						857.28	.00					
Total CAMPBELL TRACTOR & IMPLEMENT COMPANY:						857.28	.00					
CENTURYLINK												
62	CENTURYLINK	333719768092		PARKS INTERNET FOR 299 AVE B, 09/25-10/24/2025, SEPT. 25	09/25/2025	108.01	108.01	01-6255 TELEPHONE EXPENSE	1004	10/25	10/02/2025	
Total 33371976809252025:						108.01	108.01					
62	CENTURYLINK	333971613090		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 9/7-10/6/2025 - P.I	09/07/2025	8.02	8.02	25-6255 TELEPHONE EXPENSE	0	9/25	09/19/2025	
62	CENTURYLINK	333971613090		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 9/7-10/6/2025 - SEWER	09/07/2025	20.85	20.85	21-6255 TELEPHONE EXPENSE	0	9/25	09/19/2025	
62	CENTURYLINK	333971613090		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 9/7-10/6/2025	09/07/2025	22.44	22.44	01-6255 TELEPHONE EXPENSE	0	9/25	09/19/2025	
62	CENTURYLINK	333971613090		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 9/7-10/6/2025 - P&Z	09/07/2025	8.02	8.02	01-6255 TELEPHONE EXPENSE	1003	9/25	09/19/2025	
62	CENTURYLINK	333971613090		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 9/7-10/6/2025 - WATER	09/07/2025	20.85	20.85	20-6255 TELEPHONE EXPENSE	0	9/25	09/19/2025	

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 33397161309072025:						80.18	80.18					
Total CENTURYLINK:						188.19	188.19					
CHRISTENSEN INC												
2186	CHRISTENSEN INC	0750883-IN		1650 GALLONS OF UNLEADED GASOLINE, SEPT.'25	09/09/2025	5,153.15	.00	21-6300 FUEL	0	9/25		
Total 0750883-IN:						5,153.15	.00					
2186	CHRISTENSEN INC	0758328-IN	21701	CLEANING SOLVENT FOR FLEET SHOP, J. DURHAM, SEPT. 25 - ADMIN	09/23/2025	140.95	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
2186	CHRISTENSEN INC	0758328-IN	21701	CLEANING SOLVENT FOR FLEET SHOP, J. DURHAM, SEPT. 25 - SEWER	09/23/2025	56.38	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
2186	CHRISTENSEN INC	0758328-IN	21701	CLEANING SOLVENT FOR FLEET SHOP, J. DURHAM, SEPT. 25 - WATER	09/23/2025	56.38	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
2186	CHRISTENSEN INC	0758328-IN	21701	CLEANING SOLVENT FOR FLEET SHOP, J. DURHAM, SEPT. 25 - P.I	09/23/2025	28.19	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
Total 0758328-IN:						281.90	.00					
2186	CHRISTENSEN INC	0759229-IN		698 GALLONS DIESEL FUEL, DELIVERED TO 333 W SHORTLINE ST, SEPT'25	09/25/2025	2,301.44	.00	21-6300 FUEL	0	9/25		
2186	CHRISTENSEN INC	0759229-IN		691 GALLONS UNLEADED FUEL, DELIVERED TO 333 SHORTLINE ST, SEPT.'25	09/25/2025	2,125.36	.00	21-6300 FUEL	0	9/25		
Total 0759229-IN:						4,426.80	.00					
2186	CHRISTENSEN INC	0759944-IN		157.9 GALLONS DYED DIESEL FOR CEDAR WELL PUMP GENERATOR, SEPT.'25	09/29/2025	491.42	.00	20-6300 FUEL	0	9/25		

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 0759944-IN:						491.42	.00					
2186	CHRISTENSEN INC	0759994-IN		120.6 GALLONS DYED DIESEL FOR BUTLER WELL PUMP GENERATOR, SEPT.'25	09/29/2025	375.34	.00	20-6300 FUEL	0	9/25		
Total 0759994-IN:						375.34	.00					
2186	CHRISTENSEN INC	0760012-IN		1019.40 GALLONS DYED DIESEL FOR THE TREATMENT PLANT, SEPT.'25	09/29/2025	3,050.24	.00	21-6300 FUEL	0	9/25		
Total 0760012-IN:						3,050.24	.00					
2186	CHRISTENSEN INC	0760053-IN		73.7 GALLONS DYED DIESEL, FOR WELL #10 PUMP GENERATOR, SEPT.'25	09/29/2025	229.37	.00	20-6300 FUEL	0	9/25		
Total 0760053-IN:						229.37	.00					
2186	CHRISTENSEN INC	0760057-IN		28.10 GALLONS DYED DIESEL FOR NEW YORK BOOSTER GENERATOR, SEPT.'25	09/29/2025	87.45	.00	21-6300 FUEL	0	9/25		
Total 0760057-IN:						87.45	.00					
2186	CHRISTENSEN INC	0760844-IN		301.9 GALLONS DYED DIESEL FOR KE03 LIFT STATION GENERATOR, SEPT.'25	09/29/2025	942.08	.00	28-6300 FUEL	0	9/25		
Total 0760844-IN:						942.08	.00					
2186	CHRISTENSEN INC	0760848-IN		95.80 GALLONS DYED DIESEL FOR KE01 WELL PUMP GENERATOR, SEPT.'25	09/29/2025	298.96	.00	27-6300 FUEL	0	9/25		

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 0760848-IN:						298.96	.00					
2186	CHRISTENSEN INC	0760858-IN		56 GALLONS DYED DIESEL FOR EAST OPS BLDG GENERATOR, SEPT.'25	09/29/2025	174.35	.00	28-6300 FUEL	0	9/25		
Total 0760858-IN:						174.35	.00					
2186	CHRISTENSEN INC	0760931-IN		339.6 GALLONS DYED DIESEL FOR NEW YORK BOOSTER GENERATOR, SEPT.'25	09/29/2025	1,056.91	.00	20-6300 FUEL	0	9/25		
Total 0760931-IN:						1,056.91	.00					
2186	CHRISTENSEN INC	0760950-IN		139.1 GALLONS DYED DIESEL FOR KE03 WELL PUMP GENERATOR, SEPT.'25	09/29/2025	434.06	.00	27-6300 FUEL	0	9/25		
Total 0760950-IN:						434.06	.00					
2186	CHRISTENSEN INC	0764650-IN		20.4 GALLONS DYED DIESEL FOR DANSKIN WELL PUMP GENERATOR, SEPT.'25	09/29/2025	63.48	.00	20-6300 FUEL	0	9/25		
Total 0764650-IN:						63.48	.00					
Total CHRISTENSEN INC:						17,065.51	.00					
CLOVERDALE NURSERY												
725	CLOVERDALE NURSERY	331682		REPLACEMENT BUSHES AT ASHTON, SEPT.'25	09/16/2025	75.00	.00	01-6150 M & R - SYSTEM	1004	9/25		
Total 331682:						75.00	.00					
Total CLOVERDALE NURSERY:						75.00	.00					
CMIT SOLUTIONS CORP												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2014	CMIT SOLUTIONS CORP	11524		ETHERNET SWITCH AND ACCESS POINT AT TREATMENT PLANT, SEPT.'25 - SEWER	09/09/2025	131.51	131.51	21-6142 MAINT. & REPAIR - EQUIPMENT	0	9/25	09/15/2025	
2014	CMIT SOLUTIONS CORP	11524		ETHERNET SWITCH AND ACCESS POINT AT TREATMENT PLANT, SEPT.'25 - P.I	09/09/2025	50.09	50.09	25-6142 MAINT. & REPAIR - EQUIPMENT	0	9/25	09/15/2025	
2014	CMIT SOLUTIONS CORP	11524		ETHERNET SWITCH AND ACCESS POINT AT TREATMENT PLANT, SEPT.'25 - WATER	09/09/2025	131.51	131.51	20-6142 MAINT. & REPAIR - EQUIPMENT	0	9/25	09/15/2025	
Total 11524:						313.11	313.11					
2014	CMIT SOLUTIONS CORP	11527		NEW DELL PRO TOWER PLUS DESKTOP, SEPT.'25 - BUILDING DEPT	09/17/2025	2,433.17	.00	01-6141 IT SMALL EQUIPMENT	0	9/25		
Total 11527:						2,433.17	.00					
Total CMIT SOLUTIONS CORP:						2,746.28	313.11					
COASTLINE EQUIPMENT COMPANY												
1788	COASTLINE EQUIPMENT COMPANY	1279614	21644	SET OF PALLET JACK FORKS FOR PARKS SHOP, S. CAHILL, SEPT. 25	09/16/2025	1,180.00	.00	01-6175 SMALL TOOLS	1004	9/25		
Total 1279614:						1,180.00	.00					
Total COASTLINE EQUIPMENT COMPANY:						1,180.00	.00					
CONCRETE CONSTRUCTION SUPPLY, INC.												
1531	CONCRETE CONSTRUCTION SUPPLY, INC.	638843	21662	FOAM BOARDS, FOR PATAGONIA BATHROOMS, J.ADAMS, SEPT.	09/15/2025	300.00	300.00	50-6045 CONTINGENCY	0	9/25	09/19/2025	
Total 638843:						300.00	300.00					
Total CONCRETE CONSTRUCTION SUPPLY, INC.:						300.00	300.00					

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
CORE & MAIN LP												
63	CORE & MAIN LP	X694559	21607	2 EA HYDRANT METERS, J.OSBORN, SEPT.'25	09/09/2025	5,661.24	5,661.24	20-6150 M & R - SYSTEM	0	9/25	09/25/2025	
Total X694559:						5,661.24	5,661.24					
63	CORE & MAIN LP	X698613	21731	3" HYDRANT METERS, M.DAVILA, SEPT.'25	09/26/2025	8,491.86	.00	20-6020 CAPITAL IMPROVEMENTS	0	9/25		
Total X698613:						8,491.86	.00					
63	CORE & MAIN LP	X770088	21685	UPPER/LOWER VALVE PLATE ASSEMBLY, HYDRANT PARTS, J COX, SEPT.'25	09/22/2025	1,265.46	.00	20-6150 M & R - SYSTEM	0	9/25		
Total X770088:						1,265.46	.00					
Total CORE & MAIN LP:						15,418.56	5,661.24					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	9535	21223	FIRMWARE AND ALARM FOR TEN MILE LIFT, T FLEMING, JULY'25 SEWER	07/11/2024	420.00	420.00	21-6150 M & R - SYSTEM	0	9/25	09/29/2025	
Total 9535:						420.00	420.00					
147	CUSTOM ELECTRIC, INC.	9536	21223	REPLACED DC POWER SUPPLY FOR EFFLUENT PUMP #2 EAST SEWER, T FLEMING-JULY'25 SEWER	07/11/2025	1,004.36	1,004.36	28-6150 M & R - SYSTEM	0	9/25	09/29/2025	
Total 9536:						1,004.36	1,004.36					
147	CUSTOM ELECTRIC, INC.	9584	21587	COMPUTER MONITORING UPDATE TO RUN PLC FOR WWTP, T. FLEMING, SEPT. 25	09/04/2025	119,600.00	.00	21-6166 CAPITAL EQUIPMENT PURCHASES	0	9/25		

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 9584:						119,600.00	.00					
147	CUSTOM ELECTRIC, INC.	9590	21626	REPLACE BREAKER AT TEN MILE LIFT STATION, T. FLEMING, SEPT. 25	09/10/2025	2,015.75	.00	21-6150 M & R - SYSTEM	0	9/25		
Total 9590:						2,015.75	.00					
147	CUSTOM ELECTRIC, INC.	9592	21648	INSTALLATION OF NEW ATS AND REUSING EXISTING GENERATOR AT HUBBARD LIFT STATION, T. FLEMING, SEPT 25	09/12/2025	29,250.00	.00	21-6166 CAPITAL EQUIPMENT PURCHASES	0	9/25		
Total 9592:						29,250.00	.00					
147	CUSTOM ELECTRIC, INC.	9600	21696	INSTALLATION OF LIGHT POLE AND OUTLET AT TEN MILE LIFT STATION, T. FLEMING, SEPT. 25	09/22/2025	1,571.68	.00	21-6150 M & R - SYSTEM	0	9/25		
Total 9600:						1,571.68	.00					
Total CUSTOM ELECTRIC, INC.:						153,861.79	1,424.36					
D & B SUPPLY												
75	D & B SUPPLY	1544	21730	REFUSE CANS AND 2-CYCLE OIL, J.PEREZ, SEPT.'25	09/25/2025	131.92	.00	01-6150 M & R - SYSTEM	1004	9/25		
75	D & B SUPPLY	1544	21730	2 PK 20V BATTERIES, SAW BLADE, J.PEREZ, SEPT.'25	09/25/2025	209.98	.00	01-6175 SMALL TOOLS	1004	9/25		
Total 1544:						341.90	.00					
75	D & B SUPPLY	1696	21736	REFUSE CANS, J.PEREZ, SEPT.'25	09/26/2025	59.98	.00	01-6150 M & R - SYSTEM	1004	9/25		
75	D & B SUPPLY	1696	21736	MILL FILE AND RAKES, J.PEREZ, SEPT.'25	09/26/2025	49.97	.00	01-6175 SMALL TOOLS	1004	9/25		
75	D & B SUPPLY	1696	21736	HEDGE TRIMMER BLADE CLEANER, J.PEREZ, SEPT.'25	09/26/2025	31.98	.00	01-6142 MAINT. & REPAIR -				

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
								EQUIPMENT	1004	9/25		
Total 1696:						141.93	.00					
75	D & B SUPPLY	2405-2025	21682	2 EA TUBE GATE PANELS FOR EAST META FARM, S.HARMON, SEPT.25	09/19/2025	719.98	.00	28-6090 FARM EXPENDITURES	0	9/25		
Total 2405-2025:						719.98	.00					
75	D & B SUPPLY	2466	21629	PRUNING TOOLS, R.WARWICK, SEPT.'25	09/11/2025	325.93	.00	01-6175 SMALL TOOLS	1004	9/25		
Total 2466:						325.93	.00					
75	D & B SUPPLY	2469	21631	PELLETS FOR THE EMPLOYEE BBQ, A.GOODWIN, SEPT.25	09/11/2025	19.99	.00	01-5950 TEAM BUILDING, ONBOARDING	1004	9/25		
Total 2469:						19.99	.00					
75	D & B SUPPLY	2733	21765	WORK CLOTHES FOR B. VILLANUEVA, SEPT. 25	09/30/2025	79.98	.00	01-6285 UNIFORMS EXPENSE	1004	9/25		
Total 2733:						79.98	.00					
75	D & B SUPPLY	3174	21722	PLIERS AND BRUSHES FOR THE SHOP, S CAHILL, SEPT.'25	09/24/2025	41.56	.00	01-6175 SMALL TOOLS	1004	9/25		
Total 3174:						41.56	.00					
75	D & B SUPPLY	4065	21672	SWEATSHIRTS FOR S. CAHILL, SEPT. 25	09/16/2025	179.97	.00	01-6285 UNIFORMS EXPENSE	1004	9/25		

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 4065:						179.97	.00					
75	D & B SUPPLY	4492	21677	SWEATSHIRT FOR J. LORENTZ, SEPT. 25	09/18/2025	69.99	.00	01-6285 UNIFORMS EXPENSE	1004	9/25		
Total 4492:						69.99	.00					
75	D & B SUPPLY	6085-9242025	21718	MISC TOOLS FOR PARKS, J. PEREZ, SEPT. 25	09/24/2025	1,989.84	.00	01-6175 SMALL TOOLS	1004	9/25		
Total 6085-9242025:						1,989.84	.00					
75	D & B SUPPLY	8203	21671	SWEATSHIRT FOR B. VILLANUEVA, SEPT. 25	09/16/2025	64.99	.00	01-6285 UNIFORMS EXPENSE	1004	9/25		
Total 8203:						64.99	.00					
75	D & B SUPPLY	8818	21723	WORK CLOTHING, J.WARDEN, SEPT.'25	09/24/2025	236.96	.00	01-6285 UNIFORMS EXPENSE	1004	9/25		
Total 8818:						236.96	.00					
75	D & B SUPPLY	932	21695	HITCH PINS FOR PARKS TRAILERS, S. CAHILL, SEPT. 25	09/22/2025	5.27	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/25		
Total 932:						5.27	.00					
75	D & B SUPPLY	9344	21766	WORK CLOTHING, C.REGLI, SEPT.'25	09/30/2025	189.96	.00	01-6285 UNIFORMS EXPENSE	1004	9/25		
Total 9344:						189.96	.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	9936	21658	BOOTS FOR U. RAMIREZ, SEPT. 25	09/15/2025	219.99	.00	21-6285 UNIFORMS EXPENSE	0	9/25		
Total 9936:						219.99	.00					
Total D & B SUPPLY:						4,628.24	.00					
DIGLINE												
25	DIGLINE	0077219-IN		DIG FEES, AUG.2025 - SEWER	08/31/2025	538.08	538.08	21-6065 DIG LINE EXPENSE	0	9/25	09/25/2025	
25	DIGLINE	0077219-IN		DIG FEES, AUG.2025 - WATER	08/31/2025	538.08	538.08	20-6065 DIG LINE EXPENSE	0	9/25	09/25/2025	
25	DIGLINE	0077219-IN		DIG FEES, AUG.2025 - P.I	08/31/2025	204.99	204.99	25-6065 DIG LINE EXPENSE	0	9/25	09/25/2025	
Total 0077219-IN:						1,281.15	1,281.15					
Total DIGLINE:						1,281.15	1,281.15					
DS SERVICES OF AMERICA INC												
2311	DS SERVICES OF AMERICA INC	24328251 0913		11 EACH 5 GALLON WATER BOTTLES AND 2 COOLER RENTAL FOR CITY HALL , A. PETERSON, AUG 25- P.I	09/13/2025	14.80	14.80	25-6165 OFFICE SUPPLIES	0	9/25	09/19/2025	
2311	DS SERVICES OF AMERICA INC	24328251 0913		11 EACH 5 GALLON WATER BOTTLES AND 2 COOLER RENTAL FOR CITY HALL , A. PETERSON, AUG 25- SEWER	09/13/2025	38.53	38.53	21-6165 OFFICE SUPPLIES	0	9/25	09/19/2025	
2311	DS SERVICES OF AMERICA INC	24328251 0913	21472	11 EACH 5 GALLON WATER BOTTLES AND 2 COOLER RENTAL FOR CITY HALL , A. PETERSON, AUG 25- ADMIN	09/13/2025	56.30	56.30	01-6165 OFFICE SUPPLIES	0	9/25	09/19/2025	
2311	DS SERVICES OF AMERICA INC	24328251 0913		11 EACH 5 GALLON WATER BOTTLES AND 2 COOLER RENTAL FOR CITY HALL , A. PETERSON, AUG 25- WATER	09/13/2025	38.53	38.53	20-6165 OFFICE SUPPLIES	0	9/25	09/19/2025	

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 24328251 091325:						148.16	148.16					
2311	DS SERVICES OF AMERICA INC	24330369 0913		18 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR TREATMENT PLANT, D CROSSLEY AUG'25-P.I	09/13/2025	35.59	35.59	25-6165 OFFICE SUPPLIES	0	9/25	09/19/2025	
2311	DS SERVICES OF AMERICA INC	24330369 0913		18 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR TREATMENT PLANT, D CROSSLEY AUG'25-SEWER	09/13/2025	93.48	93.48	21-6165 OFFICE SUPPLIES	0	9/25	09/19/2025	
2311	DS SERVICES OF AMERICA INC	24330369 0913	21479	18 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR TREATMENT PLANT, D CROSSLEY AUG'25-WATER	09/13/2025	93.48	93.48	20-6165 OFFICE SUPPLIES	0	9/25	09/19/2025	
Total 24330369 091325:						222.55	222.55					
2311	DS SERVICES OF AMERICA INC	24336182 0913	21472	20 EACH 5 GALLON WATER BOTTLES AND COOLER RENTA FOR PARKS, A. PETERSON, AUG 25	09/13/2025	209.97	209.97	01-6165 OFFICE SUPPLIES	1004	9/25	09/19/2025	
Total 24336182 091325:						209.97	209.97					
Total DS SERVICES OF AMERICA INC:						580.68	580.68					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30483445	21599	2 TOTES CHLORINE, D. CROSSELY, SEPT 25	09/10/2025	2,633.40	2,633.40	20-6151 M & R - PROCESS CHEMICALS	0	9/25	09/25/2025	
Total IN-30483445:						2,633.40	2,633.40					
512	DUBOIS CHEMICALS INC	IN-30487528	21665	4 EA DRUMS OF CHEMFLOC, M. NADEAU, SEPT.'25	09/18/2025	3,790.40	.00	21-6151 M & R - PROCESS CHEMICALS	0	9/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total IN-30487528:						3,790.40	.00					
512	DUBOIS CHEMICALS INC	IN-30492719	21743	1 TOTE CHLORINE FOR CEDAR WELL, SEPT. 25	09/30/2025	1,316.70	.00	20-6151 M & R - PROCESS CHEMICALS	0	9/25		
Total IN-30492719:						1,316.70	.00					
Total DUBOIS CHEMICALS INC:						7,740.50	2,633.40					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	323836	21625	DRAIN PLUG GASKET FOR PARKS EQUIPMENT, J. DURHAM, SEPT. 25	09/10/2025	1.67	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/25		
Total 323836:						1.67	.00					
2115	DYNA PARTS LLC	323951	21647	BATTERY FOR FORKLIFT AT PLANT, J. LORENTZ, SEPT. 25-SEWER	09/12/2025	53.16	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	9/25		
2115	DYNA PARTS LLC	323951	21647	BATTERY FOR FORKLIFT AT PLANT, J. LORENTZ, SEPT. 25-P.I	09/12/2025	20.24	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	9/25		
2115	DYNA PARTS LLC	323951	21647	BATTERY FOR FORKLIFT AT PLANT, J. LORENTZ, SEPT. 25-WATER	09/12/2025	53.16	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	9/25		
Total 323951:						126.56	.00					
2115	DYNA PARTS LLC	324057	21656	WIPER BLADES FOR PARKS TOYOTA TRUCK #50, J.WARDEN, SEPT.25	09/15/2025	19.08	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	9/25		
Total 324057:						19.08	.00					
2115	DYNA PARTS LLC	324455	21699	DEF FOR SEWER TRUCK, U. RAMIREZ, SEPT. 25	09/23/2025	29.98	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		

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 324455:						29.98	.00					
2115	DYNA PARTS LLC	324484	21708	BATTERY FOR THE SIDE BY SIDE AT THE FARM, W.HANCOCK, SEPT.'25	09/23/2025	128.90	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
Total 324484:						128.90	.00					
2115	DYNA PARTS LLC	324518	21715	HYDRAULIC FITTINGS FOR BUCKET TRUCK, S. HOWELL, SEPT. 25	09/24/2025	8.80	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	9/25		
Total 324518:						8.80	.00					
Total DYNA PARTS LLC:						314.99	.00					
ELAM & BURKE												
796	ELAM & BURKE	217289		PROFESSIONAL SERVICES, GENERAL REPRESENTATION, 8/6-8/31/2025	08/31/2025	175.00	175.00	52-6202 PROFESSIONAL SERVICES	0	9/25	09/25/2025	
796	ELAM & BURKE	217289		PROFESSIONAL SERVICES, GENERAL REPRESENTATION, 8/6-8/31/2025	08/31/2025	175.00	175.00	53-6202 PROFESSIONAL SERVICES	0	9/25	09/25/2025	
Total 217289:						350.00	350.00					
796	ELAM & BURKE	217389		PROFESSIONAL SERVICES, EAST KUNA PLAN, 8/6-31/2025	08/31/2025	50.00	50.00	53-6202 PROFESSIONAL SERVICES	0	9/25	09/25/2025	
Total 217389:						50.00	50.00					
Total ELAM & BURKE:						400.00	400.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	09302025ECI		ELECTRICAL PERMITS, SEPT.'25	09/30/2025	27,124.71	27,124.71	01-6052 CONTRACT SERVICES	1005	10/25	10/02/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 09302025ECI:						27,124.71	27,124.71					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						27,124.71	27,124.71					
EVENT RENT												
1263	EVENT RENT	78372		STAGE RENTAL, FOR ART ATTACK, SEPT.'25	09/12/2025	1,110.40	.00	01-6135 PUBLIC ENTERTAINMENT	1004	9/25		
Total 78372:						1,110.40	.00					
Total EVENT RENT:						1,110.40	.00					
EXPRESS PLUMBING SERVICE INC												
2382	EXPRESS PLUMBING SERVICE INC	187409535		PLUMBING SERVICE #AFB-170, FOR BATHROOMS AT PATAGONIA PHASE #2, 533 E MASON CREEK ST	08/07/2025	3,544.50	3,544.50	50-6045 CONTINGENCY	0	9/25	09/15/2025	
Total 187409535:						3,544.50	3,544.50					
Total EXPRESS PLUMBING SERVICE INC:						3,544.50	3,544.50					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0919269		PVC AND BOTTLED WATER FOR REPAIRS TO THE SEWER LINE, APR'25	04/07/2025	323.29	.00	21-6150 M & R - SYSTEM	0	9/25		
Total 0919269:						323.29	.00					
219	FERGUSON ENTERPRISES INC	0936083	21684	AIR RELEASE VALVES FOR IRRIGATION, R.IVEY, SEPT.'25	09/19/2025	613.49	.00	25-6150 M & R - SYSTEM (PI)	0	9/25		
Total 0936083:						613.49	.00					
219	FERGUSON ENTERPRISES INC	0936542	21636	10 AIR RELEASE VALVES, REPLACEMENTS FOR LIFT STATIONS AND SEWER FORCE MAINS, T.FLEMING, SEPT.'25	09/19/2025	16,500.00	.00	21-6150 M & R - SYSTEM	0	9/25		

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 0936542:						16,500.00	.00					
219	FERGUSON ENTERPRISES INC	0937590	21702	STOCK ITEMS FOR WATER AND IRRIGATION, J. COX, SEPT. 25	09/23/2025	4,937.30	.00	20-6150 M & R - SYSTEM	0	9/25		
219	FERGUSON ENTERPRISES INC	0937590		STOCK ITEMS FOR WATER AND IRRIGATION, J. COX, SEPT. 25	09/23/2025	1,234.33	.00	25-6150 M & R - SYSTEM (PI)	0	9/25		
Total 0937590:						6,171.63	.00					
Total FERGUSON ENTERPRISES INC:						23,608.41	.00					
GRANITE EXCAVATION INC												
1907	GRANITE EXCAVATION INC	37645	21712	15 SCISSOR HYDRANT REPAIRS/REPLACEMENT 2025, R.JONES, SEPT.'25	09/23/2025	100,000.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	9/25		
Total 37645:						100,000.00	.00					
Total GRANITE EXCAVATION INC:						100,000.00	.00					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	I7125452	21645	SHOVELS FOR PARKS SHOP, S CAHILL, SEPT. 25	09/12/2025	362.82	362.82	01-6175 SMALL TOOLS	1004	9/25	09/19/2025	
Total I7125452:						362.82	362.82					
1552	H.D. FOWLER COMPANY	I7142438	21704	1 EA GROUNDLINE EXTENSION KIT FOR HYDRANTS, M.DAVILA, SEPT.'25	09/30/2025	1,150.73	.00	20-6150 M & R - SYSTEM	0	9/25		
Total I7142438:						1,150.73	.00					
Total H.D. FOWLER COMPANY:						1,513.55	362.82					
HACH COMPANY												
157	HACH COMPANY	14662760	21486	PROBE ADAPTER, M.NADEAU, SEPT.'25	09/09/2025	276.00	.00	21-6175 SMALL TOOLS	0	9/25		

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 14662760:						276.00	.00					
157	HACH COMPANY	14667308	21486	INSITU PROBE W/WIPER TO MONITOR THE TSS IN THE BIOTRAIN, M.NADEAU, SEPT.'25	09/12/2025	18,186.56	.00	21-6166 CAPITAL EQUIPMENT PURCHASES	0	9/25		
Total 14667308:						18,186.56	.00					
Total HACH COMPANY:						18,462.56	.00					
HARBOR FREIGHT TOOLS												
1312	HARBOR FREIGHT TOOLS	03973123	21694	MISC TOOLS FOR THE FLEET SHOP, J.DURHAM, SEPT.'25 - SEWER	09/22/2025	82.02	.00	21-6175 SMALL TOOLS	0	9/25		
1312	HARBOR FREIGHT TOOLS	03973123	21694	MISC TOOLS FOR THE FLEET SHOP, J.DURHAM, SEPT.'25- ADMIN	09/22/2025	119.87	.00	01-6175 SMALL TOOLS	1004	9/25		
1312	HARBOR FREIGHT TOOLS	03973123	21694	MISC TOOLS FOR THE FLEET SHOP, J.DURHAM, SEPT.'25 - WATER	09/22/2025	82.02	.00	20-6175 SMALL TOOLS	0	9/25		
1312	HARBOR FREIGHT TOOLS	03973123	21694	MISC TOOLS FOR THE FLEET SHOP, J.DURHAM, SEPT.'25 - PI	09/22/2025	31.54	.00	25-6175 SMALL TOOLS	0	9/25		
Total 03973123:						315.45	.00					
Total HARBOR FREIGHT TOOLS:						315.45	.00					
HITACHI INDUSTRIAL HOLDINGS AMERICAS INC												
2378	HITACHI INDUSTRIAL HOLDINGS AMERICAS INC	90533491	21430	FILTERS AND SWITCHES, M NADEAU, SEPT.'25	09/10/2025	1,214.05	.00	21-6150 M & R - SYSTEM	0	9/25		
Total 90533491:						1,214.05	.00					
Total HITACHI INDUSTRIAL HOLDINGS AMERICAS INC:						1,214.05	.00					
HUBER TECHNOLOGY, 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
1611	HUBER TECHNOLOGY, INC.	CD10029474	20930	BRUSHES, RING SEGMENT, SEALING, AND SPRAY BAR FOR FINE SCREEN, M.NADEAU, SEPT.25	09/16/2025	6,135.39	.00	21-6020 CAPITAL IMPROVEMENTS	0	9/25		
Total CD10029474:						6,135.39	.00					
1611	HUBER TECHNOLOGY, INC.	CD10029478	20930	SNORKEL LIFT TO REMOVE FINE SCREEN TO BE REBUILT PLUS LABOR, M. NADEAU, SEPT. 25	09/18/2025	23,877.37	.00	21-6020 CAPITAL IMPROVEMENTS	0	9/25		
Total CD10029478:						23,877.37	.00					
Total HUBER TECHNOLOGY, INC.:						30,012.76	.00					
HYDRANT METER REFUND												
2386	HYDRANT METER REFUND	WS092625		WESTERN STATES EARTH RETENTION, WATER METER REFUND 09/18-09/26/25	09/29/2025	2,911.58	2,911.58	20-2202 WATER METER RENTAL DEPOSIT	0	10/25	10/02/2025	
Total WS092625:						2,911.58	2,911.58					
Total HYDRANT METER REFUND:						2,911.58	2,911.58					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	08312025IHS		ANIMAL CONTROL CONTRACT SERVICES FOR AUGUST 2025	08/31/2025	13,656.42	13,656.42	01-6005 ANIMAL CONTROL SERVICES	0	9/25	09/19/2025	
Total 08312025IHS:						13,656.42	13,656.42					
833	IDAHO HUMANE SOCIETY	09302025IHS		ANIMAL CONTROL CONTRACT SERVICES FOR SEPTEMBER 2025	09/19/2025	13,656.42	13,656.42	01-6005 ANIMAL CONTROL SERVICES	0	9/25	09/19/2025	
Total 09302025IHS:						13,656.42	13,656.42					

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 IDAHO HUMANE SOCIETY:						27,312.84	27,312.84					
IDAHO POWER CO												
38	IDAHO POWER CO	09152025I		ELECTRIC SERVICE, 7/17-8/18/2025 - STREET LIGHTS	09/02/2025	5,666.94	5,666.94	01-6290 UTILITIES EXPENSE	1002	9/25	09/15/2025	
Total 09152025I:						5,666.94	5,666.94					
38	IDAHO POWER CO	09162025I		ELECTRIC SERVICE, 8/14-9/12/2025 - STREET LIGHTS	09/16/2025	2,072.88	2,072.88	01-6290 UTILITIES EXPENSE	1002	9/25	09/25/2025	
Total 09162025I:						2,072.88	2,072.88					
38	IDAHO POWER CO	09252025I		ELECTRIC SERVICE, 8/16-9/16/2025 - FARM	09/25/2025	12,245.19	12,245.19	21-6090 FARM EXPENDITURES	0	9/25	09/25/2025	
38	IDAHO POWER CO	09252025I		ELECTRIC SERVICE, 8/16-9/16/2025 - IRRIGATION	09/25/2025	33,063.36	33,063.36	25-6290 UTILITIES EXPENSE	0	9/25	09/25/2025	
38	IDAHO POWER CO	09252025I		ELECTRIC SERVICE, 8/16-9/16/2025 - SEWER	09/25/2025	18,194.83	18,194.83	21-6290 UTILITIES EXPENSE	0	9/25	09/25/2025	
38	IDAHO POWER CO	09252025I		ELECTRIC SERVICE, 8/16-9/16/2025 - PARKS	09/25/2025	1,972.73	1,972.73	01-6290 UTILITIES EXPENSE	1004	9/25	09/25/2025	
38	IDAHO POWER CO	09252025I		ELECTRIC SERVICE, 8/16-9/16/2025 - ADMIN	09/25/2025	872.54	872.54	01-6290 UTILITIES EXPENSE	0	9/25	09/25/2025	
38	IDAHO POWER CO	09252025I		ELECTRIC SERVICE, 8/16-9/16/2025 - WATER	09/25/2025	207.20	207.20	20-6290 UTILITIES EXPENSE	0	9/25	09/25/2025	
38	IDAHO POWER CO	09252025I		ELECTRIC SERVICE, 8/16-9/16/2025 - SENIOR CENTER	09/25/2025	570.96	570.96	01-6290 UTILITIES EXPENSE	1001	9/25	09/25/2025	
Total 09252025I:						67,126.81	67,126.81					
38	IDAHO POWER CO	09292025I		ELECTRIC SERVICE, 8/19-9/17/2025 - IRRIGATION	09/29/2025	28.55	28.55	25-6290 UTILITIES EXPENSE	0	9/25	09/29/2025	
Total 09292025I:						28.55	28.55					

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 IDAHO POWER CO:						74,895.18	74,895.18					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	638614		LEGAL NOTICE, ACCT#21880, LEGAL NOTICE, SUMMARY OF ORDINANCE NO. 2025-14 CERTIFICATE OF OCCUPANCY CODE	09/23/2025	49.96	49.96	01-6125 LEGAL PUBLICATIONS	1003	9/25	09/25/2025	
Total 638614:						49.96	49.96					
1802	IDAHO PRESS TRIBUNE, LLC	672003	21589	AD# 672003, LEGAL NOTICE, ORDINANCE 2025-31, IDAHO POWER FRANCHISE AGREEMENT, N. STANLEY, SEPT. 25	09/05/2025	97.35	.00	01-6125 LEGAL PUBLICATIONS	0	9/25		
Total 672003:						97.35	.00					
1802	IDAHO PRESS TRIBUNE, LLC	672004	21592	AD#672004, LEGAL NOTICE ORDINANCE 225-26, AMENDING EXTERIOR IRRIGATION BOUNDARIES FOR KUNA MUNICIPAL IRRIGATION SYSTEM, SEPT.'25	09/05/2025	309.63	.00	25-6125 LEGAL PUBLICATIONS	0	9/25		
Total 672004:						309.63	.00					
1802	IDAHO PRESS TRIBUNE, LLC	672012	21592	AD#672012, LEGAL NOTICE, ORDINANCE 2025-27, AMENDING OF THE EXTERIOR LEGAL BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, SEPT.'25	09/05/2025	342.57	.00	25-6125 LEGAL PUBLICATIONS	0	9/25		
Total 672012:						342.57	.00					
1802	IDAHO PRESS TRIBUNE, LLC	672021	21592	AD#672021, LEGAL NOTICE, ORDINANCE 2025-28, AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, SEPT.'25	09/05/2025	329.76	.00	25-6125 LEGAL PUBLICATIONS	0	9/25		

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 672021:						329.76	.00					
1802	IDAHO PRESS TRIBUNE, LLC	672034	21592	AD#672034, LEGAL NOTICE, ORDINANCE 2025-29, AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, SEPT.'25	09/05/2025	313.29	.00	25-6125 LEGAL PUBLICATIONS	0	9/25		
Total 672034:						313.29	.00					
1802	IDAHO PRESS TRIBUNE, LLC	672037		AD#672037, LEGAL NOTICE ORDINANCE 2025-30, AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, SEPT.'25	09/05/2025	327.93	.00	25-6125 LEGAL PUBLICATIONS	0	9/25		
Total 672037:						327.93	.00					
1802	IDAHO PRESS TRIBUNE, LLC	672044		AD#672044, LEGAL NOTICE ORDINANCE 2025-32, AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, SEPT.'25	09/05/2025	280.35	.00	25-6125 LEGAL PUBLICATIONS	0	9/25		
Total 672044:						280.35	.00					
1802	IDAHO PRESS TRIBUNE, LLC	674039	21653	AD#674039, CASE #24-05-S & 24-08-AN, MADRONE VILLAGE SUB, T. VILLANUEVA, SEPT. 25	09/19/2025	48.48	48.48	01-6125 LEGAL PUBLICATIONS	1003	9/25	09/19/2025	
Total 674039:						48.48	48.48					
1802	IDAHO PRESS TRIBUNE, LLC	677504	21565	AD#677504, LEGAL NOTICE, CASE #25-08-S & 25-28-DR, VALOR NORTH SUB, T.VILLANUEVA, SEPT.'25	09/26/2025	41.82	.00	01-6125 LEGAL PUBLICATIONS	1003	9/25		

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 677504:						41.82	.00					
1802	IDAHO PRESS TRIBUNE, LLC	678850		AD#678850, LEGAL NOTICE, FILE #25-01-OA DEVELOPMENT REGULATIONS, CODE APPLICATION REQUIREMENTS, T.VILLANUEVA, SEPT.'25	09/26/2025	38.12	.00	01-6125 LEGAL PUBLICATIONS	1003	9/25		
Total 678850:						38.12	.00					
1802	IDAHO PRESS TRIBUNE, LLC	678852	21688	AD#678852, LEGAL NOTICE, FILE #25-02-OA POLE SIGNS, T.VILLANUEVA, SEPT'25	09/26/2025	34.42	.00	01-6125 LEGAL PUBLICATIONS	1003	9/25		
Total 678852:						34.42	.00					
Total IDAHO PRESS TRIBUNE, LLC:						2,213.68	98.44					
IDAHO SCUBA DIVING SALVAGE INC												
2007	IDAHO SCUBA DIVING SALVAGE INC	62		NEW YORK BOOSTER TANK INSPECTION, AUGUST 2025	08/26/2025	581.40	581.40	20-6150 M & R - SYSTEM	0	9/25	09/19/2025	
2007	IDAHO SCUBA DIVING SALVAGE INC	62		CLEANING OF CEDAR AND BUTLER WELLS, AUGUST 2025	08/26/2025	4,418.60	4,418.60	20-6020 CAPITAL IMPROVEMENTS	0	9/25	09/19/2025	
Total 62:						5,000.00	5,000.00					
Total IDAHO SCUBA DIVING SALVAGE INC:						5,000.00	5,000.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	09082025ISP		NEW EMPLOYEE NATIONWIDE BACKGROUND INVESTIGATION, R FORD, AUG.'25 - WATER	09/08/2025	26.60	26.60	20-5950 TEAM BUILDING, ONBOARDING	0	9/25	09/19/2025	
1509	IDAHO STATE POLICE	09082025ISP		NEW EMPLOYEE NATIONWIDE BACKGROUND INVESTIGATION, R FORD, AUG.'25 - P.I	09/08/2025	6.65	6.65	25-5950 TEAM BUILDING, ONBOARDING	0	9/25	09/19/2025	

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
1509	IDAHO STATE POLICE	09082025ISP		SOLICITOR/PEDDLER LICENSE BACKGROUND CHECK - THIEL, KIRKMAN, RASMUSSEN, SANCHEZ, DUNN - AUG.'25	09/08/2025	166.25	166.25	01-2075 UNEARNED REVENUE	0	9/25	09/19/2025	
1509	IDAHO STATE POLICE	09082025ISP		NEW EMPLOYEE BACKGROUND INVESTIGATION/FINGER PRINTING, MCOVERT, AUG.'25	09/08/2025	33.25	33.25	01-6160 MISCELLANEOUS EXPENSES	4000	9/25	09/19/2025	
Total 09082025ISP:						232.75	232.75					
Total IDAHO STATE POLICE:						232.75	232.75					
IDAHO STATE TREASURER'S OFFICE												
1965	IDAHO STATE TREASURER'S OFFICE	10072025ISTO	21675	ESCHEAT PAYABLES TO THE STATE TREASURES OFFICE, SEPT. 25	09/17/2025	246.22	246.22	20-2201 ESCHEAT PAYABLE	0	9/25	09/25/2025	
Total 10072025ISTO:						246.22	246.22					
Total IDAHO STATE TREASURER'S OFFICE:						246.22	246.22					
IDAHO TOOL & EQUIPMENT, INC.												
1667	IDAHO TOOL & EQUIPMENT, INC.	2509-099019	21683	HEAVY DUTY DRILL BITS FOR THE SHOP, S.CAHILL, SEPT.'25	09/19/2025	306.58	.00	01-6175 SMALL TOOLS	1004	9/25		
Total 2509-099019:						306.58	.00					
1667	IDAHO TOOL & EQUIPMENT, INC.	2509-099229	21711	TOOLS FOR CRANE TRUCK AND MISC TOOLS FOR WATER AND IRRIGATION, J. COX, SEPT. 25	09/23/2025	434.59	.00	25-6175 SMALL TOOLS	0	9/25		
1667	IDAHO TOOL & EQUIPMENT, INC.	2509-099229	21711	TOOLS FOR CRANE TRUCK AND MISC TOOLS FOR WATER AND IRRIGATION, J. COX, SEPT. 25	09/23/2025	869.19	.00	20-6175 SMALL TOOLS	0	9/25		
1667	IDAHO TOOL & EQUIPMENT, INC.	2509-099229	21711	TOOLS FOR CRANE TRUCK AND MISC TOOLS FOR WATER AND IRRIGATION, J. COX, SEPT. 25	09/23/2025	434.59	.00	27-6175 SMALL TOOLS	0	9/25		

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 2509-099229:						1,738.37	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						2,044.95	.00					
INSPECT LLC												
2335	INSPECT LLC	09302025I		PLUMBING PERMITS, SEPT.'25	09/30/2025	19,137.82	19,137.82	01-6052 CONTRACT SERVICES	1005	10/25	10/02/2025	
Total 09302025I:						19,137.82	19,137.82					
Total INSPECT LLC:						19,137.82	19,137.82					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482195000080		NATURAL GAS CONSUMPTION TREATMENT PLANT, 8/5-9/4/2025 - WATER	09/05/2025	7.46	7.46	20-6290 UTILITIES EXPENSE	0	9/25	09/19/2025	
37	INTERMOUNTAIN GAS CO	482195000080		NATURAL GAS CONSUMPTION TREATMENT PLANT, 8/5-9/4/2025 - SEWER	09/05/2025	7.46	7.46	21-6290 UTILITIES EXPENSE	0	9/25	09/19/2025	
37	INTERMOUNTAIN GAS CO	482195000080		NATURAL GAS CONSUMPTION TREATMENT PLANT, 8/5-9/4/2025 - P.I	09/05/2025	2.85	2.85	25-6290 UTILITIES EXPENSE	0	9/25	09/19/2025	
Total 482195000080525090425:						17.77	17.77					
Total INTERMOUNTAIN GAS CO:						17.77	17.77					
INTERWEST SUPPLY												
618	INTERWEST SUPPLY	115878		REPAIR OF SEWER JUNCTION LID ON BARKER RD NEAR CS BEEF, SEPT. 25	09/10/2025	799.03	799.03	28-6150 M & R - SYSTEM	0	10/25	10/02/2025	
Total 115878:						799.03	799.03					
Total INTERWEST SUPPLY:						799.03	799.03					

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
iWorQ SYSTEMS												
1661	iWorQ SYSTEMS	213686		INFORMATION IMPORT, SET UP IWORQ SYSTEM, P&Z, SEPT.'25	09/15/2025	2,000.00	2,000.00	01-6075 DUES & MEMBERSHIPS	1003	10/25	10/02/2025	
Total 213686:						2,000.00	2,000.00					
Total iWorQ SYSTEMS:						2,000.00	2,000.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	09052025-0911		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 09/05-09/11/2025	09/15/2025	-10,095.66	-10,095.66	01-4170 FRANCHISE FEES	0	9/25	09/15/2025	
230	J & M SANITATION, INC.	09052025-0911		SANITATION RECEIPT TRANSFER, 09/05-09/11/2025	09/15/2025	102,182.71	102,182.71	26-7000 SOLID WASTE SERVICE FEES	0	9/25	09/15/2025	
Total 09052025-09112025:						92,087.05	92,087.05					
230	J & M SANITATION, INC.	09122025-091		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 09/12-09/18/2025	09/19/2025	-17,440.08	-17,440.08	01-4170 FRANCHISE FEES	0	9/25	09/19/2025	
230	J & M SANITATION, INC.	09122025-091		SANITATION RECEIPT TRANSFER, 09/12-09/18/2025	09/19/2025	176,518.97	176,518.97	26-7000 SOLID WASTE SERVICE FEES	0	9/25	09/19/2025	
Total 09122025-09182025:						159,078.89	159,078.89					
230	J & M SANITATION, INC.	09192025-092		SANITATION RECEIPT TRANSFER, 9/19-24/2025	09/25/2025	16,357.81	16,357.81	26-7000 SOLID WASTE SERVICE FEES	0	9/25	09/25/2025	
230	J & M SANITATION, INC.	09192025-092		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 9/19-24/2025	09/25/2025	-1,616.15	-1,616.15	01-4170 FRANCHISE FEES	0	9/25	09/25/2025	
Total 09192025-09242025:						14,741.66	14,741.66					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
230	J & M SANITATION, INC.	09252025-100		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 9/25-10/01/2025	10/02/2025	-4,138.45	-4,138.45	01-4170 FRANCHISE FEES	0	10/25	10/02/2025	
230	J & M SANITATION, INC.	09252025-100		SANITATION RECEIPT TRANSFER, 9/25-10/01/25	10/02/2025	41,887.13	41,887.13	26-7000 SOLID WASTE SERVICE FEES	0	10/25	10/02/2025	
Total 09252025-10012025:						37,748.68	37,748.68					
Total J & M SANITATION, INC.:						303,656.28	303,656.28					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	5064378		ENTERPRISE PAYMENT SOLUTION MONTHLY AND TRANSACTIONAL FEES, AUGUST 2025 - P.I	09/01/2025	10.27	10.27	25-6505 BANK FEES	0	9/25	09/19/2025	
1328	JACK HENRY & ASSOCIATES, INC.	5064378		ENTERPRISE PAYMENT SOLUTION MONTHLY AND TRANSACTIONAL FEES, AUGUST 2025 - ADMIN	09/01/2025	39.08	39.08	01-6505 BANK FEES	0	9/25	09/19/2025	
1328	JACK HENRY & ASSOCIATES, INC.	5064378		ENTERPRISE PAYMENT SOLUTION MONTHLY AND TRANSACTIONAL FEES, AUGUST 2025 - WATER	09/01/2025	26.74	26.74	20-6505 BANK FEES	0	9/25	09/19/2025	
1328	JACK HENRY & ASSOCIATES, INC.	5064378		ENTERPRISE PAYMENT SOLUTION MONTHLY AND TRANSACTIONAL FEES, AUGUST 2025 - SEWER	09/01/2025	26.74	26.74	21-6505 BANK FEES	0	9/25	09/19/2025	
Total 5064378:						102.83	102.83					
Total JACK HENRY & ASSOCIATES, INC.:						102.83	102.83					
JASON LAROSE												
2304	JASON LAROSE	09292025JL		UMPIRE SERVICE FOR 5 GAMES 08/25 AND 1 GAME 10/06/25, SEPT. 25	09/29/2025	600.00	600.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25	10/02/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 09292025JL:						600.00	600.00					
Total JASON LAROSE:						600.00	600.00					
JOHNSTONE SUPPLY												
596	JOHNSTONE SUPPLY	1239982	21505	3 EA MOTORS FOR INLINE FANS GENERATOR & SOLIDS, M. NADEAU, AUG. 25	09/17/2025	600.92	.00	21-6150 M & R - SYSTEM	0	9/25		
Total 1239982:						600.92	.00					
Total JOHNSTONE SUPPLY:						600.92	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0252761		PROFESSIONAL SERVICES FOR KUNA CONSTRUCTION MODELING, 7/27-8/23/2025 - P.I	09/15/2025	61.39	.00	25-6202 PROFESSIONAL SERVICES	0	9/25		
429	KELLER ASSOCIATES, INC.	0252761		PROFESSIONAL SERVICES FOR KUNA CONSTRUCTION MODELING, 7/27-8/23/2025 - SEWER	09/15/2025	161.18	.00	21-6202 PROFESSIONAL SERVICES	0	9/25		
429	KELLER ASSOCIATES, INC.	0252761		PROFESSIONAL SERVICES FOR KUNA CONSTRUCTION MODELING, 7/27-8/23/2025 - WATER	09/15/2025	161.18	.00	20-6202 PROFESSIONAL SERVICES	0	9/25		
Total 0252761:						383.75	.00					
429	KELLER ASSOCIATES, INC.	0252762		PROFESSIONAL SERVICES FOR KUNA-SUNRIDGE, 7/27-8/23/2025 - SEWER	09/15/2025	907.20	.00	21-6202 PROFESSIONAL SERVICES	0	9/25		
429	KELLER ASSOCIATES, INC.	0252762		PROFESSIONAL SERVICES FOR KUNA-SUNRIDGE, 7/27-8/23/2025 - P.I	09/15/2025	345.60	.00	25-6202 PROFESSIONAL SERVICES	0	9/25		
429	KELLER ASSOCIATES, INC.	0252762		PROFESSIONAL SERVICES FOR KUNA-SUNRIDGE, 7/27-8/23/2025 - WATER	09/15/2025	907.20	.00	20-6202 PROFESSIONAL SERVICES	0	9/25		

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 0252762:						2,160.00	.00					
429	KELLER ASSOCIATES, INC.	0252778		PROFESSIONAL SERVICES FOR KUNA-CITY ENGINEER-BASE NUMBER, PROJECT 217086-000, 7/27-8/23/25 - WATER	09/15/2025	197.93	.00	20-6202 PROFESSIONAL SERVICES	0	9/25		
429	KELLER ASSOCIATES, INC.	0252778		PROFESSIONAL SERVICES FOR KUNA-CITY ENGINEER-BASE NUMBER, PROJECT 217086-000, 7/27-8/23/25 - SEWER	09/15/2025	197.93	.00	21-6202 PROFESSIONAL SERVICES	0	9/25		
429	KELLER ASSOCIATES, INC.	0252778		PROFESSIONAL SERVICES FOR KUNA-CITY ENGINEER-BASE NUMBER, PROJECT 217086-000, 7/27-8/23/25 - P.I	09/15/2025	75.39	.00	25-6202 PROFESSIONAL SERVICES	0	9/25		
Total 0252778:						471.25	.00					
429	KELLER ASSOCIATES, INC.	0252779		PROFESSIONAL SERVICES FOR KUNA-DEVELOPMENT PLAN REVIEW SUPPORT, 7/27-8/23/25 - WATER	09/15/2025	1,796.55	.00	20-6202 PROFESSIONAL SERVICES	0	9/25		
429	KELLER ASSOCIATES, INC.	0252779		PROFESSIONAL SERVICES FOR KUNA-DEVELOPMENT PLAN REVIEW SUPPORT, 7/27-8/23/25 - SEWER	09/15/2025	1,796.55	.00	21-6202 PROFESSIONAL SERVICES	0	9/25		
429	KELLER ASSOCIATES, INC.	0252779		PROFESSIONAL SERVICES FOR KUNA-DEVELOPMENT PLAN REVIEW SUPPORT, 7/27-8/23/25 - P.I	09/15/2025	684.40	.00	25-6202 PROFESSIONAL SERVICES	0	9/25		
Total 0252779:						4,277.50	.00					
429	KELLER ASSOCIATES, INC.	0252965		PROFESSIONAL SERVICES FOR KUNA MASON CREEK TRUNKLINE PERMITTING, 7/27-8/23/2025	09/15/2025	310.00	.00	21-6020 CAPITAL IMPROVEMENTS	0	9/25		

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 0252965:						310.00	.00					
Total KELLER ASSOCIATES, INC.:						7,602.50	.00					
KENDALL FORD OF MERIDIAN LLC												
1616	KENDALL FORD OF MERIDIAN LLC	2384647	21666	SEAL FOR TRUCK 44, J. DURHAM, SEPT. 25	09/16/2025	11.96	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	9/25		
Total 2384647:						11.96	.00					
1616	KENDALL FORD OF MERIDIAN LLC	RN34128	21650	REPLACEMENT TRUCK, SEWER, J.DURHAM, SEPT.'25	09/18/2025	42,779.50	42,779.50	21-6166 CAPITAL EQUIPMENT PURCHASES	0	10/25	10/02/2025	
Total RN34128:						42,779.50	42,779.50					
Total KENDALL FORD OF MERIDIAN LLC:						42,791.46	42,779.50					
KM ENGINEERING LLP												
2174	KM ENGINEERING LLP	23-034-14		PROFESSIONAL SERVICES FOR PROJECT 23-034 MASON CREEK SEWER TRUNK, PHASE NO 2, SEPT.'25	09/12/2025	13,625.00	.00	21-6020 CAPITAL IMPROVEMENTS	0	9/25		
Total 23-034-14:						13,625.00	.00					
Total KM ENGINEERING LLP:						13,625.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A180010	21600	UNIVERSAL EXTENSION FOR GRINDER, B. VILLANUEVA, SEPT. 25	09/08/2025	20.69	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/25		
Total A180010:						20.69	.00					
499	KUNA LUMBER	A180124	21643	MINI SLEDGE HAMMER, M. DAVILA, SEPT. 25	09/12/2025	17.27	.00	20-6175 SMALL TOOLS	0	9/25		

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
499	KUNA LUMBER	A180124	21643	MINI SLEDGE HAMMER, M. DAVILA, SEPT. 25	09/12/2025	4.32	.00	25-6175 SMALL TOOLS	0	9/25		
Total A180124:						21.59	.00					
499	KUNA LUMBER	A180200	21668	ELECTRICAL AND DUCT TAPE, C.REGLI, SEPT.'25	09/16/2025	19.87	.00	01-6150 M & R - SYSTEM	1004	9/25		
Total A180200:						19.87	.00					
499	KUNA LUMBER	A180202	21669	CLAMPS AND A SCREW FOR NICHOLSON PARK, J.PEREZ, SEPT.'25	09/16/2025	38.82	.00	01-6150 M & R - SYSTEM	1004	9/25		
Total A180202:						38.82	.00					
499	KUNA LUMBER	A180219		TOILET BOWL BRUSH FOR CITY HALL, J.LORENTZ, SEPT.25 - ADMIN	09/17/2025	2.66	.00	01-6025 JANITORIAL	0	9/25		
499	KUNA LUMBER	A180219		TOILET BOWL BRUSH FOR CITY HALL, J.LORENTZ, SEPT.25 - WATER	09/17/2025	1.82	.00	20-6025 JANITORIAL	0	9/25		
499	KUNA LUMBER	A180219		TOILET BOWL BRUSH FOR CITY HALL, J.LORENTZ, SEPT.25 - P.I	09/17/2025	.71	.00	25-6025 JANITORIAL	0	9/25		
499	KUNA LUMBER	A180219		TOILET BOWL BRUSH FOR CITY HALL, J.LORENTZ, SEPT.25 - SEWER	09/17/2025	1.82	.00	21-6025 JANITORIAL	0	9/25		
Total A180219:						7.01	.00					
499	KUNA LUMBER	A180239	21676	CONCRETE DRILL BITS, FOR FLAG POLE REMOVAL, S.CAHILL, SEPT.'25	09/18/2025	46.78	.00	01-6150 M & R - SYSTEM	1004	9/25		
Total A180239:						46.78	.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	A180254	21680	SCRAPERS FOR THE FARM, R.HENZE, SEPT.'25	09/18/2025	34.18	.00	21-6090 FARM EXPENDITURES	0	9/25		
Total A180254:						34.18	.00					
499	KUNA LUMBER	A180305	21690	PAINT PREP FOR VFW, J.LORENTZ, SEPT.25	09/22/2025	159.75	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/25		
Total A180305:						159.75	.00					
499	KUNA LUMBER	A180312	21693	IRRIGATION PARTS FOR THE FARM, R.HENZE, SEPT.'25	09/22/2023	74.51	.00	21-6090 FARM EXPENDITURES	0	9/25		
Total A180312:						74.51	.00					
499	KUNA LUMBER	A180355	21716	SPRINKLER FITTINGS, D.ABBOTT, SEPT.'25	09/24/2025	12.56	.00	01-6150 M & R - SYSTEM	1004	9/25		
Total A180355:						12.56	.00					
499	KUNA LUMBER	A180365	21721	KEYS AND LOCKS FOR PARKS SHOP, J. ADAMS. SEPT. 25	09/24/2025	81.41	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/25		
Total A180365:						81.41	.00					
499	KUNA LUMBER	A180412	21734	MASKING TAPE AND PAINT SPRAY SHIELD FOR VFW, J. LORENTZ, SEPT 25	09/26/2025	39.12	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/25		
Total A180412:						39.12	.00					
499	KUNA LUMBER	A180427	21740	HEX NUT AND BOLTS FOR THE TEN MILE LIFT STATION, T.FLEMING, SEPT.'25	09/26/2025	7.86	.00	21-6150 M & R - SYSTEM	0	9/25		
Total A180427:						7.86	.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	B178469	21115	TRIM MATERIAL FOR SUTTERS MILL IRRIGATION, R. IVEY, JUNE 25	06/26/2025	15.13	15.13	25-6150 M & R - SYSTEM (PI)	0	9/25	09/25/2025	
Total B178469:						15.13	15.13					
499	KUNA LUMBER	B180036	21562	PVC, TAPE, COUPLINGS, HOSE, FOR IRRIGATION REPAIRS, J.COX, AUG.'25	08/29/2025	23.15	.00	25-6150 M & R - SYSTEM (PI)	0	9/25		
Total B180036:						23.15	.00					
499	KUNA LUMBER	B180124	21594	2 CANS OF WASP SPRAY, J OSBORN AUG'25	09/05/2025	11.18	.00	20-6150 M & R - SYSTEM	0	9/25		
499	KUNA LUMBER	B180124	21594	2 CANS OF WASP SPRAY, J OSBORN AUG'25	09/05/2025	2.80	.00	25-6150 M & R - SYSTEM (PI)	0	9/25		
Total B180124:						13.98	.00					
499	KUNA LUMBER	B180251	21651	MARKING PAINT, K. PEREZ, SEPT. 25	09/12/2025	17.08	.00	01-6150 M & R - SYSTEM	1004	9/25		
Total B180251:						17.08	.00					
499	KUNA LUMBER	B180347	21674	END CAP, M.NADEAU, SEPT.'25	09/17/2025	2.24	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	9/25		
Total B180347:						2.24	.00					
499	KUNA LUMBER	B180448	21692	BATTERIES FOR SPRINKLER SYSTEM, J.PEREZ, SEPT.'25	09/22/2025	23.84	.00	01-6150 M & R - SYSTEM	1004	9/25		
Total B180448:						23.84	.00					
499	KUNA LUMBER	B180485	21709	PAINT PREP SUPPLIES FOR VFW, J. LORENTZ, SEPT. 25	09/23/2025	53.46	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/25		

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 B180485:						53.46	.00					
499	KUNA LUMBER	B180491	21713	PAINT FOR HYDRANTS, SHRINK TUBE, TOOL BAG, M. DAVILA, SEPT.'25	09/23/2025	119.95	.00	20-6150 M & R - SYSTEM	0	9/25		
Total B180491:						119.95	.00					
499	KUNA LUMBER	B180511	21717	2 DOOR HANDLES FOR PARKS SHOP OFFICE, J. ADAMS, SEPT. 25	09/24/2025	38.13	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/25		
Total B180511:						38.13	.00					
499	KUNA LUMBER	B180582	21737	PAINT SUPPLIES FOR VFW, S. HOWELL, SEPT. 25	09/26/2025	17.98	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/25		
Total B180582:						17.98	.00					
499	KUNA LUMBER	B180624	21744	STRAINERS AND TRAY LINERS FOR PAINTING THE VFW, S.HOWELL, SEPT.'25	09/29/2025	17.21	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/25		
Total B180624:						17.21	.00					
499	KUNA LUMBER	B180630	21746	FARM SPRINKLER REPLACEMENT PARTS, R.HENZE, SEPT.'25	09/29/2025	176.20	.00	21-6090 FARM EXPENDITURES	0	9/25		
Total B180630:						176.20	.00					
Total KUNA LUMBER:						1,082.50	15.13					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	09302025KRF		KRFD IMPACT FEES, SEPT.'25	09/30/2025	139,916.84	139,916.84	30-2082 KRFD IMPACT FEE	0	10/25	10/02/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 09302025KRFDI:						139,916.84	139,916.84					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						139,916.84	139,916.84					
KWIK SILVER EMBROIDERY												
1769	KWIK SILVER EMBROIDERY	29410	21497	RAIN JACKETS AND DENIM SHIRTS FOR THE PLANT, J. MILLER, SEPT.25 - SEWER	09/05/2025	917.46	917.46	21-6285 UNIFORMS EXPENSE	0	9/25	09/25/2025	
1769	KWIK SILVER EMBROIDERY	29410	21497	RAIN JACKETS AND DENIM SHIRTS FOR THE PLANT, J. MILLER, SEPT.25 - WATER	09/05/2025	917.46	917.46	20-6285 UNIFORMS EXPENSE	0	9/25	09/25/2025	
1769	KWIK SILVER EMBROIDERY	29410	21497	RAIN JACKETS AND DENIM SHIRTS FOR THE PLANT, J. MILLER, SEPT.25 - P.I	09/05/2025	349.52	349.52	25-6285 UNIFORMS EXPENSE	0	9/25	09/25/2025	
Total 29410:						2,184.44	2,184.44					
Total KWIK SILVER EMBROIDERY:						2,184.44	2,184.44					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	0032112859		HYDRAULIC GAS CYLINDER RENTAL, SEPT.'25	09/21/2025	159.63	.00	21-6150 M & R - SYSTEM	0	9/25		
Total 0032112859:						159.63	.00					
Total MATHESON TRI-GAS INC:						159.63	.00					
McGUIRE BEARING COMPANY												
729	McGUIRE BEARING COMPANY	3258479-00	21706	BEARINGS FOR THE SPREADER, S CAHILL, SEPT.'25	09/23/2025	166.84	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/25		
Total 3258479-00:						166.84	.00					
729	McGUIRE BEARING COMPANY	3258479-01	21706	FLANGE BLOCKS FOR THE SPREADER, S.CAHILL, SEPT.'25	09/26/2025	86.12	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/25		

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 3258479-01:						86.12	.00					
Total McGUIRE BEARING COMPANY:						252.96	.00					
METROQUIP, INC.												
196	METROQUIP, INC.	P34446	21622	HOSE FOR FLUSHING, R.JONES, SEPT.'25	09/10/2025	161.12	161.12	20-6150 M & R - SYSTEM	0	9/25	09/25/2025	
Total P34446:						161.12	161.12					
196	METROQUIP, INC.	P34612	21689	HOSES, M.NADEAU, SEPT.'25	09/22/2025	246.56	.00	21-6150 M & R - SYSTEM	0	9/25		
Total P34612:						246.56	.00					
Total METROQUIP, INC.:						407.68	161.12					
MIKE J. KAUFMAN												
2302	MIKE J. KAUFMAN	09292025MK		UMPIRE SERVICE FOR 5 GAMES 08/25 AND 1 GAME 0/06/25, SEPT. 25	09/29/2025	600.00	600.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25	10/02/2025	
Total 09292025MK:						600.00	600.00					
Total MIKE J. KAUFMAN:						600.00	600.00					
MISCELLANEOUS #2												
1849	MISCELLANEOUS #2	09152025TH		TH HOLDINGS 2022, LUGARNO TERRA PERFORMANCE BOND RELEASE FOR LUGARNO TERRA NORTH SUB 2 UNCOMPLETED LANDSCAPING, R57-2025, SEPT 25	09/15/2025	141,447.30	141,447.30	30-2080 DEVELOPER DEPOSITS	0	9/25	09/15/2025	
1849	MISCELLANEOUS #2	09152025TH		TH HOLDINGS 2022, LUGARNO TERRA PERMORMANCE BOND RELEASE FOR LUGARNO TERRO NORTH SUB 2 UNCOMPLETED FENCING, R58-2025, SEPT. 25	09/15/2025	118,212.18	118,212.18	30-2080 DEVELOPER DEPOSITS	0	9/25	09/15/2025	

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 09152025TH:						259,659.48	259,659.48					
Total MISCELLANEOUS #2:						259,659.48	259,659.48					
MISCELLANEOUS #3												
2270	MISCELLANEOUS #3	0902025JW		JEFF WARDEN, BOOT REIMBUSEMENT, SEPT. 25	09/09/2025	300.00	300.00	01-6285 UNIFORMS EXPENSE	1004	9/25	09/15/2025	
Total 0902025JW:						300.00	300.00					
2270	MISCELLANEOUS #3	09082025ZM		Z. MONTENEGRO, REIMBURSEMENT, MEALS AND INCIDENTALS, CONFERENCE IN VEGAS, SEPT.'25	09/08/2025	430.02	430.02	01-6270 TRAVEL EXPENSES	0	9/25	09/15/2025	
Total 09082025ZM:						430.02	430.02					
2270	MISCELLANEOUS #3	09192025LT		LAYNE THORNTON, REFUND FOR OVERPAYMENT OF TRANSCRIPTION FEES, FOR CASE #24-01-CPM/24-01-ZC	09/19/2025	60.00	60.00	01-4185 MISCELLANEOUS INCOME	0	9/25	09/19/2025	
Total 09192025LT:						60.00	60.00					
2270	MISCELLANEOUS #3	09232025KP		KEHLER PETERSON, SAFETY WORK BOOT REIMBURSEMENT, SEPT. 25	09/23/2025	211.95	211.95	01-6230 SAFETY TRAINING & EQUIPMENT	1004	9/25	09/25/2025	
Total 09232025KP:						211.95	211.95					
2270	MISCELLANEOUS #3	09242025GI		GLEN IRBY, REIMBURSEMENT, BUILDING INSPECTOR CERTIFICATION RENEWAL, SEPT.'25	09/24/2025	100.00	100.00	01-6075 DUES & MEMBERSHIPS	1005	9/25	09/25/2025	
Total 09242025GI:						100.00	100.00					

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 MISCELLANEOUS #3:						1,101.97	1,101.97					
NANCY ELLEN STAUFFER												
722	NANCY ELLEN STAUFFER	09172025NS		REIMBURSEMENT FOR CASH PRIZES FOR KUNA EMPLOYEE APPRECIATION DAY BBQ, SEPT. 25- ADMIN	09/17/2025	85.00	85.00	01-5950 TEAM BUILDING, ONBOARDING	0	9/25	09/19/2025	
722	NANCY ELLEN STAUFFER	09172025NS		REIMBURSEMENT FOR CASH PRIZES FOR KUNA EMPLOYEE APPRECIATION DAY BBQ, SEPT. 25- WATER	09/17/2025	112.20	112.20	20-5950 TEAM BUILDING, ONBOARDING	0	9/25	09/19/2025	
722	NANCY ELLEN STAUFFER	09172025NS		REIMBURSEMENT FOR CASH PRIZES FOR KUNA EMPLOYEE APPRECIATION DAY BBQ, SEPT. 25- SEWER	09/17/2025	112.20	112.20	21-5950 TEAM BUILDING, ONBOARDING	0	9/25	09/19/2025	
722	NANCY ELLEN STAUFFER	09172025NS		REIMBURSEMENT FOR CASH PRIZES FOR KUNA EMPLOYEE APPRECIATION DAY BBQ, SEPT. 25- P.I	09/17/2025	30.60	30.60	25-5950 TEAM BUILDING, ONBOARDING	0	9/25	09/19/2025	
Total 09172025NS:						340.00	340.00					
Total NANCY ELLEN STAUFFER:						340.00	340.00					
NCC CONCRETE CONSTRUCTION LLC												
2338	NCC CONCRETE CONSTRUCTION LLC	1284	21748	CONCRETE BLOCKS AT EAST SEWER, T. FLEMING SEPT. 25	09/28/2025	260.00	.00	28-6150 M & R - SYSTEM	0	9/25		
Total 1284:						260.00	.00					
Total NCC CONCRETE CONSTRUCTION LLC:						260.00	.00					
NICOLE OWENS												
2185	NICOLE OWENS	7057-A		ART ATTACK SIGNS, SEPT. 25	09/10/2025	402.00	402.00	01-6135 PUBLIC ENTERTAINMENT	1004	9/25	09/15/2025	
2185	NICOLE OWENS	7057-A		RV SEWER HOSE REQUIRED SIGN, SEPT. 25	09/10/2025	70.00	70.00	01-6188 SIGNAGE	1004	9/25	09/15/2025	

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 7057-A:						472.00	472.00					
Total NICOLE OWENS:						472.00	472.00					
NORCO, INC.												
222	NORCO, INC.	0044637235	21681	OXYGEN AND ACETYLENE FOR THE FARM, U.RAMIREZ, SEPT.'25	09/19/2025	521.19	.00	21-6150 M & R - SYSTEM	0	9/25		
Total 0044637235:						521.19	.00					
222	NORCO, INC.	0044664242	21707	SHOP TORCHES, S.CAHILL, SEPT.'25	09/23/2025	116.72	.00	01-6175 SMALL TOOLS	1004	9/25		
Total 0044664242:						116.72	.00					
Total NORCO, INC.:						637.91	.00					
OLIVIA FROST												
2318	OLIVIA FROST	09122025OF		ENTERTAINMENT AT ART ATTACK, K.PEREZ, SEPT.'25	09/12/2025	300.00	300.00	01-6135 PUBLIC ENTERTAINMENT	1004	9/25	09/12/2025	
Total 09122025OF:						300.00	300.00					
Total OLIVIA FROST:						300.00	300.00					
O'REILLY AUTO ENTERPRISES LLC												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-425048	21657	OIL FILTERS FOR FLEET, J. DURHAM, SEPT 25- P.I	09/15/2025	7.58	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-425048	21657	OIL FILTERS FOR FLEET, J. DURHAM, SEPT 25- ADMIN	09/15/2025	37.94	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-425048	21657	OIL FILTERS FOR FLEET, J. DURHAM, SEPT 25- WATER	09/15/2025	15.18	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		

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	5841-425048	21657	OIL FILTERS FOR FLEET, J. DURHAM, SEPT 25- SEWER	09/15/2025	15.18	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
Total 5841-425048:						75.88	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-425180		ANTIFREEZE FOR FLEET SHOP SUPPLIES, J. DURHAM, SEPT. 25- WATER	09/16/2025	12.00	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-425180		ANTIFREEZE FOR FLEET SHOP SUPPLIES, J. DURHAM, SEPT. 25- SEWER	09/16/2025	12.00	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-425180		ANTIFREEZE FOR FLEET SHOP SUPPLIES, J. DURHAM, SEPT. 25- ADMIN	09/16/2025	29.98	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-425180		ANTIFREEZE FOR FLEET SHOP SUPPLIES, J. DURHAM, SEPT. 25- P.I	09/16/2025	5.98	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
Total 5841-425180:						59.96	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						135.84	.00					
PRAIRIE'S EDGE LLC												
2383	PRAIRIE'S EDGE LLC	09112025PE	21646	CHRISTMAS PARTY VENUE, 50% DEPOSIT, N. STAUFFER, SEPT. 25- P.I	09/11/2025	75.00	75.00	25-5950 TEAM BUILDING, ONBOARDING	0	9/25	09/15/2025	
2383	PRAIRIE'S EDGE LLC	09112025PE	21646	CHRISTMAS PARTY VENUE, 50% DEPOSIT, N. STAUFFER, SEPT. 25- ADMIN	09/11/2025	285.00	285.00	01-5950 TEAM BUILDING, ONBOARDING	0	9/25	09/15/2025	
2383	PRAIRIE'S EDGE LLC	09112025PE	21646	CHRISTMAS PARTY VENUE, 50% DEPOSIT, N. STAUFFER, SEPT. 25- WATER	09/11/2025	195.00	195.00	20-5950 TEAM BUILDING, ONBOARDING	0	9/25	09/15/2025	
2383	PRAIRIE'S EDGE LLC	09112025PE	21646	CHRISTMAS PARTY VENUE, 50% DEPOSIT, N. STAUFFER, SEPT. 25- SEWER	09/11/2025	195.00	195.00	21-5950 TEAM BUILDING, ONBOARDING	0	9/25	09/15/2025	

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 09112025PE:						750.00	750.00					
Total PRAIRIE'S EDGE LLC:						750.00	750.00					
PRUSIK CONSTRUCTION LLC												
2214	PRUSIK CONSTRUCTION LLC	1854		KUNA CHAMBERS PRECON, SEPT. 25	09/30/2025	65,763.75	65,763.75	40-6020 CAPITAL IMPROVEMENTS	0	10/25	10/02/2025	
Total 1854:						65,763.75	65,763.75					
Total PRUSIK CONSTRUCTION LLC:						65,763.75	65,763.75					
PURAQUA PRODUCTS INC												
2379	PURAQUA PRODUCTS INC	INV38013	21516	REPLACEMENT LID FOR THE FARM CHLORINATOR, U.RAMIREZ, AUG.'25	09/11/2025	649.44	.00	21-6150 M & R - SYSTEM	0	9/25		
Total INV38013:						649.44	.00					
Total PURAQUA PRODUCTS INC:						649.44	.00					
QUADIENT FINANCE USA INC												
1770	QUADIENT FINANCE USA INC	08312025QF		POSTAGE MACHINE INK AND POSTAGE REFILL, AUG.'25 - P.I	08/31/2025	54.18	54.18	25-6190 POSTAGE & BILLING	0	9/25	09/15/2025	
1770	QUADIENT FINANCE USA INC	08312025QF		POSTAGE MACHINE INK AND POSTAGE REFILL, AUG.'25 - SEWER	08/31/2025	140.87	140.87	21-6190 POSTAGE & BILLING	0	9/25	09/15/2025	
1770	QUADIENT FINANCE USA INC	08312025QF		POSTAGE MACHINE INK AND POSTAGE REFILL, AUG.'25 - ADMIN	08/31/2025	151.71	151.71	01-6190 POSTAGE & BILLING	0	9/25	09/15/2025	
1770	QUADIENT FINANCE USA INC	08312025QF		POSTAGE MACHINE INK AND POSTAGE REFILL, AUG.'25 - P&Z	08/31/2025	54.17	54.17	01-6190 POSTAGE & BILLING	1003	9/25	09/15/2025	
1770	QUADIENT FINANCE USA INC	08312025QF		POSTAGE MACHINE INK AND POSTAGE REFILL, AUG.'25 - WATER	08/31/2025	140.87	140.87	20-6190 POSTAGE & BILLING	0	9/25	09/15/2025	

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 08312025QF:						541.80	541.80					
Total QUADIENT FINANCE USA INC:						541.80	541.80					
RADIO RANCHO LLC												
2210	RADIO RANCHO LLC	9027-1		ADVERTISING FREEDOM FIESTA, 7/7-19/2025	07/19/2025	1,200.00	1,200.00	01-6135 PUBLIC ENTERTAINMENT	1004	9/25	09/15/2025	
Total 9027-1:						1,200.00	1,200.00					
2210	RADIO RANCHO LLC	9027-2		ADVERTISING FOR FREEDOM FIESTA, 7/7-19/2025	07/19/2025	800.00	800.00	01-6135 PUBLIC ENTERTAINMENT	1004	9/25	09/15/2025	
Total 9027-2:						800.00	800.00					
Total RADIO RANCHO LLC:						2,000.00	2,000.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	6Q04278	21679	INFRARED THERMOMETER, M. NADEAU, SEPT. 25	09/19/2025	306.74	.00	21-6175 SMALL TOOLS	0	9/25		
Total 6Q04278:						306.74	.00					
Total REXEL USA, INC.:						306.74	.00					
ROCKITECTURE LLC												
2255	ROCKITECTURE LLC	7249		BOBBY WITHROW SPORTS FIELD ENGRAVED STONE, SEPT. 25	09/08/2025	2,575.00	2,575.00	01-6150 M & R - SYSTEM	1004	9/25	09/15/2025	
Total 7249:						2,575.00	2,575.00					
Total ROCKITECTURE LLC:						2,575.00	2,575.00					
RODDA PAINT CO.												
1723	RODDA PAINT CO.	77089472	21771	ENAMEL PAINT FOR WELL HOUSE MAINTENANCE, R. JONES, OCT. 25	09/30/2025	145.00	.00	20-6150 M & R - SYSTEM	0	9/25		

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 77089472:						145.00	.00					
Total RODDA PAINT CO.:						145.00	.00					
ROE PAINTING INC												
2376	ROE PAINTING INC	BI082508B-2	21660	DEPOSIT FOR PAINTING CEDAR WELL TANK, R. JONES, SEPT. 25	09/10/2025	23,914.50	23,914.50	20-6020 CAPITAL IMPROVEMENTS	0	9/25	09/19/2025	
Total BI082508B-2:						23,914.50	23,914.50					
Total ROE PAINTING INC:						23,914.50	23,914.50					
SEAN LUSTER												
2133	SEAN LUSTER	09122025SL		ENTERTAINMENT AT ART ATTACK, K.PEREZ, SEPT.'25	09/12/2025	800.00	800.00	01-6135 PUBLIC ENTERTAINMENT	1004	9/25	09/12/2025	
Total 09122025SL:						800.00	800.00					
Total SEAN LUSTER:						800.00	800.00					
SEID CRANE SERVICE, INC												
1766	SEID CRANE SERVICE, INC	23021	21614	CRANE RENTAL FOR PULLING SCREEN, SEPT.25	09/09/2025	525.00	.00	21-6020 CAPITAL IMPROVEMENTS	0	9/25		
Total 23021:						525.00	.00					
1766	SEID CRANE SERVICE, INC	23316	21632	CRANE RENTAL TO SET GENERATOR, T.FLEMING, SEPT.'25	09/15/2025	420.00	.00	21-6150 M & R - SYSTEM	0	9/25		
Total 23316:						420.00	.00					
1766	SEID CRANE SERVICE, INC	23317	21652	RESET FINE SCREEN AT WASTE WATER, T. FLEMING, SEPT. 25	09/15/2025	420.00	.00	21-6150 M & R - SYSTEM	0	9/25		

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 23317:						420.00	.00					
Total SEID CRANE SERVICE, INC:						1,365.00	.00					
SHAW EXCAVATION SERVICES LLC												
2292	SHAW EXCAVATION SERVICES LLC	25007-01	21760	MATERIALS FOR PROJECT IN ALLEY BETWEEN AVE A, B,C, R.JONES, SEPT.'25	09/30/2025	27,691.72	27,691.72	25-6020 CAPITAL IMPROVEMENTS	0	10/25	10/02/2025	
Total 25007-01:						27,691.72	27,691.72					
Total SHAW EXCAVATION SERVICES LLC:						27,691.72	27,691.72					
SIMPLOT TURF & HORTICULTURE												
491	SIMPLOT TURF & HORTICULTURE	216083372	21767	HERBICIDE FOR EAST SEWER, R. HENZE, SEPT.'25	09/30/2025	3,265.00	.00	28-6090 FARM EXPENDITURES	0	9/25		
Total 216083372:						3,265.00	.00					
491	SIMPLOT TURF & HORTICULTURE	216083373	21768	HERBICIDE FOR THE FARM, R.HENZE, SEPT.'25	09/30/2025	8,179.00	.00	21-6090 FARM EXPENDITURES	0	9/25		
Total 216083373:						8,179.00	.00					
Total SIMPLOT TURF & HORTICULTURE:						11,444.00	.00					
SITECRETE LLC												
2369	SITECRETE LLC	502017		2 YD 3/4 ROCK DELIVERY TO 5901 W BARKER RD DUE TO REPAIR OF SEWER JUNCTION BOX, SEPT. 25	09/30/2025	339.40	.00	28-6150 M & R - SYSTEM	0	9/25		
Total 502017:						339.40	.00					
Total SITECRETE LLC:						339.40	.00					
SOUTHWEST OFFICE SUPPLY 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
2213	SOUTHWEST OFFICE SUPPLY INC	WO-206560-1	21687	PAPER AND POST IT NOTE PADS FOR CITY HALL, A. PETERSON, SEPT. 25- SEWER	09/22/2025	23.80	.00	21-6165 OFFICE SUPPLIES	0	9/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-206560-1	21687	PAPER AND POST IT NOTE PADS FOR CITY HALL, A. PETERSON, SEPT. 25- P.I	09/22/2025	9.15	.00	25-6165 OFFICE SUPPLIES	0	9/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-206560-1	21687	PAPER AND POST IT NOTE PADS FOR CITY HALL, A. PETERSON, SEPT. 25- WATER	09/22/2025	23.80	.00	20-6165 OFFICE SUPPLIES	0	9/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-206560-1	21687	PAPER AND POST IT NOTE PADS FOR CITY HALL, A. PETERSON, SEPT. 25- ADMIN	09/22/2025	34.79	.00	01-6165 OFFICE SUPPLIES	0	9/25		
Total WO-206560-1:						91.54	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						91.54	.00					
SPECIALTY CONSTRUCTION SUPPLY												
780	SPECIALTY CONSTRUCTION SUPPLY	0259078-IN	21750	VIDEO SURVEILLANCE CAMERAS FOR PARKS, C. REGLI, SEPT. 25	09/30/2025	314.00	.00	01-6150 M & R - SYSTEM	1004	9/25		
Total 0259078-IN:						314.00	.00					
Total SPECIALTY CONSTRUCTION SUPPLY:						314.00	.00					
ST. LUKE'S HEALTH SYSTEM												
1441	ST. LUKE'S HEALTH SYSTEM	2649780		EMPLOYEE IMMUNIZATIONS, R. IVEY, 08/11/25- WATER	09/09/2025	133.98	.00	20-5950 TEAM BUILDING, ONBOARDING	0	9/25		
1441	ST. LUKE'S HEALTH SYSTEM	2649780		EMPLOYEE IMMUNIZATIONS, R. IVEY, 08/11/25- P.I	09/09/2025	33.49	.00	25-5950 TEAM BUILDING, ONBOARDING	0	9/25		
Total 2649780:						167.47	.00					
Total ST. LUKE'S HEALTH SYSTEM:						167.47	.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
STATE OF IDAHO-DEPT OF ENVIR QUALITY												
128	STATE OF IDAHO-DEPT OF ENVIR QUALITY	09252025DEQ		CASE #CV-01-24-15780, CONSENT JUDGEMENT, SEPT.'25	09/25/2025	11,360.00	11,360.00	21-2061 CONTINGENT LIABILITY	0	10/25	10/02/2025	
Total 09252025DEQ:						11,360.00	11,360.00					
Total STATE OF IDAHO-DEPT OF ENVIR QUALITY:						11,360.00	11,360.00					
STEVEN PERRY												
2315	STEVEN PERRY	1104		TREE TRIMMING AND REMOVAL BEHIND KPD, SEPT. 25	09/24/2025	16,000.00	.00	01-6150 M & R - SYSTEM	1004	9/25		
Total 1104:						16,000.00	.00					
Total STEVEN PERRY:						16,000.00	.00					
SYRINGA NETWORKS LLC												
2356	SYRINGA NETWORKS LLC	25SEP0861		INTERNET SERVICE 09/01-09/30/25 WATER OPS FACILITY-SEWER	09/01/2025	425.00	425.00	28-6290 UTILITIES EXPENSE	0	9/25	09/15/2025	
2356	SYRINGA NETWORKS LLC	25SEP0861		INTERNET SERVICE 09/01-09/30/25 WATER OPS FACILITY-WATER	09/01/2025	425.00	425.00	27-6290 UTILITIES EXPENSE	0	9/25	09/15/2025	
Total 25SEP0861:						850.00	850.00					
Total SYRINGA NETWORKS LLC:						850.00	850.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	5282		GATE REPAIR AT EAST SEWER AND EAST WATER OPS BUILDING, SEPT. 25- WATER	09/08/2025	151.19	151.19	27-6140 MAINT. & REPAIR BUILDING	0	9/25	09/19/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5282		GATE REPAIR AT EAST SEWER AND EAST WATER OPS BUILDING, SEPT. 25- SEWER	09/08/2025	151.20	151.20	28-6140 MAINT. & REPAIR BUILDING	0	9/25	09/19/2025	

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 5282:						302.39	302.39					
1823	TECHNOLOGY SOLUTIONS LLC	5301		ANNUAL ALARM MONITORING FOR CITY HALL 10/01/2025-09/30/2026- P.I	10/01/2025	46.96	46.96	25-6140 MAINT. & REPAIR BUILDING	0	10/25	10/02/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5301		ANNUAL ALARM MONITORING FOR CITY HALL 10/01/2025-09/30/2026- P&Z	10/01/2025	46.96	46.96	01-6140 MAINT. & REPAIR BUILDING	1003	10/25	10/02/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5301		ANNUAL ALARM MONITORING FOR CITY HALL 10/01/2025-09/30/2026- WATER	10/01/2025	122.08	122.08	20-6140 MAINT. & REPAIR BUILDING	0	10/25	10/02/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5301		ANNUAL ALARM MONITORING FOR CITY HALL 10/01/2025-09/30/2026- ADMIN	10/01/2025	131.48	131.48	01-6140 MAINT. & REPAIR BUILDING	0	10/25	10/02/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5301		ANNUAL ALARM MONITORING FOR CITY HALL 10/01/2025-09/30/2026- SEWER	10/01/2025	122.08	122.08	21-6140 MAINT. & REPAIR BUILDING	0	10/25	10/02/2025	
Total 5301:						469.56	469.56					
1823	TECHNOLOGY SOLUTIONS LLC	5303		ANNUAL CLOUD ACCESS CONTROL FOR PARKS RESTROOMS 10/01/2025-09/30/2026	10/01/2025	630.00	630.00	01-6150 M & R - SYSTEM	1004	10/25	10/02/2025	
Total 5303:						630.00	630.00					
1823	TECHNOLOGY SOLUTIONS LLC	5304		NEW YORK ANNUAL CLOUD SUBSCRIPTION ACCESS CONTROL 10/01/2025-09/30/2026- WATER	10/01/2025	252.00	252.00	20-6150 M & R - SYSTEM	0	10/25	10/02/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5304		NEW YORK ANNUAL CLOUD SUBSCRIPTION ACCESS CONTROL 10/01/2025-09/30/2026- P.I	10/01/2025	63.00	63.00	25-6150 M & R - SYSTEM (PI)	0	10/25	10/02/2025	
Total 5304:						315.00	315.00					

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 TECHNOLOGY SOLUTIONS LLC:					1,716.95	1,716.95					
THE SHERWIN-WILLIAMS COMPANY												
554	THE SHERWIN-WILLIAMS COMPANY	3120-9	21742	PAINT AND SUPPLIES FOR THE VFW, J.LORENTZ, SEPT.'25	09/29/2025	45.35	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/25		
	Total 3120-9:					45.35	.00					
554	THE SHERWIN-WILLIAMS COMPANY	6483-9	21726	PAINT AND PAINT SUPPLIES FOR VFW,. J. LORENTZ, SEPT. 25	09/25/2025	604.68	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/25		
	Total 6483-9:					604.68	.00					
554	THE SHERWIN-WILLIAMS COMPANY	6493-8	21729	TWO GALLONS FOR PAINT AND MASKING TAPE FOR THE VFW, J. LORENTZ, SEPT. 25	09/25/2025	118.79	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/25		
	Total 6493-8:					118.79	.00					
554	THE SHERWIN-WILLIAMS COMPANY	6587-7	21749	2 GALLONS OF PAINT FOR VFW, J. LORENTZ, SEPT. 25	09/29/2025	125.99	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/25		
	Total 6587-7:					125.99	.00					
554	THE SHERWIN-WILLIAMS COMPANY	8836-7	21703	FLOOR EPOXY FOR DRINKING WATER WELL HOUSES, J. COX, SEPT. 25	09/23/2025	530.42	.00	20-6150 M & R - SYSTEM	0	9/25		
	Total 8836-7:					530.42	.00					
	Total THE SHERWIN-WILLIAMS COMPANY:					1,425.23	.00					
TOTAL EQUIP & RENTAL OF CANYON COUNTY												
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P17600	21758	ANTIFREEZE FOR SHOP INVENTORY, J. DURHAM, SEPT. 25- P.I	09/30/2025	5.69	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		

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
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P17600	21758	ANTIFREEZE FOR SHOP INVENTORY, J. DURHAM, SEPT. 25- WATER	09/30/2025	11.40	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P17600	21758	ANTIFREEZE FOR SHOP INVENTORY, J. DURHAM, SEPT. 25- SEWER	09/30/2025	11.40	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P17600	21758	ANTIFREEZE FOR SHOP INVENTORY, J. DURHAM, SEPT. 25- ADMIN	09/30/2025	28.49	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
Total P17600:						56.98	.00					
TOTAL EQUIP & RENTAL OF CANYON COUNTY:						56.98	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:11184515		COFFEE FOR PARKS OFFICE, SEPT. 25	09/17/2025	340.68	.00	01-6165 OFFICE SUPPLIES	1004	9/25		
992	TREASURE VALLEY COFFEE	2160:11184515		BEAN TO CUP RENTAL, 4 WEEKS, PARKS SHOP/OFFICE, SEPT.'25	09/17/2025	150.00	.00	01-6212 RENT - EQUIPMENT	1004	9/25		
Total 2160:11184515:						490.68	.00					
992	TREASURE VALLEY COFFEE	2160-11218401		COFFEE SUPPLIES FOR THE PLANT, D.CROSSLEY,SEPT.'25-P.I	09/17/2025	25.20	.00	25-6165 OFFICE SUPPLIES	0	9/25		
992	TREASURE VALLEY COFFEE	2160-11218401	21641	COFFEE SUPPLIES FOR THE PLANT, D.CROSSLEY,SEPT.'25-WATER	09/17/2025	66.17	.00	20-6165 OFFICE SUPPLIES	0	9/25		
992	TREASURE VALLEY COFFEE	2160-11218401		COFFEE SUPPLIES FOR THE PLANT, D.CROSSLEY,SEPT.'25-SEWER	09/17/2025	66.17	.00	21-6165 OFFICE SUPPLIES	0	9/25		
Total 2160-11218401:						157.54	.00					
Total TREASURE VALLEY COFFEE:						648.22	.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
TROPHY CABIN LLC												
2104	TROPHY CABIN LLC	M4601828	21714	25 YEAR SERVICE AWARD FOR D. CROSSLEY, Z. MONTENEGRO, SEPT. 25- P.I	09/23/2025	15.51	15.51	25-6165 OFFICE SUPPLIES	0	9/25	09/25/2025	
2104	TROPHY CABIN LLC	M4601828	21714	25 YEAR SERVICE AWARD FOR D. CROSSLEY, Z. MONTENEGRO, SEPT. 25- SEWER	09/23/2025	40.72	40.72	21-6165 OFFICE SUPPLIES	0	9/25	09/25/2025	
2104	TROPHY CABIN LLC	M4601828	21714	25 YEAR SERVICE AWARD FOR D. CROSSLEY, Z. MONTENEGRO, SEPT. 25- WATER	09/23/2025	40.72	40.72	20-6165 OFFICE SUPPLIES	0	9/25	09/25/2025	
Total M4601828:						96.95	96.95					
Total TROPHY CABIN LLC:						96.95	96.95					
TURF EQUIPMENT & IRRIGATION INC												
1969	TURF EQUIPMENT & IRRIGATION INC	3030852-00	21603	FERTILIZER SPREADER, SEPT.'25	09/09/2025	49,996.00	49,996.00	40-6166 CAPITAL EQUIPMENT PURCHASES	0	9/25	09/15/2025	
Total 3030852-00:						49,996.00	49,996.00					
1969	TURF EQUIPMENT & IRRIGATION INC	768341-00	21755	DRAG MAT FOR PARKS, J. DURHAM, SEPT. 25	09/29/2025	450.00	.00	01-6150 M & R - SYSTEM	1004	9/25		
Total 768341-00:						450.00	.00					
Total TURF EQUIPMENT & IRRIGATION INC:						50,446.00	49,996.00					
ULINE INC												
2065	ULINE INC	198488598	21732	SUPPLIES FOR PARKS RESTROOMS, M. WEBB, SEPT. 25	09/26/2025	2,573.30	.00	01-6150 M & R - SYSTEM	1004	9/25		
Total 198488598:						2,573.30	.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
2065	ULINE INC	198488637	21733	SHOP TOWELS FOR FLEET, M. WEBB, SEPT. 25- ADMIN	09/26/2025	168.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
2065	ULINE INC	198488637	21733	SHOP TOWELS FOR FLEET, M. WEBB, SEPT. 25- SEWER	09/26/2025	67.20	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
2065	ULINE INC	198488637	21733	SHOP TOWELS FOR FLEET, M. WEBB, SEPT. 25- WATER	09/26/2025	67.20	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
2065	ULINE INC	198488637	21733	FENCE SLATS, M. WEBB, SEPT. 25	09/26/2025	1,264.50	.00	01-6140 MAINT. & REPAIR BUILDING	1004	9/25		
2065	ULINE INC	198488637	21733	SHOP TOWELS FOR FLEET, M. WEBB, SEPT. 25- P.I	09/26/2025	33.60	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/25		
Total 198488637:						1,600.50	.00					
Total ULINE INC:						4,173.80	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5598024		ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 09/12-10/09/25- BUTLER PARK	09/12/2025	119.00	119.00	01-6212 RENT - EQUIPMENT	1004	10/25	10/02/2025	
Total INV-5598024:						119.00	119.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5599530		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 08/17/25-09/13/25- WINCHESTER PARK	09/13/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	9/25		
Total INV-5599530:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5599618		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 08/17-09/13/25, SADIE CREEK PARK	09/13/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	9/25		

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-5599618:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5609979		STANDARD PORTABLE RESTROOM RENTAL BI WEEKLY SERVICE, 09/18-10/15/25- BOOSTER 5750 E KUNA RD	09/18/2025	66.00	66.00	20-6212 RENT - EQUIPMENT	0	10/25	10/02/2025	
Total INV-5609979:						66.00	66.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5633021		STANDARD PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 09/01-09/30/25- PATAGONIA PARK	09/30/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	9/25		
Total INV-5633021:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5634588		STANDARD AND ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE 09/01-09/30/25- ZAMZOWS PARKS	09/30/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	9/25		
Total INV-5634588:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5634950		STANDARD PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 09/01-09/30/25- STROEBEL PARK	09/30/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	9/25		
Total INV-5634950:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5636842		STANDARD AND ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 09/01-09/30/25- GREENBELT	09/30/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	9/25		
Total INV-5636842:						238.00	.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
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5637409		STANDARD AND ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 09/01-09/30/25- NORTH AVE E	09/30/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	9/25		
Total INV-5637409:						238.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						1,375.00	185.00					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	53326372	21585	TANKER OF ALUM, M NADEAU AUG'25	09/09/2025	12,745.39	.00	21-6151 M & R - PROCESS CHEMICALS	0	9/25		
Total 53326372:						12,745.39	.00					
1410	UNIVAR SOLUTIONS USA, INC.	53338726	21670	ONE EACH CONTAINER DEPOSIT, SEPT. 25	09/19/2025	1,400.00	.00	21-6097 DEPOSITS ON ACCOUNT	0	9/25		
1410	UNIVAR SOLUTIONS USA, INC.	53338726	21670	2 EACH TOTES OF HYPOCHLORIDE AND 4 EACH TOTES OF ACID, M.NADEAU, SEPT.'25	09/19/2025	17,524.64	.00	21-6151 M & R - PROCESS CHEMICALS	0	9/25		
Total 53338726:						18,924.64	.00					
Total UNIVAR SOLUTIONS USA, INC.:						31,670.03	.00					
UTILITY REFUND #19												
2367	UTILITY REFUND #19	123045.00		CBH, 2431 W OPALITE DR, UTILITY REFUND- WATER	09/12/2025	37.65	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	123045.00		CBH, 2431 W OPALITE DR, UTILITY REFUND- SEWER	09/12/2025	49.09	.00	21-4600 SEWER USER FEES	0	9/25		
Total 123045.00:						86.74	.00					
2367	UTILITY REFUND #19	151260.01		SARAH A MARCH, 482 W CHIPMUNK CT, UTILITY REFUND- SEWER	09/30/2025	361.77	361.77	21-4600 SEWER USER FEES	0	10/25	10/02/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	151260.01		SARAH A MARCH, 482 W CHIPMUNK CT, UTILITY REFUND- WATER	09/30/2025	239.32	239.32	20-4500 METERED WATER SALES	0	10/25	10/02/2025	
2367	UTILITY REFUND #19	151260.01		SARAH A MARCH, 482 W CHIPMUNK CT, UTILITY REFUND- TRASH	09/30/2025	183.49	183.49	26-4975 SOLID WASTE USER FEES	0	10/25	10/02/2025	
Total 151260.01:						784.58	784.58					
2367	UTILITY REFUND #19	160890.03		KAMERON SELLERS, 222 W JOHN DEERE ST, UTILITY REFUND- WATER	09/16/2025	26.00	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	160890.03		KAMERON SELLERS, 222 W JOHN DEERE ST, UTILITY REFUND- TRASH	09/16/2025	26.27	.00	26-4975 SOLID WASTE USER FEES	0	9/25		
2367	UTILITY REFUND #19	160890.03		KAMERON SELLERS, 222 W JOHN DEERE ST, UTILITY REFUND- SEWER	09/16/2025	42.24	.00	21-4600 SEWER USER FEES	0	9/25		
Total 160890.03:						94.51	.00					
2367	UTILITY REFUND #19	171118.01		JOHN G WHITMORE, 142 N CRANESBILL AVE, UTILITY REFUND- SEWER	09/16/2025	44.00	.00	21-4600 SEWER USER FEES	0	9/25		
2367	UTILITY REFUND #19	171118.01		JOHN G WHITMORE, 142 N CRANESBILL AVE, UTILITY REFUND- TRASH	09/16/2025	28.88	.00	26-4975 SOLID WASTE USER FEES	0	9/25		
2367	UTILITY REFUND #19	171118.01		JOHN G WHITMORE, 142 N CRANESBILL AVE, UTILITY REFUND- WATER	09/16/2025	27.83	.00	20-4500 METERED WATER SALES	0	9/25		
Total 171118.01:						100.71	.00					
2367	UTILITY REFUND #19	171603.00		CBH, 268 N CRANESBILL AVE, UTILITY REFUND- WATER	08/28/2025	47.16	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	171603.00		CBH, 268 N CRANESBILL AVE, UTILITY REFUND- SEWER	08/28/2025	26.23	.00	21-4600 SEWER USER FEES	0	9/25		

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 171603.00:						73.39	.00					
2367	UTILITY REFUND #19	181040.03		WILLIAM A ADAMS, 1255 N TASAVOL AVE UTILITY REFUND - SEWER	09/29/2025	39.14	.00	21-4600 SEWER USER FEES	0	9/25		
2367	UTILITY REFUND #19	181040.03		WILLIAM A ADAMS, 1255 N TASAVOL AVE UTILITY REFUND - WATER	09/29/2025	19.62	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	181040.03		WILLIAM A ADAMS, 1255 N TASAVOL AVE UTILITY REFUND - TRASH	09/29/2025	32.03	.00	26-4975 SOLID WASTE USER FEES	0	9/25		
Total 181040.03:						90.79	.00					
2367	UTILITY REFUND #19	181550.03		RUTH CRUZADO, 1410 W CASTRO DR UTILITY REFUND-WATER	09/29/2025	47.61	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	181550.03		RUTH CRUZADO, 1410 W CASTRO DR UTILITY REFUND-TRASH	09/29/2025	29.45	.00	26-4975 SOLID WASTE USER FEES	0	9/25		
2367	UTILITY REFUND #19	181550.03		RUTH CRUZADO, 1410 W CASTRO DR UTILITY REFUND-SEWER	09/29/2025	45.59	.00	21-4600 SEWER USER FEES	0	9/25		
Total 181550.03:						122.65	.00					
2367	UTILITY REFUND #19	200775.02		JONATHAN GRAY, 1916 N DUCK HAWK AVE, UTILITY REFUND-SEWER	09/12/2025	50.34	.00	21-4600 SEWER USER FEES	0	9/25		
2367	UTILITY REFUND #19	200775.02		JONATHAN GRAY, 1916 N DUCK HAWK AVE, UTILITY REFUND-WATER	09/12/2025	25.19	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	200775.02		JONATHAN GRAY, 1916 N DUCK HAWK AVE, UTILITY REFUND-TRASH	09/12/2025	23.78	.00	26-4975 SOLID WASTE USER FEES	0	9/25		

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 200775.02:						99.31	.00					
2367	UTILITY REFUND #19	201945.02		DAVID LEE PINSON, 356 E CHAPPAROSA DR UTILITY REFUND- SEWER	09/29/2025	39.40	.00	21-4600 SEWER USER FEES	0	9/25		
2367	UTILITY REFUND #19	201945.02		DAVID LEE PINSON, 356 E CHAPPAROSA DR UTILITY REFUND- TRASH	09/29/2025	24.80	.00	26-4975 SOLID WASTE USER FEES	0	9/25		
2367	UTILITY REFUND #19	201945.02		DAVID LEE PINSON, 356 E CHAPPAROSA DR UTILITY REFUND- WATER	09/29/2025	22.04	.00	20-4500 METERED WATER SALES	0	9/25		
Total 201945.02:						86.24	.00					
2367	UTILITY REFUND #19	256237.00		HUBBLE HOMES, 558 S BREZZA AVE, UTILITY REFUND- WATER	08/28/2025	50.42	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	256237.00		HUBBLE HOMES, 558 S BREZZA AVE, UTILITY REFUND- SEWER	08/28/2025	24.80	.00	21-4600 SEWER USER FEES	0	9/25		
Total 256237.00:						75.22	.00					
2367	UTILITY REFUND #19	264200.03		KATHARINA PETERSON, 1873 W FELTSON ST, UTILITY REFUND- SEWER	09/16/2025	30.32	.00	21-4600 SEWER USER FEES	0	9/25		
2367	UTILITY REFUND #19	264200.03		KATHARINA PETERSON, 1873 W FELTSON ST, UTILITY REFUND- WATER	09/16/2025	15.72	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	264200.03		KATHARINA PETERSON, 1873 W FELTSON ST, UTILITY REFUND- TRASH	09/16/2025	18.70	.00	26-4975 SOLID WASTE USER FEES	0	9/25		
Total 264200.03:						64.74	.00					
2367	UTILITY REFUND #19	268140.03		TREASURE VALLEY HOME INVESTORS, 2733 W MIDNIGHT DR UTILITY REFUND- SEWER	09/23/2025	11.10	.00	21-4600 SEWER USER FEES	0	9/25		

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	268140.03		TREASURE VALLEY HOME INVESTORS, 2733 W MIDNIGHT DR UTILITY REFUND- WATER	09/23/2025	5.96	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	268140.03		TREASURE VALLEY HOME INVESTORS, 2733 W MIDNIGHT DR UTILITY REFUND- TRASH	09/23/2025	7.67	.00	26-4975 SOLID WASTE USER FEES	0	9/25		
Total 268140.03:						24.73	.00					
2367	UTILITY REFUND #19	268215.00		CBH, 2842 N ARROYO VISTA WAY, UTILITY REFUND- WATER	09/08/2025	98.12	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	268215.00		CBH, 2842 N ARROYO VISTA WAY, UTILITY REFUND- SEWER	09/08/2025	36.33	.00	21-4600 SEWER USER FEES	0	9/25		
Total 268215.00:						134.45	.00					
2367	UTILITY REFUND #19	268223.00		CBH, 2690 N ARROYO VISTA WAY, UTILITY REFUND- WATER	08/28/2025	10.05	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	268223.00		CBH, 2690 N ARROYO VISTA WAY, UTILITY REFUND- SEWER	08/28/2025	4.03	.00	21-4600 SEWER USER FEES	0	9/25		
Total 268223.00:						14.08	.00					
2367	UTILITY REFUND #19	268267.00		CBH, 2869 N ARROYO VISTA WAY, UTILITY REFUND- WATER	08/28/2025	33.17	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	268267.00		CBH, 2869 N ARROYO VISTA WAY, UTILITY REFUND- SEWER	08/28/2025	40.20	.00	21-4600 SEWER USER FEES	0	9/25		
Total 268267.00:						73.37	.00					
2367	UTILITY REFUND #19	277718.01		ZACHARY STEVEN LATER, 455 W SCREECH OWL DR UTILITY REFUND- SEWER	09/29/2025	56.97	.00	21-4600 SEWER USER FEES	0	9/25		
2367	UTILITY REFUND #19	277718.01		ZACHARY STEVEN LATER, 455 W SCREECH OWL DR UTILITY REFUND- WATER	09/29/2025	35.14	.00	20-4500 METERED WATER SALES	0	9/25		

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	277718.01		ZACHARY STEVEN LATER, 455 W SCREECH OWL DR UTILITY REFUND- TRASH	09/29/2025	38.17	.00	26-4975 SOLID WASTE USER FEES	0	9/25		
Total 277718.01:						130.28	.00					
2367	UTILITY REFUND #19	278074.03		JOAN L WHITE TRUST, 2957 W MARGIL CT UTILITY REFUND- WATER	09/23/2025	28.60	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	278074.03		JOAN L WHITE TRUST, 2957 W MARGIL CT UTILITY REFUND- TRASH	09/23/2025	34.02	.00	26-4975 SOLID WASTE USER FEES	0	9/25		
2367	UTILITY REFUND #19	278074.03		JOAN L WHITE TRUST, 2957 W MARGIL CT UTILITY REFUND- SEWER	09/23/2025	52.29	.00	21-4600 SEWER USER FEES	0	9/25		
Total 278074.03:						114.91	.00					
2367	UTILITY REFUND #19	278324.00		CBH, 2207 N KENNETH AVE, UTILITY REFUND- WATER	08/28/2025	3.94	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	278324.00		CBH, 2207 N KENNETH AVE, UTILITY REFUND- SEWER	08/28/2025	8.14	.00	21-4600 SEWER USER FEES	0	9/25		
Total 278324.00:						12.08	.00					
2367	UTILITY REFUND #19	278340.00		CBH, 2308 N HONEYSUCKLE AVE, UTILITY REFUND- WATER	09/09/2025	127.70	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	278340.00		CBH, 2308 N HONEYSUCKLE AVE, UTILITY REFUND- SEWER	09/09/2025	49.73	.00	21-4600 SEWER USER FEES	0	9/25		
Total 278340.00:						177.43	.00					
2367	UTILITY REFUND #19	278355.00		CBH, 2335 N KENNETH AVE, UTILITY REFUND- WATER	09/03/2025	98.52	.00	20-4500 METERED WATER SALES	0	9/25		

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	278355.00		CBH, 2335 N KENNETH AVE, UTILITY REFUND- SEWER	09/03/2025	37.98	.00	21-4600 SEWER USER FEES	0	9/25		
Total 278355.00:						136.50	.00					
2367	UTILITY REFUND #19	292236.00		CBH, 2157 W DECLAN ST, UTILITY REFUND- WATER	09/03/2025	90.14	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	292236.00		CBH, 2157 W DECLAN ST, UTILITY REFUND- SEWER	09/03/2025	38.48	.00	21-4600 SEWER USER FEES	0	9/25		
Total 292236.00:						128.62	.00					
2367	UTILITY REFUND #19	292260.00		CBH, 8616 S TYRION WAY, UTILITY REFUND- WATER	09/03/2025	91.30	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	292260.00		CBH, 8616 S TYRION WAY, UTILITY REFUND- SEWER	09/03/2025	37.32	.00	21-4600 SEWER USER FEES	0	9/25		
Total 292260.00:						128.62	.00					
2367	UTILITY REFUND #19	292265.00		CBH, 8457 S TYRION WAY, UTILITY REFUND- WATER	09/03/2025	88.71	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	292265.00		CBH, 8457 S TYRION WAY, UTILITY REFUND- SEWER	09/03/2025	34.00	.00	21-4600 SEWER USER FEES	0	9/25		
Total 292265.00:						122.71	.00					
2367	UTILITY REFUND #19	292269.00		CBH, 8490 S TYRION WAY, UTILITY REFUND- WATER	09/04/2025	93.41	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	292269.00		CBH, 8490 S TYRION WAY, UTILITY REFUND- SEWER	09/04/2025	35.21	.00	21-4600 SEWER USER FEES	0	9/25		
Total 292269.00:						128.62	.00					
2367	UTILITY REFUND #19	293409.00		CBH, 3891 W TRIBUTE ST, UTILITY REFUND- SEWER	09/08/2025	40.56	.00	21-4600 SEWER USER FEES	0	9/25		

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	293409.00		CBH, 3891 W TRIBUTE ST, UTILITY REFUND- WATER	09/08/2025	97.83	.00	20-4500 METERED WATER SALES	0	9/25		
Total 293409.00:						138.39	.00					
2367	UTILITY REFUND #19	293448.00		CBH, 6917 S OLD FARM AVE, UTILITY REFUND- SEWER	09/03/2025	32.58	.00	21-4600 SEWER USER FEES	0	9/25		
2367	UTILITY REFUND #19	293448.00		CBH, 6917 S OLD FARM AVE, UTILITY REFUND- WATER	09/03/2025	96.04	.00	20-4500 METERED WATER SALES	0	9/25		
Total 293448.00:						128.62	.00					
2367	UTILITY REFUND #19	293451.00		CBH, 6871 S OLD FARM AVE, UTILITY REFUND- WATER	09/03/2025	63.68	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	293451.00		CBH, 6871 S OLD FARM AVE, UTILITY REFUND- SEWER	09/03/2025	1.68	.00	21-4600 SEWER USER FEES	0	9/25		
Total 293451.00:						65.36	.00					
2367	UTILITY REFUND #19	304599.00		CBH, 2667 E NIGHT RIDER DR, UTILITY REFUND- WATER	09/09/2025	91.43	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	304599.00		CBH, 2667 E NIGHT RIDER DR, UTILITY REFUND- SEWER	09/09/2025	42.81	.00	21-4600 SEWER USER FEES	0	9/25		
Total 304599.00:						134.24	.00					
2367	UTILITY REFUND #19	304719.00		CBH, 2803 N EAGLE MEADOW AVE, UTILITY REFUND- WATER	08/28/2025	9.71	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	304719.00		CBH, 2803 N EAGLE MEADOW AVE, UTILITY REFUND- SEWER	08/28/2025	2.38	.00	21-4600 SEWER USER FEES	0	9/25		
Total 304719.00:						12.09	.00					
2367	UTILITY REFUND #19	311222.00		TOLL BROS INC, 8690 S WINGSPREAD WAY, UTILITY REFUND- WATER	08/28/2025	24.52	.00	20-4500 METERED WATER SALES	0	9/25		

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	311222.00		TOLL BROS INC, 8690 S WINGSPREAD WAY, UTILITY REFUND- SEWER	08/28/2025	50.85	.00	21-4600 SEWER USER FEES	0	9/25		
Total 311222.00:						75.37	.00					
2367	UTILITY REFUND #19	323157.00		TRESIDIO HOMES, 2150 E BLAKEHURST ST, UTILITY REFUND- SEWER	09/03/2025	31.57	.00	21-4600 SEWER USER FEES	0	9/25		
2367	UTILITY REFUND #19	323157.00		TRESIDIO HOMES, 2150 E BLAKEHURST ST, UTILITY REFUND- WATER	09/03/2025	97.05	.00	20-4500 METERED WATER SALES	0	9/25		
Total 323157.00:						128.62	.00					
2367	UTILITY REFUND #19	330217.01		BRIAN S TAYLOR, 2054 N SNOWFIELD AVE UTILITY REFUND- SEWER	09/23/2025	68.53	.00	21-4600 SEWER USER FEES	0	9/25		
2367	UTILITY REFUND #19	330217.01		BRIAN S TAYLOR, 2054 N SNOWFIELD AVE UTILITY REFUND- TRASH	09/23/2025	29.20	.00	26-4975 SOLID WASTE USER FEES	0	9/25		
2367	UTILITY REFUND #19	330217.01		BRIAN S TAYLOR, 2054 N SNOWFIELD AVE UTILITY REFUND- WATER	09/23/2025	34.07	.00	20-4500 METERED WATER SALES	0	9/25		
Total 330217.01:						131.80	.00					
2367	UTILITY REFUND #19	340309.00		CBH, 6691 S OROFINO CREEK PL, UTILITY REFUND- WATER	09/05/2025	64.60	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	340309.00		CBH, 6691 S OROFINO CREEK PL, UTILITY REFUND- SEWER	09/05/2025	2.73	.00	21-4600 SEWER USER FEES	0	9/25		
Total 340309.00:						67.33	.00					
2367	UTILITY REFUND #19	340316.00		CBH, 6714 S OROFINO CREEK PL, UTILITY REFUND- WATER	09/03/2025	121.91	.00	20-4500 METERED WATER SALES	0	9/25		

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2367	UTILITY REFUND #19	340316.00		CBH, 6714 S OROFINO CREEK PL, UTILITY REFUND- SEWER	09/03/2025	59.90	.00	21-4600 SEWER USER FEES	0	9/25		
Total 340316.00:						181.81	.00					
2367	UTILITY REFUND #19	341145.00		CBH, 3503 W MORERE DR, UTILITY REFUND- SEWER	08/28/2025	51.28	.00	21-4600 SEWER USER FEES	0	9/25		
2367	UTILITY REFUND #19	341145.00		CBH, 3503 W MORERE DR, UTILITY REFUND- WATER	08/28/2025	47.72	.00	20-4500 METERED WATER SALES	0	9/25		
Total 341145.00:						99.00	.00					
2367	UTILITY REFUND #19	342101.00		HARDING HOMES, 6131 S BINKY AVE, UTILITY REFUND- WATER	09/03/2025	256.90	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	342101.00		HARDING HOMES, 6131 S BINKY AVE, UTILITY REFUND- SEWER	09/03/2025	193.86	.00	21-4600 SEWER USER FEES	0	9/25		
Total 342101.00:						450.76	.00					
2367	UTILITY REFUND #19	360047.01		ERICK LUNDY, 12028 S CONNECTION LN, UTILITY REFUND- SEWER	09/23/2025	56.94	.00	21-4600 SEWER USER FEES	0	9/25		
2367	UTILITY REFUND #19	360047.01		ERICK LUNDY,12028 S CONNECTION LN, UTILITY REFUND- WATER	09/23/2025	28.22	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	360047.01		ERICK LUNDY, 12028 S CONNECTION LN, UTILITY REFUND- TRASH	09/23/2025	40.96	.00	26-4975 SOLID WASTE USER FEES	0	9/25		
Total 360047.01:						126.12	.00					
2367	UTILITY REFUND #19	360327.00		SHALC GC INC, 11938 S MAYGRASS LN, UTILITY REFUND- SEWER	09/12/2025	49.27	.00	21-4600 SEWER USER FEES	0	9/25		

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	360327.00		SHALC GC INC, 11938 S MAYGRASS LN, UTILITY REFUND- WATER	09/12/2025	85.04	.00	20-4500 METERED WATER SALES	0	9/25		
Total 360327.00:						134.31	.00					
2367	UTILITY REFUND #19	360332.00		SHALC GC INC, 11858 S MAYGRASS LN, UTILITY REFUND- SEWER	09/03/2025	.08	.00	21-4600 SEWER USER FEES	0	9/25		
2367	UTILITY REFUND #19	360332.00		SHALC GC INC, 11858 S MAYGRASS LN, UTILITY REFUND- WATER	09/03/2025	61.34	.00	20-4500 METERED WATER SALES	0	9/25		
Total 360332.00:						61.42	.00					
2367	UTILITY REFUND #19	361943.00		TH CONSTRUCTION, 11242 S CORBALLIS LN, UTILITY REFUND- WATER	09/09/2025	65.13	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	361943.00		TH CONSTRUCTION, 11242 S CORBALLIS LN, UTILITY REFUND- SEWER	09/09/2025	7.97	.00	21-4600 SEWER USER FEES	0	9/25		
Total 361943.00:						73.10	.00					
2367	UTILITY REFUND #19	362004.00		TH CONSTRUCTION, 10798 W BARNBOUGLE LN, UTILITY REFUND- WATER	09/03/2025	61.98	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	362004.00		TH CONSTRUCTION, 10798 W BARNBOUGLE LN, UTILITY REFUND- SEWER	09/03/2025	1.41	.00	21-4600 SEWER USER FEES	0	9/25		
Total 362004.00:						63.39	.00					
2367	UTILITY REFUND #19	362033.00		BERKELEY BUILDING, 11233 S CABOT CLIFFS LN, UTILITY REFUND	09/03/2025	1.99	.00	20-4500 METERED WATER SALES	0	9/25		
2367	UTILITY REFUND #19	362033.00		BERKELEY BUILDING, 11233 S CABOT CLIFFS LN, UTILITY REFUND	09/03/2025	4.12	.00	21-4600 SEWER USER FEES	0	9/25		

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 362033.00:						6.11	.00					
Total UTILITY REFUND #19:						5,083.12	784.58					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	102283		AUGUST 2025 BILLING POSTAGE - WATER	08/31/2025	1,929.00	1,929.00	20-6190 POSTAGE & BILLING	0	9/25	09/15/2025	
857	VALLI INFORMATION SYSTEMS, INC	102283		AUGUST 2025 BILLING POSTAGE - SEWER	08/31/2025	1,929.00	1,929.00	21-6190 POSTAGE & BILLING	0	9/25	09/15/2025	
857	VALLI INFORMATION SYSTEMS, INC	102283		AUGUST 2025 BILLING POSTAGE -ADMIN	08/31/2025	2,819.30	2,819.30	01-6190 POSTAGE & BILLING	0	9/25	09/15/2025	
857	VALLI INFORMATION SYSTEMS, INC	102283		AUGUST 2025 BILLING POSTAGE - P.I	08/31/2025	741.91	741.91	25-6190 POSTAGE & BILLING	0	9/25	09/15/2025	
Total 102283:						7,419.21	7,419.21					
857	VALLI INFORMATION SYSTEMS, INC	102285		AUGUST 2025 LOCKBOX TRANSACTIONS - WATER	08/31/2025	73.51	73.51	20-6505 BANK FEES	0	9/25	09/15/2025	
857	VALLI INFORMATION SYSTEMS, INC	102285		AUGUST 2025 LOCKBOX TRANSACTIONS - SEWER	08/31/2025	73.51	73.51	21-6505 BANK FEES	0	9/25	09/15/2025	
857	VALLI INFORMATION SYSTEMS, INC	102285		AUGUST 2025 LOCKBOX TRANSACTIONS - P.I	08/31/2025	28.27	28.27	25-6505 BANK FEES	0	9/25	09/15/2025	
857	VALLI INFORMATION SYSTEMS, INC	102285		AUGUST 2025 LOCKBOX TRANSACTIONS - ADMIN	08/31/2025	107.44	107.44	01-6505 BANK FEES	0	9/25	09/15/2025	
Total 102285:						282.73	282.73					
Total VALLI INFORMATION SYSTEMS, INC:						7,701.94	7,701.94					
VERITEXT LLC												
2384	VERITEXT LLC	8639341		PROFESSIONAL SERVICES, TRANSCRIPTION SERVICES FOR CASE #24-01-CPM/24-01-ZC, GEMSTONE TECHNOLOGY PARK - 1/28/2025, 4/1/2025,								

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
				5/20/2025, 7/15/2025	09/17/2025	2,940.00	2,940.00	01-6202 PROFESSIONAL SERVICES	0	9/25	09/19/2025	
Total 8639341:						2,940.00	2,940.00					
Total VERITEXT LLC:						2,940.00	2,940.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	6119931192-A		MODEM SERVICE FOR ALL PI STATIONS, 08/02-09/01/25	08/01/2025	198.66	198.66	25-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
Total 6119931192-A:						198.66	198.66					
1575	VERIZON WIRELESS	6122417334		CELL PHONE, TABLET, LAPTOP SERVICE, 8/2-9/1/2025	09/01/2025	73.16	73.16	27-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417334		CELL PHONE, TABLET, LAPTOP SERVICE, 8/2-9/1/2025 - SEWER	09/01/2025	1,000.25	1,000.25	21-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417334		CELL PHONE, TABLET, LAPTOP SERVICE, 8/2-9/1/2025 - WATER	09/01/2025	671.04	671.04	20-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417334		CELL PHONE, TABLET, LAPTOP SERVICE, 8/2-9/1/2025	09/01/2025	93.48	93.48	28-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417334		CELL PHONE, TABLET, LAPTOP SERVICE, 8/2-9/1/2025 - ADMIN	09/01/2025	50.81	50.81	01-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417334		CELL PHONE, TABLET, LAPTOP SERVICE, 8/2-9/1/2025 - PARKS	09/01/2025	629.98	629.98	01-6255 TELEPHONE EXPENSE	1004	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417334		CELL PHONE, TABLET, LAPTOP SERVICE, 8/2-9/1/2025 - BUILDING DEPT	09/01/2025	40.64	40.64	01-6255 TELEPHONE EXPENSE	1005	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417334		CELL PHONE, TABLET, LAPTOP SERVICE, 8/2-9/1/2025 - PI	09/01/2025	529.60	529.60	25-6255 TELEPHONE				

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								EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417334		CELL PHONE, TABLET, LAPTOP SERVICE, 8/2-9/1/2025 - ECON DEVELOPMENT	09/01/2025	40.64	40.64	01-6255 TELEPHONE EXPENSE	4000	9/25	09/15/2025	
Total 6122417334:						3,129.60	3,129.60					
1575	VERIZON WIRELESS	6122417335		TABLET, CRADLEPOINT, ROUTERS, MODEMS, 9/2-10/1/2025 - ADMIN	09/01/2025	25.59	25.59	01-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417335		TABLET, CRADLEPOINT, ROUTERS, MODEMS, 9/2-10/1/2025 - PARKS	09/01/2025	113.59	113.59	01-6255 TELEPHONE EXPENSE	1004	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417335		TABLET, CRADLEPOINT, ROUTERS, MODEMS, 9/2-10/1/2025 - BUILDING DEPT	09/01/2025	22.51	22.51	01-6255 TELEPHONE EXPENSE	1005	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417335		TABLET, CRADLEPOINT, ROUTERS, MODEMS, 9/2-10/1/2025	09/01/2025	12.28	12.28	27-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417335		TABLET, CRADLEPOINT, ROUTERS, MODEMS, 9/2-10/1/2025 - SEWER	09/01/2025	137.12	137.12	21-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417335		TABLET, CRADLEPOINT, ROUTERS, MODEMS, 9/2-10/1/2025 - WATER	09/01/2025	133.03	133.03	20-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417335		TABLET, CRADLEPOINT, ROUTERS, MODEMS, 9/2-10/1/2025	09/01/2025	12.28	12.28	28-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417335		TABLET, CRADLEPOINT, ROUTERS, MODEMS, 9/2-10/1/2025 - P.I	09/01/2025	55.26	55.26	25-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
Total 6122417335:						511.66	511.66					
1575	VERIZON WIRELESS	6122417336		CELL PHONE AND TABLET SERVICE 08/02-09/01/25- ADMIN	09/01/2025	62.77	62.77	01-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	

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1575	VERIZON WIRELESS	6122417336		CELL PHONE AND TABLET SERVICE 08/02-09/01/25- P&Z	09/01/2025	18.89	18.89	01-6255 TELEPHONE EXPENSE	1003	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417336		CELL PHONE AND TABLET SERVICE 08/02-09/01/25- P.I	09/01/2025	69.70	69.70	25-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417336		CELL PHONE AND TABLET SERVICE 08/02-09/01/25- ECONOMIC DEVELOPMENT	09/01/2025	20.99	20.99	01-6255 TELEPHONE EXPENSE	4000	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417336		CELL PHONE AND TABLET SERVICE 08/02-09/01/25- WATER	09/01/2025	85.97	85.97	20-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417336		CELL PHONE AND TABLET SERVICE 08/02-09/01/25- EAST WATER	09/01/2025	6.30	6.30	27-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417336		CELL PHONE AND TABLET SERVICE 08/02-09/01/25- PARKS	09/01/2025	176.35	176.35	01-6255 TELEPHONE EXPENSE	1004	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417336		CELL PHONE AND TABLET SERVICE 08/02-09/01/25- SEWER	09/01/2025	98.57	98.57	21-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
1575	VERIZON WIRELESS	6122417336		CELL PHONE AND TABLET SERVICE 08/02-09/01/25- EAST SEWER	09/01/2025	6.30	6.30	28-6255 TELEPHONE EXPENSE	0	9/25	09/15/2025	
Total 6122417336:						545.84	545.84					
Total VERIZON WIRELESS:						4,385.76	4,385.76					
VICTORY GREENS												
364	VICTORY GREENS	810352	21620	22 TREES FOR ASHTON PARK, C. REGLI, SEPT. 25	09/10/2025	5,676.30	.00	01-6150 M & R - SYSTEM	1004	9/25		
Total 810352:						5,676.30	.00					
Total VICTORY GREENS:						5,676.30	.00					

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WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0761266		RECORDS DESTRUCTION 06/01-06/30/25- ADMIN	07/01/2025	13.68	13.68	01-6052 CONTRACT SERVICES	0	9/25	09/19/2025	
1633	WESTERN RECORDS DESTRUCTION, INC.	0761266		RECORDS DESTRUCTION 06/01-06/30/25- SEWER	07/01/2025	9.36	9.36	21-6052 CONTRACT SERVICES	0	9/25	09/19/2025	
1633	WESTERN RECORDS DESTRUCTION, INC.	0761266		RECORDS DESTRUCTION 06/01-06/30/25- P.I	07/01/2025	3.60	3.60	25-6052 CONTRACT SERVICES	0	9/25	09/19/2025	
1633	WESTERN RECORDS DESTRUCTION, INC.	0761266		RECORDS DESTRUCTION 06/01-06/30/25- WATER	07/01/2025	9.36	9.36	20-6052 CONTRACT SERVICES	0	9/25	09/19/2025	
Total 0761266:						36.00	36.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						36.00	36.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN003333267	21649	RE-WIRE GENERATOR FOR HUBBARD LIFT STATION, T.FLEMING, SEPT.'25	09/15/2025	7,505.10	.00	21-6150 M & R - SYSTEM	0	9/25		
Total IN003333267:						7,505.10	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003349682		GENERATOR REPAIR AT EAST WATER DUE TO LOW COOLANT, SEPT. 25	09/29/2025	436.80	.00	27-6150 M & R - SYSTEM	0	9/25		
Total IN003349682:						436.80	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003351043		GENERATOR REPAIR AT KPD DUE TO LOW COOLANT, SEPT. 25	09/29/2025	218.40	.00	01-6150 M & R - SYSTEM	0	9/25		
Total IN003351043:						218.40	.00					

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Total WESTERN STATES EQUIPMENT CO.:						8,160.30	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	169849		LEGAL SERVICES, GENERAL, AUG.25	08/31/2025	2,924.17	2,924.17	01-6202 PROFESSIONAL SERVICES	0	9/25	09/19/2025	
Total 169849:						2,924.17	2,924.17					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	169850		LEGAL SERVICE FOR P&Z, AUG. 25	08/31/2025	37.08	37.08	01-6202 PROFESSIONAL SERVICES	1003	9/25	09/19/2025	
Total 169850:						37.08	37.08					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	169852		LEGAL SERVICES FOR SNAKE RIVER WATER KEEPER INC - CLEAN WATER ACT VIOLATIONS, AUG. 25	08/31/2025	97.85	97.85	21-6202 PROFESSIONAL SERVICES	0	9/25	09/19/2025	
Total 169852:						97.85	97.85					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	169853		LEGAL SERVICES, LAYNE THORNTON, TOLEDO DAIRY I LLC & TOLEDO LAND HOLDINGS LLC, JUDICIAL REVIEW, AUG. 25	08/31/2025	837.67	837.67	01-6202 PROFESSIONAL SERVICES	0	9/25	09/19/2025	
Total 169853:						837.67	837.67					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	170017		LEGAL SERVICES FOR SEWER FUND, AUG. 25	08/31/2025	430.54	430.54	21-6202 PROFESSIONAL SERVICES	0	9/25	09/19/2025	
Total 170017:						430.54	430.54					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						4,327.31	4,327.31					
XYLEM WATER SOLUTIONS U.S.A., 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
1623	XYLEM WATER SOLUTIONS U.S.A., INC.	3556D89713	21323	REBUILD PARTS FOR A GOULDS PUMP, M NADEAU JULY'25	09/05/2025	6,307.78	.00	21-6150 M & R - SYSTEM	0	9/25		
Total 3556D89713:						6,307.78	.00					
1623	XYLEM WATER SOLUTIONS U.S.A., INC.	3556D91115	21323	REBUILD PARTS FOR A GOULDS PUMP,M NADEAU JULY'25	09/16/2025	927.86	.00	21-6150 M & R - SYSTEM	0	9/25		
Total 3556D91115:						927.86	.00					
Total XYLEM WATER SOLUTIONS U.S.A., INC.:						7,235.64	.00					
Grand Totals:						1,797,515.71	1,294,566.0					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

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_____

_____

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.

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

IN THE MATTER OF THE APPLICATIONS OF **BLOSSOM MEADOWS SUBDIVISION** *Related to the development of real property located at 2432 E Meadow View Road (Parcel No. S1419131300).*	)	**Case Nos.:** 24-09-AN (Annexation) and 24-06-S (Preliminary Plat). **DECISION AND REASONED STATEMENT FOR BLOSSOM MEADOWS SUBDIVISION.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the City Council of the City of Kuna (the "Council") for Public Hearing on July 15, 2025, where the matter was continued to August 7, 2025, where the Council entered a decision on the two (2) applications. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Council on October 7, 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 (24-09-AN) is hereby *Approved.*

The Preliminary Plat Application (Case No. 24-06-S) 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
- PZ COMMISSION MEETING MINUTES
- PZ COMMISSION DECISION & REASONED STATEMENT
- IP PUBLICATION CC 5.29.2025
- PROOF OF LEGAL NOTICE MAILER CC 5.29.2025
- PROOF OF PROPERTY POSTING CC 5.28.2025
- CC MEETING MINUTES 7.15.2025
- CC MEETING MINUTES 8.5.2025

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Council July 15, 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:
Michael Rocco, 1286 E Fort Erie St.., Kuna, ID 83634

d. Appearing
Neutral:
None

e. Appearing in Opposition:
None

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Kuna City Code 1-14-3Title 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§ 67-651 l A.
   ii. Idaho Code§ 67-6513

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	Sl419131300
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:** RI (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
300 FT Legal Mailer Notice Council	Sent on May 29, 2025
Idaho Press Newspaper Published Hearing Notice Council	Published on May 29, 2025
Site Posting Council	Posted on May 28, 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. Councils' Factual Findings on Relevant Contested Fact.

1. None

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

It is the rationale of the Council that the Annexation and Preliminary Plat are compliant with Idaho Code, Kuna City Code and the Comprehensive plan.

IV. Conditions of Approval.

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with
   KCC 5-10-13-B-1-b.
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall connect the new development to the existing stub

street.

4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with
   KCC 5-8-1117-D-6.
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503.*
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in *KCC 5-8-901-B.*
13. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
14. 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 *J.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 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)(6) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first,

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 7th day of October 2025.

_____
Joe Stear, Mayor

BEFORE THE CITY COUNCIL
CITY OF KUNA, ADA COUNTY IDAHO

IN THE MATTER OF THE APPLICATION OF **WANNER-BUCKNER/CITY OF KUNA REZONE** *Related to the Rezone of a properties located at 700 N Meridian Rd. (S1419325400, S1419314800, & S1419314950).*	)	**Case No. 25-01-ZC (Rezone)** **DECISION AND REASONED STATEMENT FOR THE WANNER-BUCKNER/CITY OF KUNA REZONE APPLICATION.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the City Council, the "Council" on September 2, 2025, where the Council voted to approve case No. 25-01-ZC. Thereafter, this Decision was prepared and presented to the Council on October 7, 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 Rezone Application (25-01-ZC) is hereby *Approved*.

SECTION 3
RECORD OF EXHIBITS AND TESTIMONY

I. List of Exhibits.

- AERIAL MAP
- AFFIDAVIT - TRUE GRITT SPORTS
- AFFIDAVIT - WANNER-BUCKNER
- APPLICATION COVERSHEET
- COMMITMENT TO PROPERTY POSTING
- DEED & LEGAL DESCRIPTION - CITY OF KUNA
- DEED & LEGAL DESCRIPTION - WANNER-BUCKNER
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATE

- NEIGHBORHOOD MEETING LETTERS
- REZONE APPLICATION
- SWING SITE PLAN
- VICINITY MAP
- WANNER-BUCKNER
- AGENCY TRANSMITTAL
- ACHD AGENCY COMMENT
- DEQ AGENCY COMMENT
- ITD AGENCY COMMENT
- SITE POSTING 1
- SITE POSTING 2
- PROOF OF PROPERTY POSTING

II. Testimony.

a. Those who testified at the Council hearing on September 2, 2025, are as follows, to-wit:

1. City Staff:

   Marina Lundy, Planner

2. Appearing for the Applicant:

   Jessica Hall, Economic Development, 751 W 4th St., Kuna ID, 83634

   David McMenomey, True Gritt Sports, 880 E Stormy Dr., Meridian, ID

3. Public Testimony:

   Michael Rocco, 1286 E Fort Erie St., Kuna 83634

   Tina Townley, 2955 Meadow View Rd., Kuna ID, 83634

   Rebecca Simmons, 2035 E Thea Dr., Kuna ID

   Jen Zar, 412 E Boise St., Kuna, ID

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

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

b. Relevant Statutory Provisions

1. Title 67, Chapter 65 Local Land Use Planning

i. I.C. § 67-6511 Zoning Ordinance

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	S1419325400, S1419314800, & S1419314950
Future Land Use Map Designation:	Commercial, Public, and Medium Density Residential
Existing Land Use:	Agriculture
Current Zoning:	A (Agriculture)
Proposed Zoning:	C-2 (Area Commercial)
Development Area:	75.86
Adjacent Zoning Districts:	**North:** A (Agriculture), R-8 (Medium Density Residential) **East:** R-8 (Medium Density Residential) **South:** C-2 (Area Commercial), A (Agriculture) **West:** RUT (Rural Urban Transition)
Adjacent Street(s) Existing & Proposed:	**North:** E Meadow View Rd. (Existing) **East:** None **South:** E Kuna Rd. (Existing) **West:** N Meridian Rd. (Existing)
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	April 14, 2025
Pre-Application Meeting	February 4, 2025
Agency Comments Request	April 22, 2025
300 ft Legal Mailer Notice	June 19, 2025
Idaho Press Newspaper Published Hearing Notice	June 19, 2025
Site Posting	June 19, 2025
Commission Public Hearing	July 8, 2025
Commission Decision and Reasoned Statement Entered	August 12, 2025
Council Public Hearing	September 2, 2025
Council Decision and Reasoned Statement Entered	October 7, 2025

a. Relevant Contested Facts.
   1. Concerns were raised about when a traffic study would be conducted, if there would be pedestrian access across Meridian Road, and the potential consequences of the city entering into a future agreement with a non-governmental agency.

b. Council's Factual Findings on Relevant Contested Fact.
   1. The Council noted that if the rezone is approved the applicant would still have to apply for a pre-plat which would require a traffic impact study to be completed to address traffic concerns if the site were to be developed. The applicant would also have to enter into a formalized agreement to determine how the city parcel will be best utilized in the future. The Council suggested that they would like to see an agreement that allows the city's youth to use the proposed facility without additional fees if the conceptual project were to be developed. The Council was also interested in knowing if the applicant is open to purchasing the city parcel to avoid the city potentially entering a contract with a non-governmental agency.

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

It is the rationale of the Council that the Rezone of the subject real property as proposed in the applications is consistent with the Future Land Use Map. As such, the Council approved the Rezone.

IV. Conditions of Approval

1. At time of development the applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved 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 hook-ups.
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 Fire District shall approve fire flow requirements and/or construction plans. Installation of fire protection facilities as required by Kuna Fire District are required.
e. The Kuna Municipal Irrigation District 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 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 at the time of future development shall comply with the requirements of the
public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. At time of development all City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.
4. Any future site improvements the property owner shall comply with the provisions set forth in Kuna City Code (KCC).
5. Any site improvements and/or building construction shall be subject to Design Review prior to commencement.
6. The landowner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
7. 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
NOTICES TO APPLICANT AND AFFECTED PARTIES

Pursuant to KCC 5-8-912, an applicant or affected party may appeal this decision to the Kuna City Council. The applicant or affected party must file a written notice of appeal with the City Clerk stating specifically the decision(s) to be reviewed by the Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after decision is issued and provided in writing to the applicant.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 7th day of October 2025.

_____

Mayor, Joe Stear

CASE NO. 25-18-FP

WHITEROCK SUB; FINAL PLAT

Planner: Troy Behunin, TBehunin@KunaID.Gov, 208.387.7729

ALL APPLICATION MATERIALS: 25-18-FP, WHITEROCK SUB

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.

DEVELOPMENT SERVICES
KUNA
IDAHO

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	Other
Title:	Whiterock Sub		**Application Number:**		25-18-FP		
Date:	10.7.2025		**Staff Contact:**		Troy Behunin		
Owner/Applicant:	Linder Land, LLC - Owner		**Applicant Contact:**		fasboise@yahoo.com		
Representative:	Darin Taylor, David Evans & Assoc.		**Representative Contact:**		darin.taylor@deainc.com		

Purpose
Applicant requests final plat approval for the Whiterock Subdivision, which proposes 16 residential lots & four (4) common lots covering 4.99 acres, in an R-6 zone. The site is located at the northwest corner of Linder and Ardell Roads.

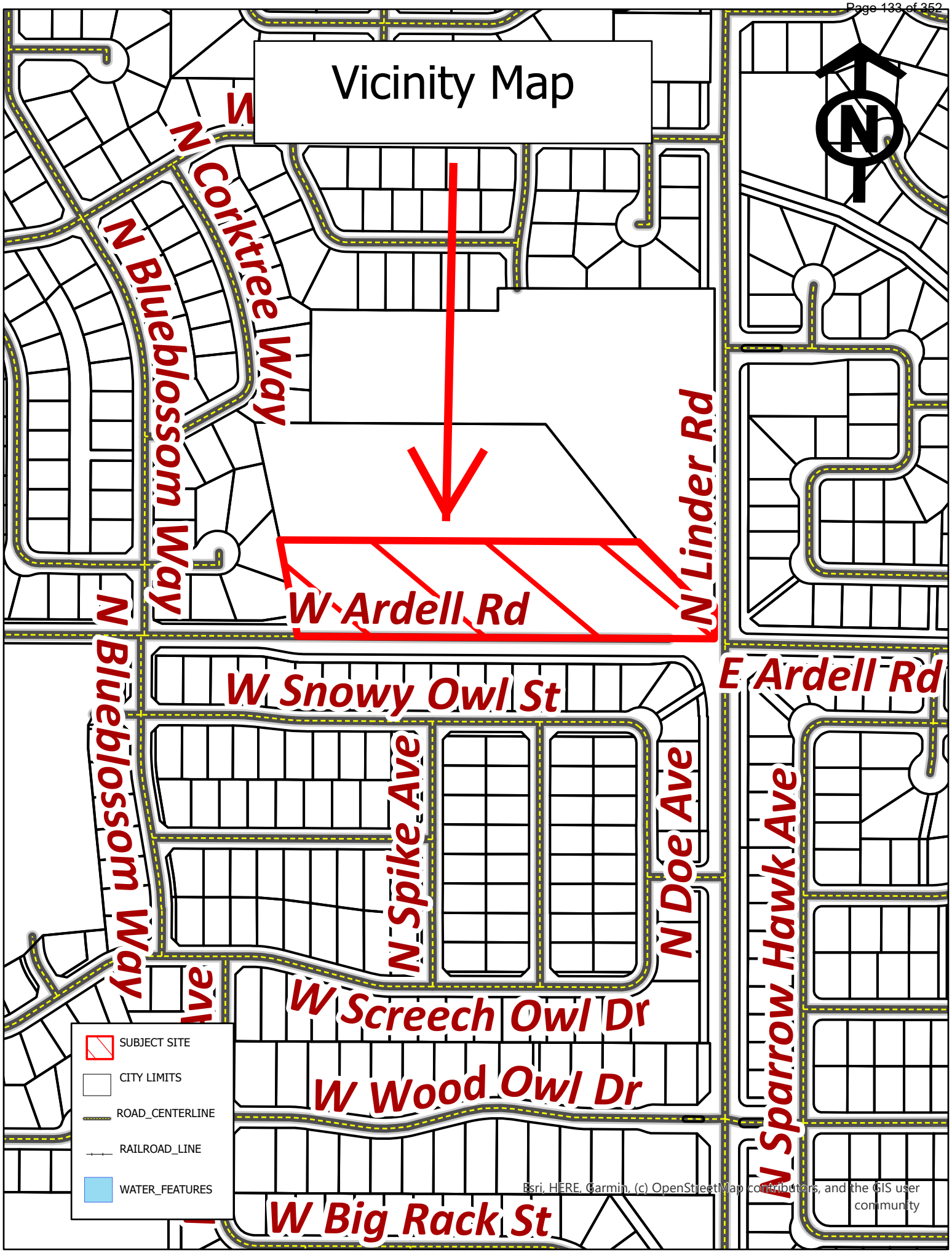
Statement of Fact	
Parcel Number(s):	S1314142375
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Residential
Current Zoning:	R-6; Medium Density Residential
Proposed Zoning:	R-6; Medium Density Residential
Development Area:	4.99 Acres
Adjacent Zoning Districts:	**North:** RR; **East:** R-6; **South:** R-6; **West:** R-4
Adjacent Street(s) Existing & Proposed:	**North:** None; **East:** Linder Rd.; **South:** Ardell Rd.; **West:** Blueblossom Way.
Internal Street(s) Existing & Proposed:	W Allspice Ct.
Adjacent Bike/Pedestrian Facilities:	Linder & Ardell Roads have sidewalks.
Adjacent Parks:	No
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-6 (Medium Density Residential). With the current zoning and land use, staff believes 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 5-5-5 (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 5-10.
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 twelve 12 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.


Vicinity Map
N Corktree Way
N Blueblossom Way
N Linder Rd
W Ardell Rd
E Ardell Rd
W Snowy Owl St
N Spike Ave
N Doe Ave
N Sparrow Hawk Ave
W Screech Owl Dr
W Wood Owl Dr
W Big Rack St
SUBJECT SITE
CITY LIMITS
ROAD_CENTERLINE
RAILROAD_LINE
WATER_FEATURES
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

DAVID EVANS
AND ASSOCIATES INC.

July 28, 2025

STATEMENT OF CONFORMANCE

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

Re: Whiterock Subdivision – Final Plat Application

Mr. Behunin:

Please find attached the Final Plat Application and supporting documents for Whiterock Subdivision. Also, this letter is intended to satisfy the Statement of Conformance requirement.

The final plat meets all Conditions of Approval (in Article IV of the Kuna City Council's Findings of Fact, Conclusions of Law and Order of Decision for Annexation and Preliminary Plat dated December 5, 2023), acceptable engineering practices, and local standards as follows.

Section 4.1 Transportation

A. Buffers, curb, gutter and sidewalk are installed according to Kuna City Code 5-17-14 and 6-4-2.
B. Applicant worked with Ada County Highway District (ACHD) and the city to complete required improvements to the Ardell / Linder intersection and roads.
C. Applicant obtained proper language from ACHD and installed a sign at the north-south stub street stating the road would continue in the future.

Section 4.2 Site Layout, Dimensional Standards and Parking

A. Applicant is measuring front building setbacks from the back of sidewalk on internal local roads.
B. Easement widths on all lots are according to Kuna City Code 6-3-8.
C. Applicant understands it is Developer's responsibility for anticipated buildings to fit on the lots in accordance with Kuna City Code 5-3-3.

Section 4.3 Landscape, Open Space and Fencing

A. Fencing installed in and around the site complies with Kuna City Code 5-5-5.
B. Applicant installed pressurized irrigation to irrigate and maintain landscaping in a healthy growing condition. Applicant understands the obligation to remove and replace unhealthy or dead plant material within three days or as the planting season permits, and has forwarded this obligation in Article IV. "Section 4. Landscaping" of the CC&Rs binding on future landowners.
C. Applicant understands the prohibition of landscaping within ten feet (10') of water meter cans, pressurized irrigation valves, and/or ACHD unground facilities, and the Applicant's obligation to comply with state law regarding not obscuring vision triangles at intersections. Applicant has forwarded this prohibition and obligation in

and has forwarded this obligation in Article IV. "Section 4. Landscaping" of the CC&Rs binding on future landowners.

D. Applicant understands the Landscape Plan and Preliminary Plat are considered biding site plans.
E. No signage is installed or intended in or for the project other than signage as required by ACHD.
F. No revisions were made to the Preliminary Plat.
G. Applicant understands the project is subject to fees and inspections prior to requesting the city's signatures on the final plat.

Section 4.4 Public Works

A. Public utilities were installed underground and comply with Kuna City Code 6-4-2 and requirements of the public utility or irrigation district providing services.
B. Irrigation water delivery was not impeded by construction on site and was in compliance with Idaho Code 31-3805 and Boise Project Board of Control requirements.
C. Applicant conformed with requirements regarding surface irrigation water rights.
D. Connections to City sewer, water, and pressurized irrigation services conformed to corresponding City Master Plans.
E. Applicant conformed with requirements regarding lift station capacity and or water booster station.
F. City's Public Works Director/Engineer issued a will-serve letter, which accompanies this Final Plat Application.
G. N/A.
H. Applicant worked with staff to identify final locations and specifications of streetlights and conformed with Kuna City Code and established Dark Sky practices.
I. Noted.

Section 4.5 General

A. Site improvements were not commenced or completed without Applicant first obtaining written approval from the agencies identified in Condition of Approval 4.5.A. 1-7.
B. Noted. Applicant complied with all condition of development during infrastructure construction, and forwarded in CC&Rs the conditions applicable to future maintenance of landscaping.
C. Applicant conformed with the City's work hours and noise time restrictions in Kuna City Code 10-5-3.
D. Applicant conformed with the City's weed control requirements in Kuna City Code 8-1-3.
E. Applicant worked with the City Engineer for proper easement widths for the project.
F. Applicant is in compliance with local, state, and federal laws applicable to the project.

Sincerely,

Darin Taylor

Darin Taylor
DEA Project Manager

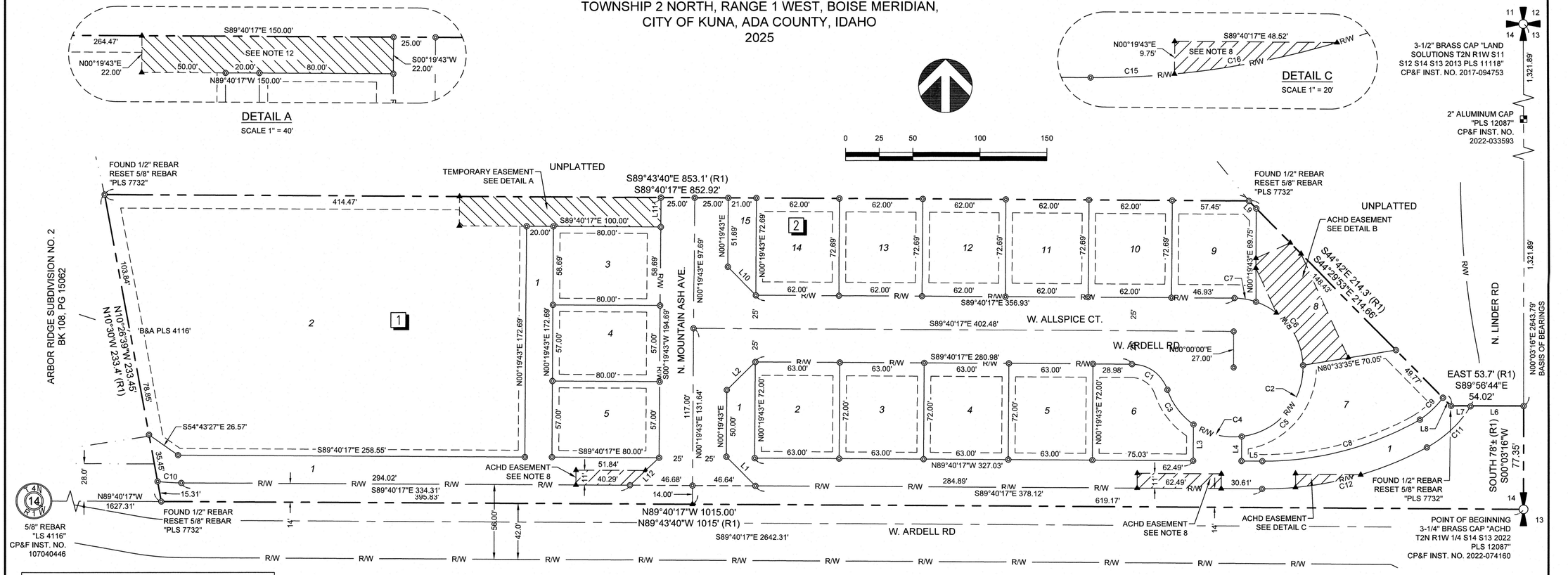
WHITEROCK SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO
2025

DETAIL A
SCALE 1" = 40'

DETAIL C
SCALE 1" = 20'

0 25 50 100 150



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	34.71'	71°02'02"	N54°09'16"W	32.53'
C2	52.00'	227.53'	250°42'22"	N36°00'33"E	84.82'
C3	52.00'	32.97'	36°19'45"	S36°48'08"E	32.42'
C4	52.00'	37.91'	41°46'04"	S75°51'03"E	37.07'
C5	52.00'	77.23'	85°05'23"	N40°43'14"E	70.32'
C6	52.00'	63.08'	69°30'14"	N36°34'35"W	59.28'
C7	52.00'	16.35'	18°00'56"	N80°20'10"W	16.28'
C8	230.54'	117.33'	29°09'34"	N75°44'56"E	116.07'
C9	67.51'	29.33'	24°53'41"	N48°43'18"E	29.10'
C10	152.00'	17.75'	6°41'29"	S86°19'31"E	17.74'
C11	88.15'	45.22'	29°23'27"	N46°28'25"E	44.73'
C12	251.18'	127.83'	29°09'34"	N75°44'56"E	126.46'
C13	52.00'	45.58'	50°13'01"	N26°55'58"W	44.13'
C14	52.00'	17.50'	19°17'14"	N61°41'05"W	17.42'
C15	251.18'	25.04'	5°42'44"	N87°28'21"E	25.03'
C16	251.18'	49.57'	11°18'25"	N78°57'47"E	49.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°40'17"E	30.61'
L2	N45°19'43"E	29.70'
L3	S00°19'43"W	27.25'
L4	S00°19'43"W	18.40'
L5	N89°40'17"W	15.60'
L6	S89°56'44"E	40.08'
L7	S89°56'44"E	13.94'
L8	S44°29'53"E	8.59'
L9	S44°40'17"E	7.87'
L10	S44°40'17"E	29.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S00°19'43"W	22.00'
L12	S46°43'33"W	29.93'

REFERENCES

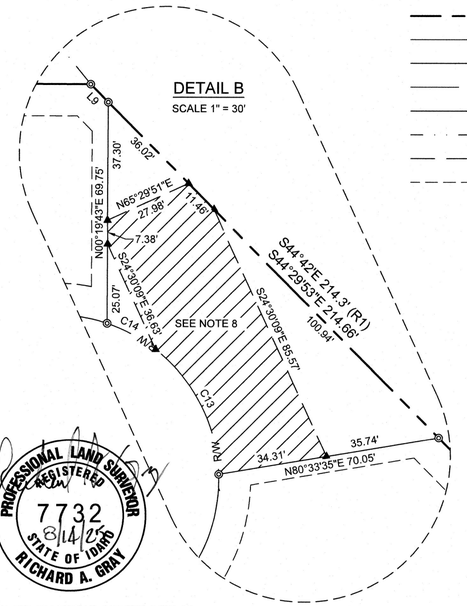
R1) WARRANTY DEED 2024-016199
R2) WARRANTY DEED 2022-031048
R3) ARDELL ESTATES SUBDIVISION NO. 3, BK 118, PG 18047
R4) ARBOR RIDGE SUBDIVISION NO. 2, BK 108, PG 15062

NOTES

1. A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:
   -TEN (10') FOOT WIDE ADJACENT TO PUBLIC RIGHT OF WAYS, SUBDIVISION BOUNDARY, AND FRONT/REAR LOT LINES, OR AS DEPICTED.
   -FIVE (5') FOOT WIDE INTERIOR LOT LINES, OR AS DEPICTED.
2. 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 FOR THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF KUNA AT THE TIME OF RESUBDIVISION.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA .
5. NO HOMEOWNER SHALL AT ANY TIME FILL OR OBSTRUCT ACHD DITCHES OR SWALES. MAINTENANCE OF ANY IRRIGATION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AND IRRIGATION/DRAINAGE ENTITY.
6. LOTS LOT 1 BLOCK 1 AND 1, 8, AND 15 BLOCK 2 ARE RESERVED AS COMMON LOTS, ARE SUBJECT TO BLANKET CITY OF KUNA PRESSURE IRRIGATION AND PROPERTY DRAINAGE EASEMENT, ARE NONBUILDABLE, AND ARE OWNED AND MAINTAINED BY THE WHITEROCK SUBDIVISION HOMEOWNERS ASSOCIATION.
7. THIS SUBDIVISION IS SUBJECT TO AN ACHD LICENSE AGREEMENT INSTRUMENT NO._____, ADA COUNTY RECORDS.
8. PORTIONS OF LOT 1, BLOCK 1, AND LOTS 1 AND 8, BLOCK 2 ARE SERVIENT TO A BLANKET UTILITY EASEMENT AND THE ACHD'S MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON _____ AS INSTRUMENT NO. _____ , ADA COUNTY RECORDS, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER AGREEMENT"). 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.
9. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE CITY OF KUNA SERVICE AREA. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY CITY OF KUNA. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.
10. THIS SUBDIVISION SHALL BE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WHITEROCK SUBDIVISION HOMEOWNERS ASSOCIATION, INST. NO._____, ADA COUNTY RECORDS.
11. THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO THE FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
12. LOTS 1 AND 2 BLOCK 1 ARE SUBJECT TO A TEMPORARY ACCESS EASEMENT FOR THE BENEFIT OF ADJOINING PROPERTY OWNER. THIS EASEMENT SHALL BE EXTINGUISHED AND EXPIRES WHEN N. MOUNTAIN ASH AVE. IS EXTENDED.
13. DIRECT LOT ACCESS TO W. ARDELL RD. IS PROHIBITED.

ARDELL ESTATES SUBDIVISION NO. 2
BK 118, PG 18048

DETAIL B
SCALE 1" = 30'



PROFESSIONAL LAND SURVEYOR
REGISTERED
7732
8/14/25
STATE OF IDAHO
RICHARD A. GRAY

SURVEYOR'S NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF LINDER LAND, LLC, TO CREATE THIS RESIDENTIAL SUBDIVISION PLAT. THE BOUNDARY LINES FOR THIS PARCEL WERE ESTABLISHED FROM FOUND MONUMENTS AND RECORD INFORMATION AS SHOWN AND DESCRIBED HEREON.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- R/W — RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EXISTING LOT LINE
- ACHD EASEMENT
- EASEMENT
- SECTION CORNER , AS NOTED
- QUARTER CORNER , AS NOTED
- SECTION CENTER (FOUND AS NOTED)
- FOUND ALUMINUM CAP MONUMENT, AS NOTED
- SET 5/8" REBAR, AS NOTED
- CALCULATED POINT-NOTHING SET OR FOUND
- 1 — LOT NUMBER
- [1] — BLOCK NUMBER
- (R1) — RECORD DATA

DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
BOISE, ID 83709
Phone: 208-900-9049

SHEET NO. 1 OF 3

P:\L\LLND00000001\0400CAD\BASES\Final Plat\LLND0001-SV-FP.dwg

WHITEROCK SUBDIVISION

CERTIFICATE OF OWNERS

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, DESCRIBED IN WARRANTY DEED (WD) 2024-016199 AND 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 (WD N.89°43'40"W. 1015') ; THENCE, LEAVING SAID EAST-WEST CENTER SECTION,

2) N.10°26'39" W., 233.45 FEET (WD N.10°30'w. 233.4') ; THENCE,

3) S.89°40'17" E., 852.92 FEET (WD S.89°43'40"E. 853.1') ; THENCE,

4) S.44°29'53" E., 214.66 FEET (WD S.44°42'E.214.3') ; THENCE,

5) S.89°56'44" E., 54.02 FEET (WD EAST 53.7') ; THENCE, ALONG THE EAST LINE OF SAID SECTION,

6) S.00°03'16" W., 77.35 FEET (WD SOUTH 78' MORE OR LESS) TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.004 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF KUNA, IDAHO, AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE CITY OF KUNA SERVICE AREA. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY CITY OF KUNA. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS_____DAY OF_____, 20____.

BY: _____
JEFF REAM, MEMBER, LINDER LAND LLC

ACKNOWLEDGMENT

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

ON THIS___DAY OF_____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEFF REAM, MEMBER OF LINDER LAND LLC WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN 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_____

_____
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, RICHARD A. GRAY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND, MADE BY ME OR UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON: AND IS IN CONFORMITY WITH STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODES 55-1601 THROUGH 55-1612.

Richard A Gray — 8/14/25
RICHARD A. GRAY — P.L.S. LICENSE NO. 7732

PROFESSIONAL LAND SURVEYOR REGISTERED 7732 STATE OF IDAHO RICHARD A. GRAY

DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
BOISE, ID 83709
Phone: 208-900-9049

WHITEROCK SUBDIVISION

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 CONDITION OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

_____ _____

HEALTH DISTRICT DATE

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE_____DAY OF_____, 20___,

_____

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF THE CITY ENGINEER

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

_____ _____

CITY ENGINEER ~ KUNA, IDAHO DATE

APPROVAL OF THE CITY COUNCIL

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

_____

CITY CLERK ~ KUNA, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

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

_____ _____

ADA COUNTY SURVEYOR DATE

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.

_____ _____

COUNTY TREASURER DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO
COUNTY OF ADA } S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF

_____, AT_____MINUTES PAST____O'CLOCK__.M.

ON THIS_____DAY OF_____, 20___ IN BOOK_____OF PLATS,

AT PAGES_____THROUGH_____AS INSTRUMENT NO._____.

_____ _____

DEPUTY EX OFFICIO RECORDER

PROFESSIONAL LAND SURVEYOR REGISTERED 7732 8/14/25 STATE OF IDAHO RICHARD A. GRAY

DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
BOISE, ID 83709
Phone: 208-900-9049

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Docusign Envelope ID: E5E7674D-DA18-4805-AA06-882E77FE9805

KELLER ASSOCIATES

100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

CITY OF KUNA
CONSTRUCTION DRAWING REVIEW
QLPE AND WILL SERVE APPROVAL

To: Valerie Greear, P.E.
Department of Environmental Quality
Southwest Idaho Regional Office
1445 North Orchard
Boise, ID 83706

Cc: Derritt Kerner (DAVID EVANS AND ASSOCIATES, INC.)
Doug Hanson (Kuna P&Z)
Whiterock Subdivision - File

RE: **Whiterock Subdivision**
17 March 2025



PLAN REVIEW
Justin Walker, P.E. is the Kuna City Engineer and qualified licensed professional engineer representing the City of Kuna. The City Engineer has reviewed the attached **Whiterock Subdivision** sewer and water construction plans, dated 3/13/2025. The submitted construction drawings are approved and eligible for a City commitment to serve with water and sewer. The proposed development is an extension of sewer and water lines that conform to the current City sewer and water master plans. The sewer and water facilities presented in the attached plans are in general conformance with applicable engineering standards of care and City standards.

Once the City Engineer has accepted the construction and the developer has certified that the sewer and water facilities were constructed to City standards, the City will own and operate the sewer and water facilities excluding facilities which are located on private property without easements, service lines, or any temporary pressurized sewer systems.

WATER SYSTEM CAPACITY
Conditional "Will Serve" commitments become firm commitments upon recordation of final plats in most instances and the development is then eligible to connect to the water distribution system upon payment of connection fees. There are adequate water connections available for this development and it is recommended that sanitary water restrictions for this project are lifted according to the following terms:

1. A conditional "Will Serve" commitment for this development is issued in connection with this QLPE Letter.
1. A firm "Will Serve" commitment will be issued upon recordation of the final plat.
2. If construction of this project does not commence within one year of the date of this letter and pursued vigorously to completion thereafter, this QLPE Letter and associated commitments shall terminate.

Docusign Envelope ID: E5E7674D-DA18-4805-AA06-882E77FE9805

KELLER ASSOCIATES

SEWER SYSTEM CAPACITY

Conditional "Will Serve" commitments become firm commitments upon recordation of final plats in most instances and the development is then eligible to connect to the sewer collection system upon payment of connection fees. There are adequate sewer connections available for this development and it is recommended that sanitary sewer restrictions for this project are lifted according to the following terms:

1. A conditional "Will Serve" commitment for this development is issued in connection with this QLPE Letter.
2. A firm "Will Serve" commitment will be issued upon recordation of the final plat.
3. If construction of this project does not commence within one year of the date of this letter and pursued vigorously to completion thereafter, this QLPE Letter and associated commitments shall terminate.

SEWER AND WATER APPROVAL

In summary, the following apply:

1. The City hereby issues **Whiterock Subdivision** a "Will Serve" letter with sanitary sewer and water restrictions removed for sixteen (16) residential lots listed below in compliance with conditions noted above:

   Lots 2 – 5, Block 1 Lots 2 – 7 & 9 – 14, Block 2

1. The plat for **Whiterock Subdivision** also includes four (4) common lots for which sanitary sewer and water restrictions are not released, and which are listed below:

   Lot 1, Block 1 Lots 1, 8 & 15, Block 2

HOLD HARMLESS COMMITMENT

The Developer may proceed with their water and sewer line construction with the approval of DEQ at his/her own risk with the understanding that water and sewer permits can only be issued when there is remaining available capacity for permits in the water and sewer systems. The Developer, in choosing to proceed with construction, will hold the City of Kuna and DEQ harmless from any damage(s) that may be caused by a delay in receiving EDU sewer or water permits for any of the lots within this project.

Respectfully,

DocuSigned by:
C822E3A80DD0455...

Justin Walker, P.E.
Kuna City Engineer

State of Idaho
Department of Environmental Quality
1410 North Hilton ▪ Boise, Idaho 83706 ▪ (208) 373-0502

QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REVIEW AND APPROVAL CHECKLIST

About this form

- This checklist is optional to use and is guidance from DEQ to qualified licensed professional engineers (QLPE). This checklist describes the required elements of a QLPE project transmittal letter and is intended to assist DEQ in the tracking of drinking water and wastewater projects, as well as assist the QLPE in reviewing and approving certain types of Plans and Specifications.
- This checklist should be filled out by the qualified licensed professional engineer (QLPE) when the QLPE is reviewing and approving a project for construction under Idaho Code § 39-118(2)(d). If the project requires DEQ approval prior to construction, the QLPE shall direct the Design Engineer to submit the plans and specifications through the normal DEQ review process.
- This checklist may be used in place of a transmittal letter from the QLPE.
- This and other design checklists are available at any DEQ regional office or online at http://www.deq.state.id.us/water/assist_business/engineers/checklists.cfm.
- **The other checklists include additional information about submitting a package of plans and specifications for DEQ review.**

I. GENERAL PROJECT INFORMATION

1 Project Name: Whiterock Subdivision

2 Approving Authority*: CITY OF KUNA

3 Qualified Licensed Professional Engineer:

Name: Justin Walker, P.E.

Employer: Keller Associates

4 This approval is for:

☒ Public drinking water system simple water main extension

☒ Public sewer system simple wastewater main extension

5 Design Engineer

Name: Derritt Kerner, P.E.

Employer: David Evans and Associates, Inc.

6 Project Owner or Developer: (Please provide exact name of owner or authorized representative)

Name: Jeff Ream

Firm: Linder Land, LLC.

Address: 6125 W Franklin Rd

City: Boise State: ID ZIP: 83709

* Approving Authority refers to the City, County, Quasi-Municipal Corporation, or Regulated Public Utility that is approving the plans and specifications per Idaho Code 39-118(2)(d).

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II. REQUIRED CERTIFICATIONS

Checklist Item	Yes
A) I am the QLPE representing the Approving Authority.	☒
B) This project consists of simple wastewater main extension(s), simple water main extension(s), or both. It complies with the current facility plan or preliminary engineering report. The water or wastewater system has adequate capacity for the project. (If required, please include declining balance spreadsheet to demonstrate capacity)	☒
C) The Approving Authority has committed to serve this project and has reserved capacity for it. (Attach separate will serve letter or other documentation if needed.)	☒
D) The Approving Authority will own and operate the project upon completion of construction. (Attach separate letter or other documentation if needed.)	☒
E) I have reviewed the plans and specifications and verified that they comply with the facility and design standards (IDAPA 58.01.08 and IDAPA 58.01.16) and engineering standards of care.	☒

III. PLAN & SPECIFICATION APPROVAL

Checklist Item	Yes
A) As the QLPE for the Approving Authority, I have approved the plans and specifications for construction. I am not the design engineer, nor was I otherwise involved in the design.	☒
B) The plans and specifications have been marked as "Approved for Construction", and a copy of the approved plans were transmitted to DEQ with this checklist.	☒
C) The plans are for simple wastewater main extension(s), simple water main extension(s), or both. No mechanical systems such as drinking water sources, treatment facilities, booster stations, storage facilities, or wastewater systems such as lift stations or treatment works are included with this project. **	☒
D) This extension project will connect to: 1) Existing drinking water and/or wastewater mains owned by the Approving Authority.	☒
OR	
2) A future main(s) not existing at the time of approval. The future main(s) will be owned by the Approving Authority. In such cases, sanitary restrictions will remain in force.	☐

** Portions of a project that require DEQ approval must be approved by DEQ prior to the QLPE approval of the drinking water or wastewater extensions. Alternatively, the drinking water and/or wastewater extensions may be submitted to DEQ for approval of the entire project.

IV. SANITARY RESTRICTIONS

If the project includes drinking water and wastewater main extensions that will be reviewed and approved separately, the two Approving Agencies must coordinate the review and approval as it pertains to the lifting of sanitary restrictions.

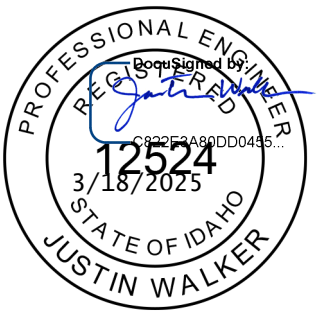
Recommendation	Yes
I have reviewed and approved all drinking water and wastewater improvements included in this project, and I recommend that the district health department release sanitary restrictions.	☒
OR	
I have reviewed and approved only the drinking water ☐ wastewater ☐ (check one) improvements included in this project, and I recommend that the district health department release sanitary restrictions once they receive the approval from the other Approving Authority.	☐
OR	
I recommend that the district health department leave sanitary restrictions in place.	☐

V. NOTE ON RULES AND STANDARDS

This checklist addresses the majority of common items from the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08), the Wastewater Rules (IDAPA 58.01.16, for QLPE approval of projects. However, this checklist is not all-inclusive, and users are expected to fully understand the rules and standards, apply them where necessary, and request interpretations from DEQ if there are any questions. DEQ regional offices may have additional written information that will assist in the design/approval process.

VI. QLPE CERTIFICATION

All responses indicated on the checklist above are accurately reflected in the attached Plans and Specifications.



QLPE's, Signature, Date and Seal

CASE NO. 25-19-FP

LUGARNO TERRA NOR. SUB NO. 2; FINAL PLAT

Planner: Troy Behunin, TBehunin@KunaID.Gov, 208.387.7729

ALL APPLICATION MATERIALS: 25-19-FP, LUGARNO TERRA NOR. SUB NO. 2

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

DEVELOPMENT SERVICES
KUNA
IDAHO

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	Other

Title:	Lugarno Terra Nor. Sub. No. 2	**Application Number:**	25-19-FP
Date:	10.7.2025	**Staff Contact:**	Troy Behunin
Owner/Applicant:	TH Holdings 2022, LLC	**Applicant Contact:**	darren@tresidio.com
Representative:	Darin Taylor, David Evans & Assoc.	**Representative Contact:**	darin.taylor@deainc.com

Purpose

Applicant requests final plat approval for the Lugarno Terra North Subdivision No. 2, which proposes 30 residential lots & three (3) common lots covering 12.05 acres, in an R-4 zone. The site is located near the northwest corner of Deer Flat and Stroebel Roads.

Statement of Fact	
Parcel Number(s):	R7567260380
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Agriculture
Current Zoning:	R-4; Medium Density Residential
Proposed Zoning:	R-4; Medium Density Residential
Development Area:	12.05 Acres
Adjacent Zoning Districts:	**North:** R-6; **East:** RR (County); **South:** R-4 (City); **West:** R-4 (City) & RUT (County)
Adjacent Street(s) Existing & Proposed:	**North:** None; **East:** Stroebel Rd.; **South:** Rodeo St.; **West:** Rodeo Ln.
Internal Street(s) Existing & Proposed:	E Sweet Pearl St., E Blakehurst St., E Padstow St., N Peakhurt Ave., N Mortidale Ave., N Ryde Ave..
Adjacent Bike/Pedestrian Facilities:	Stroebel Road has sidewalks
Adjacent Parks:	No
Land Dedication Requirements:	N/A

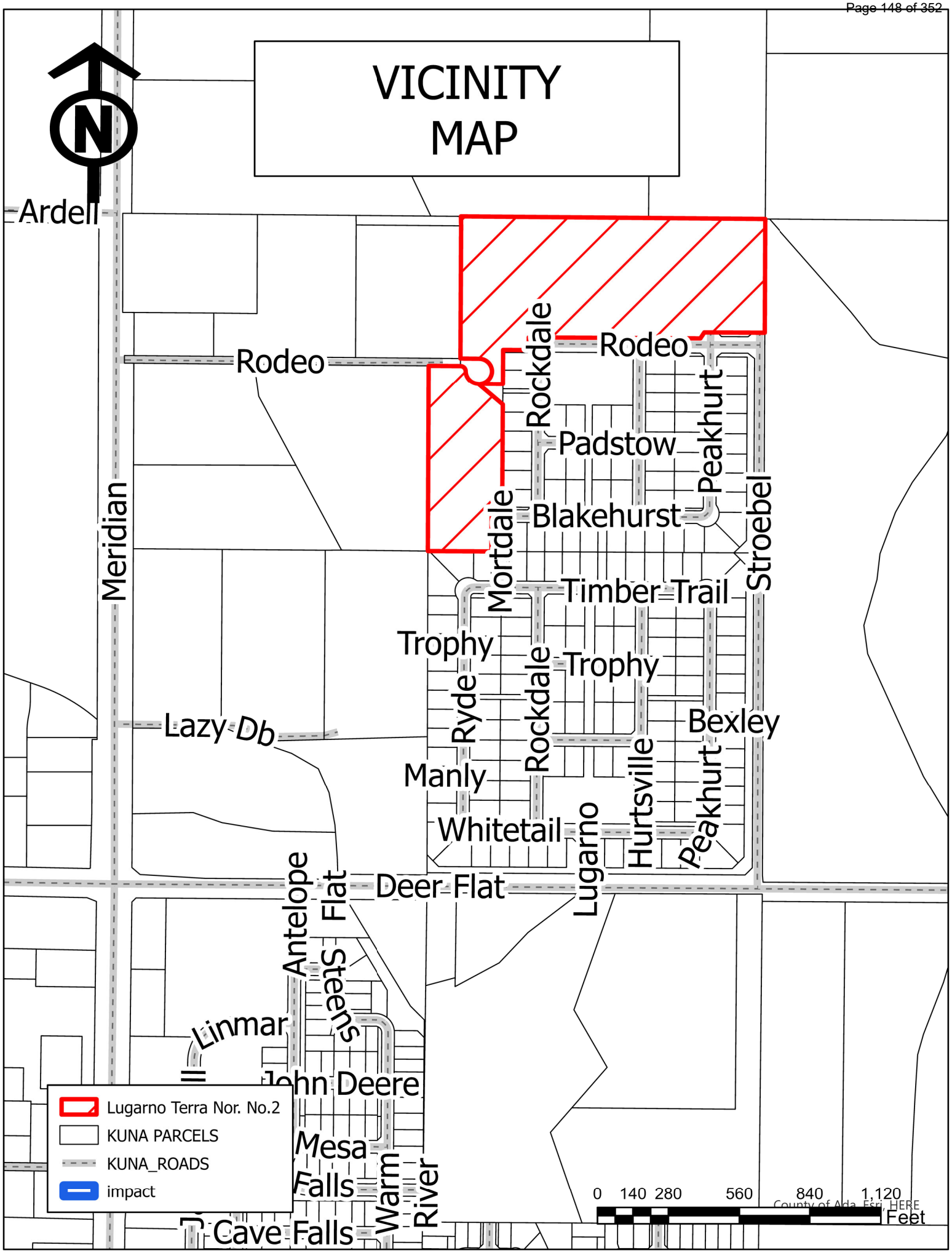
Comprehensive Plan and Future Land Use Map Analysis

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). With the current zoning and land use, staff believes 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 5-5-5 (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 5-10.
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 twelve 12 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.


VICINITY MAP
N
Ardell
Rodeo
Rodeo
Meridian
Rockdale
Padstow
Peakhurst
Blakehurst
Mortdale
Stroebel
Timber Trail
Trophy
Trophy
Ryde
Rockdale
Bexley
Lazy Db
Manly
Hurtsville
Peakhurst
Whitetail
Lugarno
Deer Flat
Antelope
Flat
Steens
Linmar
John Deere
Mesa
Falls
Warm
River
Cave Falls
Lugarno Terra Nor. No.2
KUNA PARCELS
KUNA_ROADS
impact
0 140 280 560 840 1,120
Feet
County of Ada, Esri, HERE

DAVID EVANS
AND ASSOCIATES INC.

July 29, 2025

STATEMENT OF CONFORMANCE

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

Re: Lugarno Terra North Subdivision No. 2 – Final Plat Application

Mr. Behunin:

Please find attached the Final Plat Application and supporting documents for Lugarno Terra North Subdivision No. 2. Also, this letter is intended to satisfy the Statement of Conformance requirement.

Upon review, Kuna City Council's Findings of Fact, Conclusions of Law, and Order of Approval of Preliminary Plat Application dated December 7, 2021 in Case No. 20-12-S (Preliminary Plat) were approved without conditions.

The Applicant states, and David Evans and Associates confirms, infrastructure improvements were designed, constructed and installed according to acceptable engineering practices, Kuna City Code, and other applicable local standards.

Sincerely,

Jay Walker
DEA Project Manager

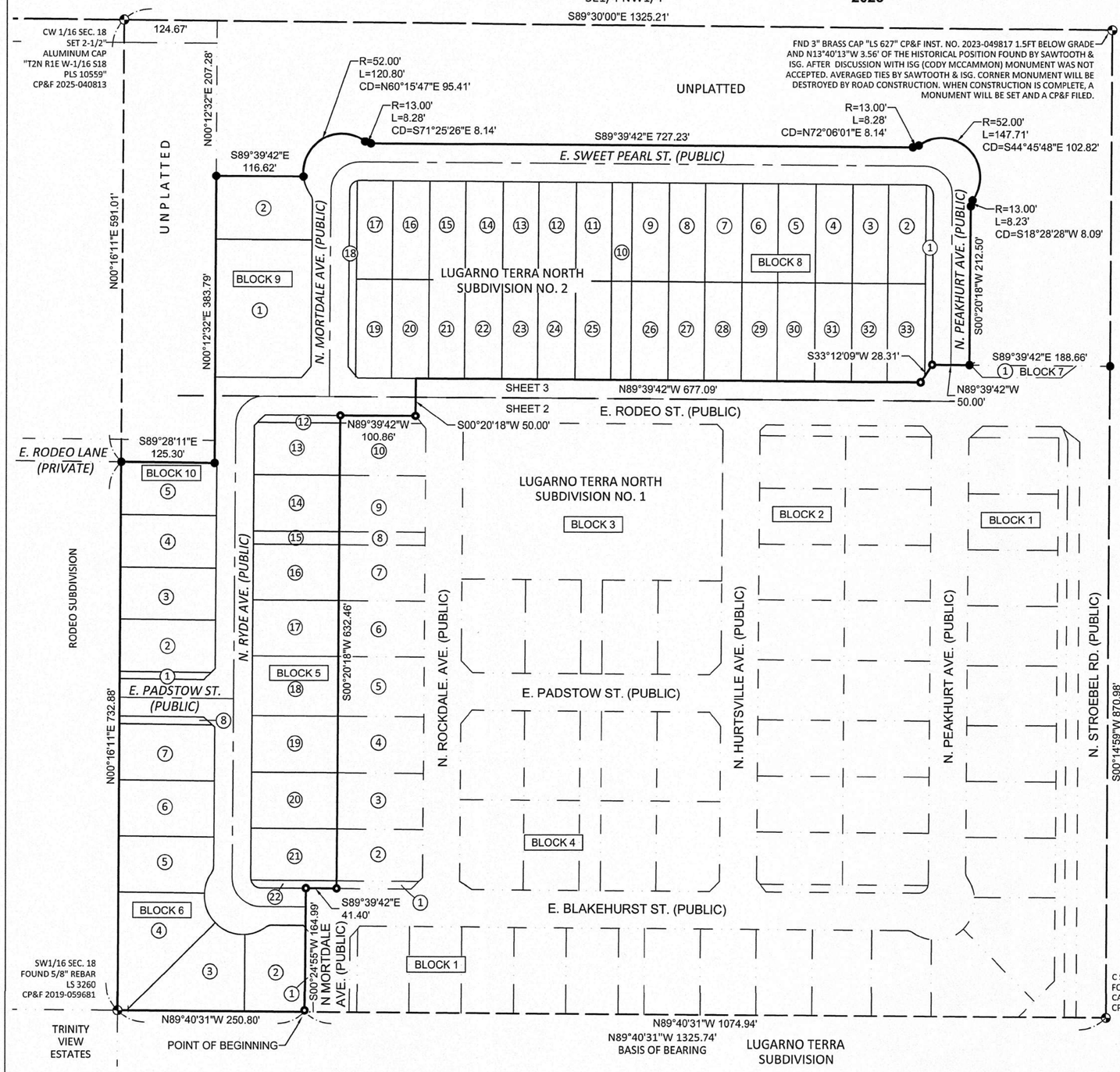
9175 West Black Eagle Drive Boise Idaho 83709 Telephone: 208.900.9049 Facsimile: 503.223.2701

LUGARNO TERRA NORTH SUBDIVISION NO. 2

A PORTION OF LOTS 2 AND 3 OF BLOCK 1, AND A PORTION OF LOT 1, BLOCK 2 OF RODEO SUBDIVISION, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T. 2 N., R. 1 E., BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO

2025

BOOK_____, PAGE_____



LEGEND

●	SET 5/8"X24" IRON PIN "DEA PLS 10559"
◉	FOUND 5/8"X24" IRON PIN "DEA PLS 12460"
✪	MONUMENT (FOUND AS NOTED)
◪	SET 5/8" X 24" REBAR WITNESS CORNER WITH ALUMINUM CAP STAMPED 2' W.C. (UNLESS OTHERWISE NOTED) LS 12460
(2)	LOT NUMBER
———	SUBDIVISION BOUNDARY LINE
—— —— ——	QUARTER SECTION LINE
– – – – –	SIXTEENTH SECTION LINE
———	LOT LINE
—— – ——	CENTERLINE
—— — — ——	EXISTING LOT/PARCEL LINE OF RECORD
▨	ACHD STORM WATER DRAINAGE

BASIS OF BEARINGS

GRID NORTH, IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83(2011) EPOCH 1010.0000

REFERENCES

R1) LUGARNO TERRA SUBDIVISION, BK. 117 OF PLATS, PG. 11783-17789, INST. NO. 2014-111874
R2) RODEO SUBDIVISION, BOOK 72 OF PLATS, PG. 7413-7414, INST. NO. 96080431
R3) TRINITY VIEW ESTATES SUBDIVISION, BK. 64 OF PLATS, PG. 6467-6468, INST. NO. 93104565
R4) RECORD OF SURVEY NO. 1336, INST. NO. 8855922
R5) RECORD OF SURVEY NO. 4281, INST. NO. 98049884
R6) RECORD OF SURVEY NO. 7118, INST. NO. 105167394
R7) RECORD OF SURVEY NO. 7453, INST. NO. 106105410
R8) RECORD OF SURVEY NO. 11160, INST. NO. 2017-116829
R9) WARRANTY DEED INST. NO. 2019-017405
R10) WARRANTY DEED INST. NO. 2019-094145
R11) QUITCLAIM DEED INST. NO. 2019-080415
R12) QUITCLAIM DEED INST. NO. 2019-080416
R13) LUGARNO TERRA NORTH SUBDIVISION NO. 1, BK. 129 OF PLATS, PG. 20921-20925, INST. NO. 2024-047144

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A RESIDENTIAL SUBDIVISION FROM PORTIONS OF LOTS 2 AND 3, BLOCK 1 AND A PORTION OF LOT 1, BLOCK 2 OF RODEO SUBDIVISION AND PORTIONS OF THE NE1/4 SW1/4 OF SAID SECTION 18. THE ORIGINAL LOT LAYOUT OF SAID RODEO SUBDIVISION HAS SUBSEQUENTLY BEEN ADJUSTED BY RECORD OF SURVEY NO. 11160 AND REFERENCED DEEDS. ALL FOUND MONUMENTS FIT WITHIN ACCEPTABLE TOLERANCE UNLESS OTHERWISE NOTED HEREON.

SHEET INDEX

SHEET 1	-	SUBDIVISION BOUNDARY
SHEET 2 & 3	-	SUBDIVISION DETAIL
SHEET 4	-	OWNERS CERTIFICATE
SHEET 5	-	AGENCY APPROVALS

PROFESSIONAL LAND SURVEYOR REGISTERED 10559 7/28/2025 STATE OF IDAHO GILBERT C. BAILEY

DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-900-9049

Survey Index No. 211-18-04-01-00-00
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LUGARNO TERRA NORTH SUBDIVISION NO. 2

BOOK_____, PAGE_____

NOTES

1. EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:

-TEN (10') FOOT WIDE ADJACENT TO PUBLIC RIGHT OF WAYS, SUBDIVISION BOUNDARY, AND FRONT/REAR LOT LINES, OR AS DEPICTED.

- FIVE (5') FOOT WIDE INTERIOR LOT LINES, OR AS DEPICTED.

2. 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 FOR THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."

3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF KUNA AT THE TIME OF RESUBDIVISION.

4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND THIS APPROVAL.

5. NO HOMEOWNER SHALL AT ANY TIME FILL OR OBSTRUCT ACHD DITCHES OR SWALES. MAINTENANCE OF ANY IRRIGATION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.

6. LOTS 12, 15 & 22, BLOCK 5; LOT 8, BLOCK 6; LOTS 1, 10, & 18, BLOCK 8; LOT 1, BLOCK 9; LOT 1, BLOCK 10 ARE RESERVED AS COMMON LOTS, ARE SUBJECT TO BLANKET CITY OF KUNA PRESSURE IRRIGATION AND PROPERTY DRAINAGE EASEMENT, ARE NON BUILDABLE LOTS, AND ARE OWNED AND MAINTAINED BY THE LUGARNO TERRA SUBDIVISION HOMEOWNERS ASSOCIATION.

7. THIS SUBDIVISION IS SUBJECT TO ACHD LICENSE AGREEMENT, INSTRUMENT NO. 2025-011990

8. PORTIONS OF LOTS 5-8, BLOCK 6; LOTS 1-6, 10 - 14, BLOCK 8; LOTS 1-3, BLOCK 10, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THE FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, ADA COUNTY RECORDS, 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.

9. IRRIGATION WATER HAS BEEN PROVIDED FROM THE BOISE KUNA IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE BOISE KUNA IRRIGATION DISTRICT.

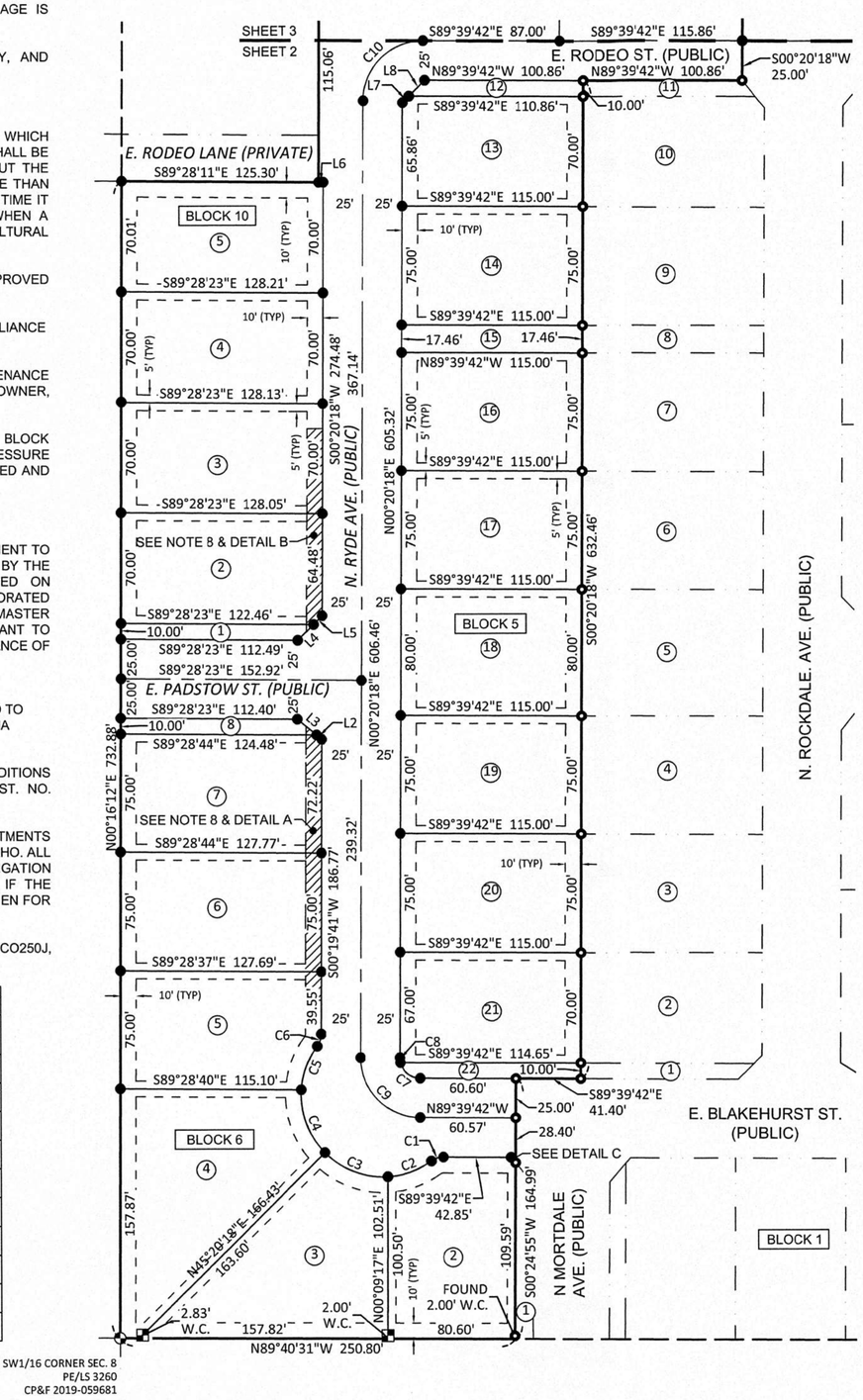
10. THIS SUBDIVISION SHALL BE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LUGARNO TERRA SUBDIVISION HOMEOWNERS' ASSOCIATION, INST. NO. 2019-111876, ADA COUNTY RECORDER'S OFFICE.

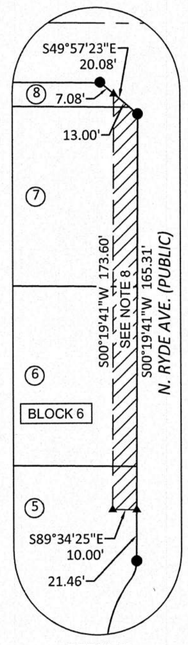
11. THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO THE FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.

12. THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON THE FIRM PANEL 16001 CO250J, EFFECTIVE DATE 10/2/2003, ADA COUNTY, IDAHO AND INCORPORATED AREAS.

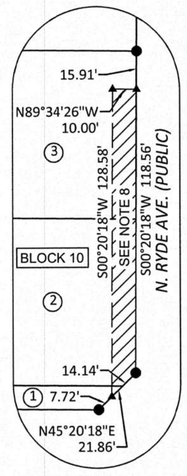
LINE TABLE		
LINE	BEARING	LENGTH
L1	S39°17'26"E	4.42'
L2	S49°57'23"E	4.37'
L3	S49°57'23"E	15.71'
L4	N45°20'18"E	14.06'
L5	S45°20'18"W	7.78'
L6	S89°28'11"E	3.00'
L7	S45°20'18"W	5.86'
L8	S45°20'18"W	14.14'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	13.00'	8.23'	36°16'21"	N72° 12' 07"E
C2	52.00'	29.87'	32°55'01"	N70° 31' 27"E
C3	52.00'	43.89'	48°21'24"	S68° 50' 22"E
C4	52.00'	43.89'	48°21'24"	S20° 29' 04"E
C5	52.00'	29.87'	32°55'02"	S20° 09' 08"W
C6	13.00'	8.23'	36°16'21"	S18° 28' 28"W
C7	13.00'	17.39'	76°39'27"	S51° 19' 59"E
C8	13.00'	3.03'	13°20'33"	S6° 19' 59"E
C9	38.00'	59.69'	90°00'00"	N44° 39' 42"W
C10	38.00'	59.69'	90°00'00"	S45° 20' 18"W

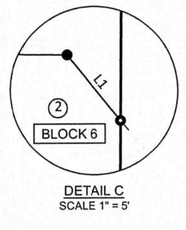




DETAIL A
SCALE 1" = 30'



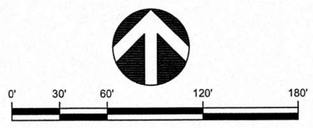
DETAIL B
SCALE 1" = 30'



DETAIL C
SCALE 1" = 5'

LEGEND

- SET 5/8"X24" IRON PIN "DEA PLS 10559"
- FOUND 5/8"X24" IRON PIN "DEA PLS 12460"
- MONUMENT (FOUND AS NOTED)
- SET 5/8" X 24" REBAR WITNESS CORNER WITH ALUMINUM CAP STAMPED 2' W.C. (UNLESS OTHERWISE NOTED) LS 12460
- ▲ CALCULATED POINT, NOTHING FOUND OR SET
- (2) LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- EXISTING LOT/PARCEL LINE OF RECORD
- PERMANENT EASEMENT, SEE NOTE 1
- ACHD STORM WATER DRAINAGE



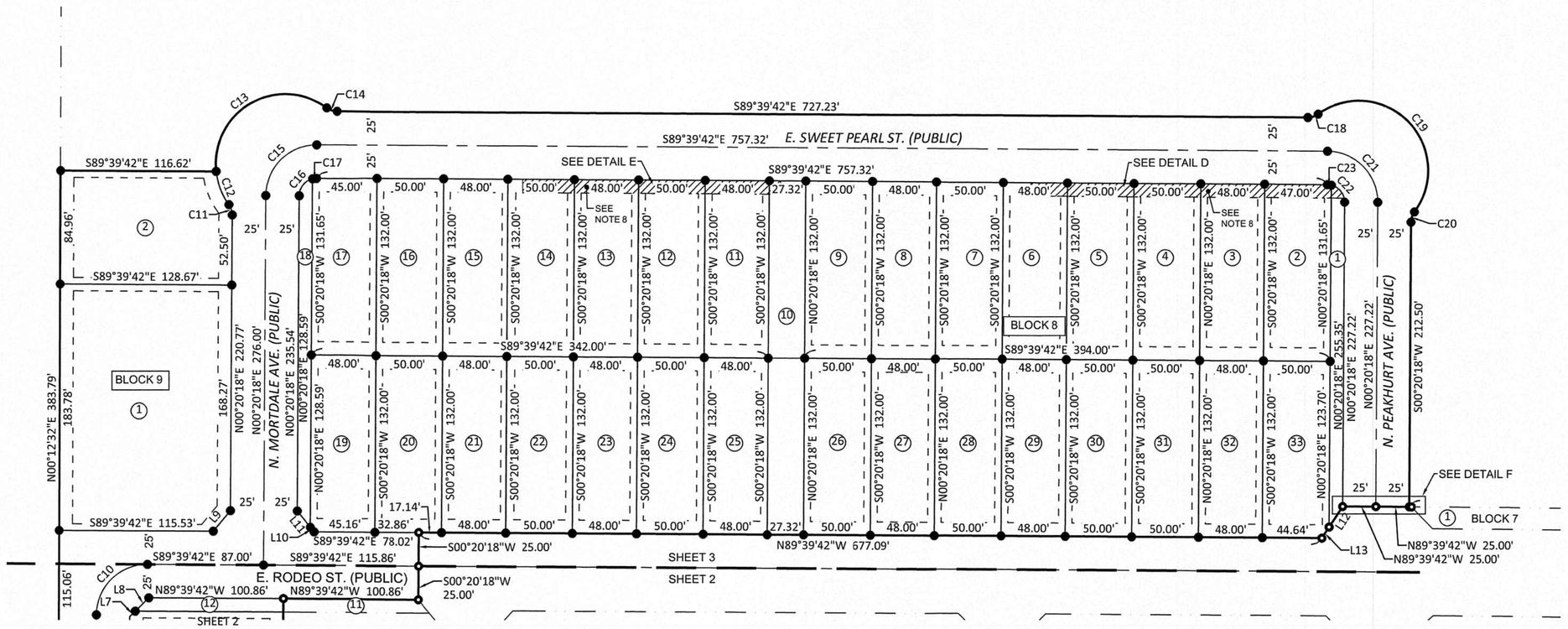
PROFESSIONAL LAND SURVEYOR
REGISTERED
10559
7/29/25
STATE OF IDAHO
GILBERT C. BAILEY

DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-900-9049

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LUGARNO TERRA NORTH SUBDIVISION NO. 2

BOOK_____, PAGE_____



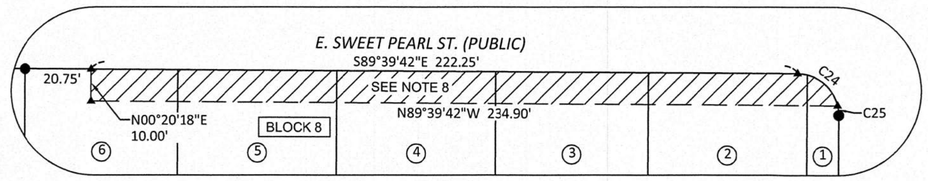
LINE TABLE		
LINE	BEARING	LENGTH
L8	S45°20'18"W	14.14'
L9	N39°44'02"E	20.06'
L10	S39°21'57"E	4.44'
L11	S39°21'57"E	15.65'
L12	N33°12'09"E	18.43'
L13	N33°12'09"E	9.88'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C10	38.00'	59.69'	90°00'00"	S45° 20' 18"W
C11	13.00'	7.55'	33°16'01"	N16° 06' 16"W
C12	52.00'	27.60'	30°24'28"	S21° 29' 29"E
C13	52.00'	120.80'	133°06'05"	S60° 15' 47"W
C14	13.00'	8.28'	36°28'32"	S71° 25' 26"E
C15	38.00'	59.69'	90°00'00"	S45° 20' 18"W
C16	13.00'	17.39'	76°39'27"	S38° 40' 01"W
C17	13.00'	3.03'	13°20'33"	S83° 40' 01"W
C18	13.00'	8.28'	36°28'32"	N72° 06' 01"E
C19	52.00'	147.71'	162°44'53"	N44° 45' 48"W
C20	13.00'	8.23'	36°16'21"	S18° 28' 28"W
C21	38.00'	59.69'	90°00'00"	N44° 39' 42"W
C22	13.00'	17.39'	76°39'27"	N37° 59' 27"W
C23	13.00'	3.03'	13°20'33"	N82° 59' 26"W
C24	13.00'	17.39'	76°39'27"	S51° 19' 59"E
C25	13.00'	3.03'	13°20'33"	S6° 19' 59"E

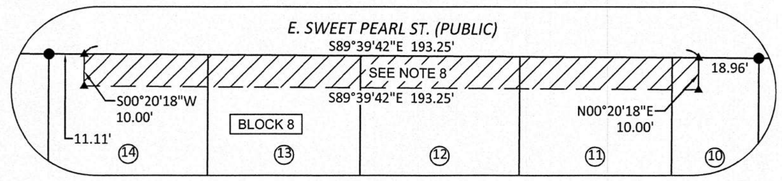
0' 30' 60' 120' 180'

LEGEND

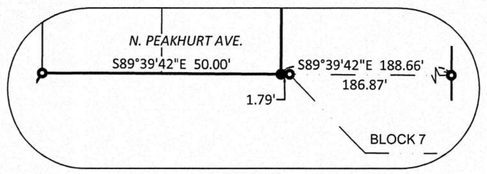
- SET 5/8"X24" IRON PIN "DEA PLS 10559"
- FOUND 5/8"X24" IRON PIN "DEA PLS 12460"
- MONUMENT (FOUND AS NOTED)
- SET 5/8" X 24" REBAR WITNESS CORNER WITH ALUMINUM CAP STAMPED 2' W.C. (UNLESS OTHERWISE NOTED) LS 12460
- ▲ CALCULATED POINT, NOTHING FOUND OR SET
- (2) LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- EXISTING LOT/PARCEL LINE OF RECORD
- PERMANENT EASEMENT, SEE NOTE 1
- ACHD STORM WATER DRAINAGE



DETAIL D
SCALE 1" = 20'



DETAIL E
SCALE 1" = 20'



DETAIL F
SCALE 1" = 20'

PROFESSIONAL LAND SURVEYOR REGISTERED 10559 7/29/25 STATE OF IDAHO GILBERT C. BAILEY

DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-900-9049

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LUGARNO TERRA NORTH SUBDIVISION NO. 2

BOOK_____, PAGE_____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PORTION OF LOTS 2 AND 3, BLOCK 1 OF RODEO SUBDIVISION, AND A PORTION OF LOT 1, BLOCK 2 OF RODEO SUBDIVISION RECORDED IN BOOK 72 AT PAGES 7413-7414, ADA COUNTY RECORDERS, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST , BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 18, AN ALUMINUM CAP BY PLS 10561 PER CP&F INST. NO. 2019-095200, FROM WHICH THE SW1/16 CORNER SEC. 18, A PLASTIC CAP LS 3260, PER CP&F INST. NO. 2019-059681, BEARS N89°40'31"W 1325.74' ; THENCE, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER,

A) N.89°40'31"W., 1074.94 FEET TO THE SOUTHWEST CORNER OF LUGARNO TERRA NORTH SUBDIVISION NO. 1, BOOK 129 OF PLATS, PAGE 20921-20925, AND BEING THE **POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID SOUTH LINE,

1. N.89°40'31"W., 250.80 FEET (RECORD 250.75 FEET) TO THE SOUTH WEST ONE-SIXTEENTH CORNER OF SAID SECTION 18, A 5/8 INCH REBAR BY PLS 3260 PER CP&F INST. NO. 2019-059681; THENCE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER,
2. N.00°16'11"E., 732.88 FEET (RECORD N.00°15'34"E.); THENCE, LEAVING SAID WEST LINE,
3. S.89°28'11"E.,125.30 FEET; THENCE,
4. N.00°12'32"E.,383.79 FEET; THENCE,
5. S.89°39'42"E., 116.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
6. NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 120.80 FEET, THROUGH A CENTRAL ANGLE OF 133°06'05", OF WHICH THE LONG CHORD BEARS N.60°15'47"E., 95.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE,
7. SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 8.28 FEET, THROUGH A CENTRAL ANGLE OF 36°28'32", OF WHICH THE LONG CHORD BEARS S.71°25'26"E., 8.14 FEET TO A POINT OF TANGENCY; THENCE,
8. S.89°39'42"E., 727.23 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
9. NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 8.28 FEET, THROUGH A CENTRAL ANGLE OF 36°28'32", OF WHICH THE LONG CHORD BEARS N.72°06'01"E., 8.14 FEET TO A REVERSE CURVATURE; THENCE,
10. SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 147.71 FEET, THROUGH A CENTRAL ANGLE OF 162°44'53", OF WHICH THE LONG CHORD BEARS S.44°45'48"E., 102.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE,
11. SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 8.23 FEET, THROUGH A CENTRAL ANGLE OF 36°16'21", OF WHICH THE LONG CHORD BEARS S.18°28'28"W., 8.09 FEET TO A POINT OF TANGENCY; THENCE,
12. S.00°20'18"W., 212.51 FEET TO THE NORTH LINE OF SAID LUGARNO TERRA NORTH SUBDIVISON NO. 1; THENCE ALONG SAID NORTH LINE AND ALSO THE WEST LINE OF SAID SUBDIVISION THE FOLLOWING EIGHT (8) COURSES:
    a. N.89°39'42"W., 50.00 FEET; THENCE,
    b. S.33°12'09"W., 28.31 FEET; THENCE,
    c. N.89°39'42"W., 677.09 FEET; THENCE,
    d. S.00°20'18"W., 50.00 FEET; THENCE,
    e. N.89°39'42"W., 100.86 FEET; THENCE,
    f. S.00°20'18"W., 632.46 FEET; THENCE,
    g. N.89°39'42"W., 41.40 FEET; THENCE,
    h. S.00°24'55"W., 164.99 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 12.505 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF KUNA, IDAHO, AND SAID CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE CITY OF KUNA SERVICE AREA (208) 922-5546. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY THE CITY OF KUNA. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUR HANDS THIS 31 DAY OF July, 2025.

JONATHAN HASTINGS, MEMBER
TH HOLDINGS 2022, LLC

July 31, 2025
DATE

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF ADA } S.S.

ON THIS 31 DAY OF JULY, 2025 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JONATHAN HASTINGS, KNOWN OR IDENTIFIED TO ME TO BE ONE OF THE MEMBERS OF TH HOLDINGS 2022 LLC, A LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN 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 Dec. 7, 2027

DARIN J TAYLOR
COMMISSION #28807
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/07/2027

NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING IN Middleton, IDAHO

CERTIFICATE OF SURVEYOR

I, GILBERT C. BAILEY DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE.

PROFESSIONAL LAND SURVEYOR
REGISTERED
10559
7/28/25
STATE OF IDAHO
GILBERT C. BAILEY

DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-900-9049

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LUGARNO TERRA NORTH SUBDIVISION NO. 2

BOOK_____, PAGE_____

HEALTH CERTIFICATE

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

Lori Bodine REHS
CENTRAL DISTRICT HEALTH

CENTRAL DISTRICT HEALTH ★ ADA COUNTY ★

4.2.2025
DATE

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

DATE

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT

COMMISSIONERS ON THE_____DAY OF_____, 20___,

PRESIDENT ACHD

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.

COUNTY TREASURER

DATE

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER

DATE

APPROVAL OF THE CITY COUNCIL

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

CITY CLERK, KUNA, IDAHO

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO
COUNTY OF ADA } S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF_____,

AT_____MINUTES PAST____O'CLOCK_____.M. THIS_____DAY OF_____, 20___ IN BOOK_____OF PLATS AT

PAGES_____THROUGH_____,

INSTRUMENT NO._____

DEPUTY

EX OFFICIO RECORDER

PROFESSIONAL LAND SURVEYOR REGISTERED 10559 3/21/25 STATE OF IDAHO GILBERT C. BAILEY

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DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-900-9049

Docusign Envelope ID: 6A5C6445-A55E-4C7F-A0DD-469B16077A13

LETTER OF TRANSMITTAL

TO: Derritt Kerner
David Evans and Associates, Inc.

FROM: Michael L Borzick
Public Works Plan Review Manager

RE: Lugarno Terra North Subdivision No. 2
QLPE Review

DATE: 4 February 2025

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
(208) 287-1726

Mr. Kerner:

Enclosed in this letter you will find your QLPE approval and "will serve" statement for the above project. Here are your next steps:

- ☐ Provide a list of improvements for which you will seek **reimbursement** with a *detailed* cost estimate and evidence of at least three (3) competitive bids.
  Submit reimbursement request to **PWOffice@kunaid.gov** with three (3) verifiable cost estimates.
- ☐ Provide copies of the construction plans on **yellow** paper for the City (3-24"x36" & 3-11"x17"), ACHD, contractors and your use.
- ☐ Provide PDF of approved construction drawing.
- ☐ **Submit payment** of $35,519.29 for the Plan Review Fees, Inspection Fees, Modeling Fees, Record Drawing Review Fees and Irrigation Connection Fees to the **Utility Billing** desk at **Kuna City Hall**.
- ☐ Submit payment to the **Kuna Rural Fire District** (mail or hand-deliver).
- ☐ Once your invoice is paid, reach out to all the appropriate contractors and applicable agencies including, but not limited to: ACHD, Idaho Power, Intermountain Gas, etc. to schedule your **Pre-Construction Meeting.**

Please schedule your pre-construction meeting to be held at the Kuna North Wastewater Treatment Plant, 6950 S Ten Mile Rd. Kuna, ID 83634 between Monday-Friday at either **11:00 am** or **1:00 pm**. Please call or email the City of Kuna Project Support Coordinator, Ashley Wolgast, at (208) 947-7713 or at AWolgast@KunaID.gov for any further questions or concerns.

Respectfully,

Michael L Borzick
Public Works Plan Review Manager

Docusign Envelope ID: 6A5C6445-A55E-4C7F-A0DD-469B16077A13

REQUIREMENTS FOR PLAT RECORDATION

To obtain Final Plat mylar signatures from the Kuna Civil Engineer and Kuna City Clerk and ultimately reach final plat recordation, the following conditions must first be met:

- ☐ Public Works Inspector must return approved inspections for water, sewer, and pressure irrigation services.
- ☐ Streetlights must be installed, numbered, and an inspection must be requested at the link below and subsequently approved.
- ☐ Landscaping and Fencing must be installed according to the approved civil plans, and an inspection must be requested at the link below and subsequently approved.
- ☐ If the developer intends to pay a construction bond for the delayed construction of streetlights, landscaping, or fencing, a **Bond Request Application Form** must be submitted at the link below and subsequently approved.
- ☐ A Fire Inspection must be requested at the link below, and subsequently approved by Kuna Rural Fire District.
- ☐ Record Drawings must be submitted at the link below.

Request Streetlight, Landscaping, Fencing, and Fire Inspections at:
https://forms.office.com/r/4Vdj5pATve

Apply to Bond for Construction Improvement of Streetlights, Landscaping, or Fencing:
https://forms.office.com/r/3LPsZz6W81

Submit Record Drawings at:
Record Plan Submittal

Once the above conditions have been met, City of Kuna Public Works Project Coordinator will receive your Mylar Plans at the North Wastewater Treatment Plant, **6950 S. Ten Mile Rd. Kuna** and will route your final plat through the Civil Engineer and City Clerk for signature.

Please contact Ashley Wolgast with any questions on the requirements for final plat recordation.

Ashley Wolgast
Project Support Coordinator
City of Kuna | Public Works
Phone: 208-947-7713
Email: awolgast@kunaid.gov

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KELLER ASSOCIATES

100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

FINAL CONSTRUCTION PLAN APPROVAL

To: DERRITT KERNER
DAVID EVANS AND ASSOCIATES, INC.
9175 W BLACK EAGLE DR
BOISE, ID 83709
(208) 391-7682

Cc : Lugarno Terra North Subdivision No. 2 - File
Development Services Department (City of Kuna)

RE: LUGARNO TERRA NORTH SUBDIVISION NO. 2
4 February 2025

The City Engineer has reviewed the Final Construction Drawings (dated 1/27/2025) for **LUGARNO TERRA NORTH SUBDIVISION NO. 2**. Pressurized irrigation (and as stated in the attached QLPE Letter) sewer, and water facilities presented in the construction plans substantially conform to engineering standards of care and City standards.

The following conditions apply:

1. No building permits can be issued until all utilities are completely functional and approved.
2. No building permits can be issued until Kuna Rural Fire District approved fire suppression is in place and working.

The submitted construction drawings are approved and eligible for a City commitment to serve with water and sewer. The Street Light Plan, Landscape Plan and Fire Hydrant Plan are approved by others and are not included in the scope of this approval. Please see the attached QLPE Letter for conditions of the "Will Serve" commitment. This construction plan approval is issued contingent upon the commencement of construction in a substantial way within one year of the date of this letter, and the expeditious completion of the work. Failure to meet these conditions will result in cancellation of the construction drawing approval and the termination of any "Will Serve" commitments provided in the attached QLPE Letter.

REIMBURSABLE IMPROVEMENTS
As required by City Ordinance, before the commencement of construction, submit an itemized list, with at least three (3) detailed cost estimates of improvements for which you will request reimbursement in accordance with the City's current Reimbursement Policy.

A copy of the current reimbursement policies for pressure irrigation, sewer, and water can be obtained from the City. Once your reimbursement request and cost estimates are received, they will be reviewed by the City to determine reimbursement eligibility. Once construction is complete, a reimbursement agreement will be executed between yourself and the City of Kuna.

Please note, if you proceed with construction prior to the City approving eligibility of reimbursable improvements and cost estimates, your eligibility for reimbursement will terminate.

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KELLER ASSOCIATES

100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

INSPECTION FEES

Pursuant to Resolution R74-2023, an inspection fee of one dollar and seventy cents ($1.70) for each lineal foot of water, sewer, and pressurized irrigation pipe is due upon the City's approval of final construction plans. Based on our review of the approved construction plans, there are 2,530 feet of water line, 2,228 feet of sewer line, 2,505 feet of pressurized irrigation line improvements, a Plan Review Fee of $338 plus $17 per lot, a QLPE Fee of $338, a Modeling Fee of $1,284 plus $11 per lot, and a Record Drawing Review Fee of $338. Additionally, City Council has approved Resolution R83-2023 to charge the Pressurized Irrigation Connection fees for the square footage of all common lots within the subdivision.

Consequently, inspection and other fees of $35,519.29 are now due and payable to the City of Kuna. The City does not proceed with the pre-construction meetings until all fees are paid.

NEXT STEPS

Please proceed with the following steps:

- ☐ Provide a list of improvements for which you will seek **reimbursement** with a *detailed* cost estimate and evidence of at least three (3) competitive bids.
  Submit reimbursement request Ashley Wolgast with three (3) verifiable cost estimates.

- ☐ Provide copies of the construction plans on **yellow** paper for the City (3-24"x36" & 3-11"x17"), ACHD, contractors and your use.

- ☐ Provide PDF of approved construction drawings on a **USB thumb drive** or via SharePoint.

- ☐ **Submit payment** of $35,519.29 for the Plan Review Fees, Inspection Fees, Modeling Fees, Record Drawing Review Fees and Irrigation Connection Fees to the **Utility Billing** desk at **Kuna City Hall**.

- ☐ Submit payment to the **Kuna Rural Fire District** (mail or hand-deliver).

- ☐ Once your invoice is paid, reach out to all the appropriate contractors and applicable agencies including, but not limited to: ACHD, Idaho Power, Intermountain Gas, etc. to schedule your **Pre-Construction Meeting.**

Please phone (208) 813-7590 if you have any questions.

DocuSigned by:
C822E3A80DD0455...

Respectfully,
Justin Walker, P.E.
Kuna City Engineer

Docusign Envelope ID: 6A5C6445-A55E-4C7F-A0DD-469B16077A13

KELLER ASSOCIATES

100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

CITY OF KUNA
CONSTRUCTION DRAWING REVIEW
QLPE AND WILL SERVE APPROVAL

To: Valerie Greear, P.E.
Department of Environmental Quality
Southwest Idaho Regional Office
1445 North Orchard
Boise, ID 83706

Cc: Derritt Kerner (DAVID EVANS AND ASSOCIATES, INC.)
Doug Hanson (Kuna DSD)
Lugarno Terra North Subdivision No. 2 - File

RE: **Lugarno Terra North Subdivision No. 2**
4 February 2025

PROFESSIONAL ENGINEER REGISTERED 12524 2/4/2025 STATE OF IDAHO JUSTIN WALKER
DocuSigned by: C822E2A80DD0455...

PLAN REVIEW

Justin Walker, P.E. is the Kuna City Engineer and qualified licensed professional engineer representing the City of Kuna. The City Engineer has reviewed the attached **Lugarno Terra North Subdivision No. 2** sewer and water construction plans, dated 1/27/2025. The submitted construction drawings are approved and eligible for a City commitment to serve with water and sewer. The proposed development is an extension of sewer and water lines that conform to the current City sewer and water master plans. The sewer and water facilities presented in the attached plans are in general conformance with applicable engineering standards of care and City standards.

Once the City Engineer has accepted the construction and the developer has certified that the sewer and water facilities were constructed to City standards, the City will own and operate the sewer and water facilities excluding facilities which are located on private property without easements, service lines, or any temporary pressurized sewer systems.

WATER SYSTEM CAPACITY

Conditional "Will Serve" commitments become firm commitments upon recordation of final plats in most instances and the development is then eligible to connect to the water distribution system upon payment of connection fees. There are adequate water connections available for this development and it is recommended that sanitary water restrictions for this project are lifted according to the following terms:

1. A conditional "Will Serve" commitment for this development is issued in connection with this QLPE Letter.
2. A firm "Will Serve" commitment will be issued upon recordation of the final plat.
3. If construction of this project does not commence within one year of the date of this letter and pursued vigorously to completion thereafter, this QLPE Letter and associated commitments shall terminate.

Docusign Envelope ID: 6A5C6445-A55E-4C7F-A0DD-469B16077A13

KELLER ASSOCIATES

100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

SEWER SYSTEM CAPACITY

Conditional "Will Serve" commitments become firm commitments upon recordation of final plats in most instances and the development is then eligible to connect to the sewer collection system upon payment of connection fees. There are adequate sewer connections available for this development and it is recommended that sanitary sewer restrictions for this project are lifted according to the following terms:

1. A conditional "Will Serve" commitment for this development is issued in connection with this QLPE Letter.
2. A firm "Will Serve" commitment will be issued upon recordation of the final plat.
3. If construction of this project does not commence within one year of the date of this letter and pursued vigorously to completion thereafter, this QLPE Letter and associated commitments shall terminate.

SEWER AND WATER APPROVAL

In summary, the following apply:

1. The City hereby issues **Lugarno Terra North Subdivision No. 2** a "Will Serve" letter with sanitary sewer and water restrictions removed for fifty-two (52) residential lots listed below in compliance with conditions noted above:

Lots 13 – 14 & 16 – 21, Block 5	Lots 2 – 7, Block 6
Lots 2 – 5, Block 7	Lots 2 – 9 & 11 – 17, Block 8
Lots 2 – 9 & 11 – 17, Block 9	Lot 2, Block 10

2. The plat for **Lugarno Terra North Subdivision No. 2** also includes twelve (12) common lots for which sanitary sewer and water restrictions are not released and which are listed below:

Lots 12, 15 & 22, Block 5	Lot 8, Block 6
Lot 1, Block 7	Lots 1, 10 & 18, Block 8
Lots 1, 10 & 18, Block 9	Lot 1, Block 10

HOLD HARMLESS COMMITMENT

The Developer may proceed with their water and sewer line construction with the approval of DEQ at his/her own risk with the understanding that water and sewer permits can only be issued when there is remaining available capacity for permits in the water and sewer systems. The Developer, in choosing to proceed with construction, will hold the City of Kuna and DEQ harmless from any damage that may be caused by a delay in receiving EDU sewer or water permits for any of the lot(s) within this project.

Respectfully,
Justin Walker, P.E.
Kuna City Engineer

State of Idaho
Department of Environmental Quality
1410 North Hilton ▪ Boise, Idaho 83706 ▪ (208) 373-0502

QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REVIEW AND APPROVAL CHECKLIST

About this form

- This checklist is optional to use and is guidance from DEQ to qualified licensed professional engineers (QLPE). This checklist describes the required elements of a QLPE project transmittal letter and is intended to assist DEQ in the tracking of drinking water and wastewater projects, as well as assist the QLPE in reviewing and approving certain types of Plans and Specifications.
- This checklist should be filled out by the qualified licensed professional engineer (QLPE) when the QLPE is reviewing and approving a project for construction under Idaho Code § 39-118(2)(d). If the project requires DEQ approval prior to construction, the QLPE shall direct the Design Engineer to submit the plans and specifications through the normal DEQ review process.
- This checklist may be used in place of a transmittal letter from the QLPE.
- This and other design checklists are available at any DEQ regional office or online at http://www.deq.state.id.us/water/assist_business/engineers/checklists.cfm.
- **The other checklists include additional information about submitting a package of plans and specifications for DEQ review.**

I. GENERAL PROJECT INFORMATION

1 Project Name: Lugarno Terra North Subdivision No. 2

2 Approving Authority*: CITY OF KUNA

3 Qualified Licensed Professional Engineer:

Name: Justin Walker, P.E.

Employer: Keller Associates

4 This approval is for:

☒ Public drinking water system simple water main extension

☒ Public sewer system simple wastewater main extension

5 Design Engineer

Name: Derritt Kerner, P.E.

Employer: David Evans and Associates, Inc.

6 Project Owner or Developer: (Please provide exact name of owner or authorized representative)

Name: Carl Baker

Firm: Tresidio Homes, LLC.

Address: 2973 N Eagle Rd

City: Meridian State: ID ZIP: 83646

* Approving Authority refers to the City, County, Quasi-Municipal Corporation, or Regulated Public Utility that is approving the plans and specifications per Idaho Code 39-118(2)(d).

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II. REQUIRED CERTIFICATIONS

Checklist Item	Yes
A) I am the QLPE representing the Approving Authority.	☒
B) This project consists of simple wastewater main extension(s), simple water main extension(s), or both. It complies with the current facility plan or preliminary engineering report. The water or wastewater system has adequate capacity for the project. (If required, please include declining balance spreadsheet to demonstrate capacity)	☒
C) The Approving Authority has committed to serve this project and has reserved capacity for it. (Attach separate will serve letter or other documentation if needed.)	☒
D) The Approving Authority will own and operate the project upon completion of construction. (Attach separate letter or other documentation if needed.)	☒
E) I have reviewed the plans and specifications and verified that they comply with the facility and design standards (IDAPA 58.01.08 and IDAPA 58.01.16) and engineering standards of care.	☒

III. PLAN & SPECIFICATION APPROVAL

Checklist Item	Yes
A) As the QLPE for the Approving Authority, I have approved the plans and specifications for construction. I am not the design engineer, nor was I otherwise involved in the design.	☒
B) The plans and specifications have been marked as "Approved for Construction", and a copy of the approved plans were transmitted to DEQ with this checklist.	☒
C) The plans are for simple wastewater main extension(s), simple water main extension(s), or both. No mechanical systems such as drinking water sources, treatment facilities, booster stations, storage facilities, or wastewater systems such as lift stations or treatment works are included with this project. **	☒
D) This extension project will connect to: 1) Existing drinking water and/or wastewater mains owned by the Approving Authority.	☒
OR	
2) A future main(s) not existing at the time of approval. The future main(s) will be owned by the Approving Authority. In such cases, sanitary restrictions will remain in force.	☐

** Portions of a project that require DEQ approval must be approved by DEQ prior to the QLPE approval of the drinking water or wastewater extensions. Alternatively, the drinking water and/or wastewater extensions may be submitted to DEQ for approval of the entire project.

IV. SANITARY RESTRICTIONS

If the project includes drinking water and wastewater main extensions that will be reviewed and approved separately, the two Approving Agencies must coordinate the review and approval as it pertains to the lifting of sanitary restrictions.

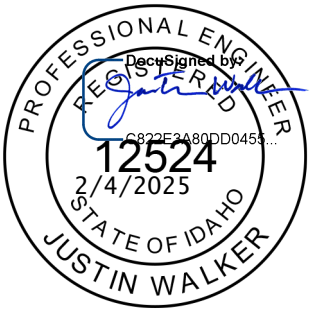
Recommendation	Yes
I have reviewed and approved all drinking water and wastewater improvements included in this project, and I recommend that the district health department release sanitary restrictions.	☒
OR	
I have reviewed and approved only the drinking water ☐ wastewater ☐ (check one) improvements included in this project, and I recommend that the district health department release sanitary restrictions once they receive the approval from the other Approving Authority.	☐
OR	
I recommend that the district health department leave sanitary restrictions in place.	☐

V. NOTE ON RULES AND STANDARDS

This checklist addresses the majority of common items from the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08), the Wastewater Rules (IDAPA 58.01.16, for QLPE approval of projects. However, this checklist is not all-inclusive, and users are expected to fully understand the rules and standards, apply them where necessary, and request interpretations from DEQ if there are any questions. DEQ regional offices may have additional written information that will assist in the design/approval process.

VI. QLPE CERTIFICATION

All responses indicated on the checklist above are accurately reflected in the attached Plans and Specifications.



QLPE's, Signature, Date and Seal

CASE NO. 25-20-FP

LUGARNO TERRA NORTH SUBDVISION NO. 3; FINAL PLAT

Planner: Troy Behunin, TBehunin@KunaID.Gov, 208.387.7729

ALL APPLICATION MATERIALS: 25-20-FP, LUGARNO TERRA NORTH SUBDIVISION NO. 3

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

DEVELOPMENT SERVICES
KUNA
IDAHO

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	Other
Title:	Lugarno Terra Nor. Sub. No. 3		Application Number:		25-20-FP		
Date:	10.7.2025		Staff Contact:		Troy Behunin		
Owner/Applicant:	TH Holdings 2022, LLC		Applicant Contact:		darren@tresidio.com		
Representative:	Darin Taylor, David Evans & Assoc.		Representative Contact:		darin.taylor@deainc.com		

Purpose
Applicant requests final plat approval for the Lugarno Terra North Subdivision No. 2, which proposes 18 residential lots & one (1) common lot covering 5.76 acres, in an R-4 zone. The site is located near the northwest corner of Deer Flat and Stroebel Roads.

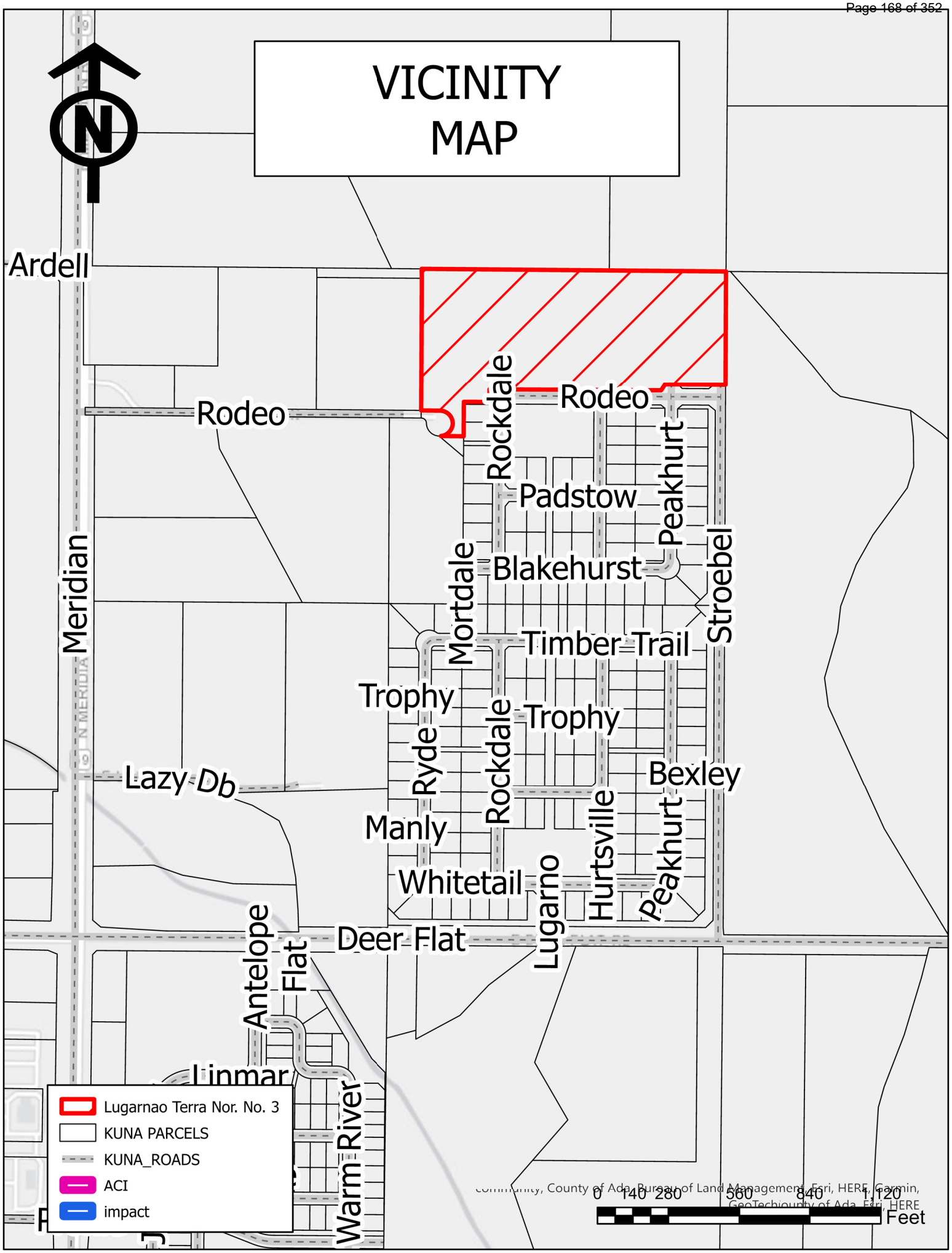
Statement of Fact	
Parcel Number(s):	R7567260380
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Agriculture
Current Zoning:	R-4; Medium Density Residential
Proposed Zoning:	R-4; Medium Density Residential
Development Area:	5.76 Acres
Adjacent Zoning Districts:	**North:** R-6; **East:** RR (County); **South:** R-4 (City); **West:** R-4 (City) & RUT (County)
Adjacent Street(s) Existing & Proposed:	**North:** None; **East:** Stroebel Rd.; **South:** Sweet Pearl St..; **West:** Rodeo Ln.
Internal Street(s) Existing & Proposed:	N Stroebel Road.
Adjacent Bike/Pedestrian Facilities:	Stroebel Road will provide sidewalk.
Adjacent Parks:	No
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). With the current zoning and land use, staff believes 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 5-5-5 (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 5-10.
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 twelve 12 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.


VICINITY MAP
N
Ardell
Rodeo
Rodeo
Rockdale
Peakhurt
Padstow
Meridian
Mortdale
Blakehurst
Stroebel
Timber Trail
Trophy
Trophy
Rockdale
Ryde
Bexley
Lazy Db
Manly
Hurtsville
Peakhurt
Whitetail
Lugarno
Deer Flat
Antelope
Flat
Linmar
Warm River
Lugarnao Terra Nor. No. 3
KUNA PARCELS
KUNA_ROADS
ACI
impact
0 140 280 560 840 1,120
Feet
Community, County of Ada, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnology of Ada, Esri, HERE

DAVID EVANS
AND ASSOCIATES INC.

July 29, 2025

STATEMENT OF CONFORMANCE

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

Re: Lugarno Terra North Subdivision No. 3 – Final Plat Application

Mr. Behunin:

Please find attached the Final Plat Application and supporting documents for Lugarno Terra North Subdivision No. 3. Also, this letter is intended to satisfy the Statement of Conformance requirement.

Upon review, Kuna City Council's Findings of Fact, Conclusions of Law, and Order of Approval of Preliminary Plat Application dated December 7, 2021 in Case No. 20-12-S (Preliminary Plat) were approved without conditions.

The Applicant states, and David Evans and Associates confirms, infrastructure improvements were designed, constructed and installed according to acceptable engineering practices, Kuna City Code, and other applicable local standards.

Sincerely,

Jay Walker
DEA Project Manager

LUGARNO TERRA NORTH SUBDIVISION NO. 3

A PORTION OF LOT 3 OF BLOCK 1 OF RODEO SUBDIVISION, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T. 2 N., R. 1 E., BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO

2025

BOOK_____, PAGE_____

0' 40' 80' SCALE 160' 240'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°59'33"W	33.68'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	13.00'	8.23'	36°16'21"	S18°28'28"W	8.09'
C2	52.00'	147.71'	162°44'53"	S44°45'48"E	102.82'
C3	13.00'	8.28'	36°28'32"	N72°06'01"E	8.14'
C4	13.00'	8.28'	36°28'32"	S71°25'26"E	8.14'
C5	52.00'	120.80'	133°06'05"	N60°15'47"E	95.41'
C6	52.00'	26.95'	29°41'36"	N21°45'50"E	26.65'
C7	52.00'	46.96'	51°44'43"	N18°57'17"W	45.38'
C8	52.00'	47.97'	52°51'12"	N71°15'15"W	46.29'
C9	52.00'	25.83'	28°27'24"	S68°05'27"W	25.56'
C10	52.00'	25.83'	28°27'25"	N67°24'53"W	25.56'
C11	52.00'	48.78'	53°44'54"	S71°28'58"W	47.01'
C12	52.00'	46.19'	50°53'46"	S19°09'38"W	44.69'

CW 1/16 COR.
SET 2-1/2" ALUMINUM CAP "T2N R1E W-1/16 S18 PLS 10559" CP&F 2025-040813

S89°28'43"E 1,236.46'

Sec. 13 | Sec. 18

W1/4 COR.
FND 2-1/2 ALUM. CAP "PLS 7323" CP&F INST. NO. 2019-015474

NW1/4 SW1/4

124.67'

E. ARDELL RD.

S89°30'00"E 1,325.21'
S89°30'00"E 1200.54'

SEE DETAIL A

SE1/4 NW1/4

FND 3" BRASS CAP "LS 627" CP&F INST. NO. 2023-049817 1.5FT BELOW GRADE AND N13°40'13"W 3.56' OF THE HISTORICAL POSITION FOUND BY SAWTOOTH & ISG. AFTER DISCUSSION WITH ISG (CODY MCCAMMON) MONUMENT WAS NOT ACCEPTED. AVERAGED TIES BY SAWTOOTH & ISG. CORNER MONUMENT WILL BE DESTROYED BY ROAD CONSTRUCTION. WHEN CONSTRUCTION IS COMPLETE, A MONUMENT WILL BE SET AND A CP&F FILED.

CW 1/4 COR. SEC. 18

66.26'

40'

SEE DETAIL B

18' (TYP)

16.20'

14.02'
23.00'
37.02'
SEE NOTE 14
563.99'
119.25'
451.05'
SEE NOTE 14

S89°39'42"E 1,084.06'
S89°29'48"E 1,144.42'

175.91'
70.00'
75.00'
BLOCK 7
118.15'
31.26'
31.34'
S44°39'42"E 68.60'

S00°12'32"W 207.28'
170.27'
N45°26'26"W 183.40'
10' (TYP)
N00°20'18"E 112.73'
N00°20'18"E 112.78'
N45°12'20"E 142.57'
121.72'
38.61'
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12
50'

S89°39'42"E 727.23'
E. SWEET PEARL ST. (PUBLIC)

S89°39'42"E 116.62'

POINT OF BEGINNING

BLOCK 9

BLOCK 7
S89°39'42"E
107.75'
80.00'
120.00'
85.00'
79.99'
SEE DETAIL C1
S89°39'42"E 188.66'

N. MORTDALE AVE. (PRIVATE)

LUGARNO TERRA NORTH SUB. NO. 2

N. PEAKHURST AVE. (PUBLIC)
S00°20'18"W 210.66'

N. STROEBEL RD. (PUBLIC)
S00°14'23"W 427.98'
N00°14'23"E 448.84'
N00°14'59"E 870.98'

NW1/4 SE1/4

UNPLATTED

N00°16'11"E 1323.88'
591.01'
N00°12'32"E 383.79'

E. RODEO ST. (PUBLIC)

LUGARNO TERRA NORTH SUBDIVISION NO. 1

S89°28'11"E 125.30'

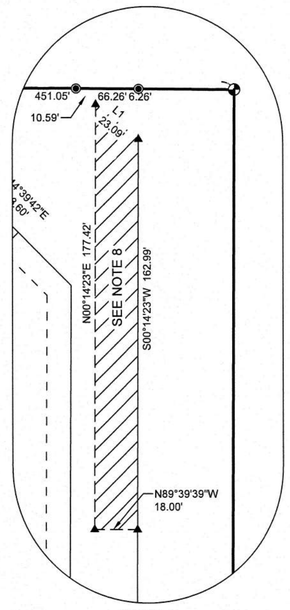
732.88'
SW1/16 COR.
FND PLASTIC CAP LS 3260
CP&F INST. NO. 2019-059681

N89°40'31"W 1325.74'

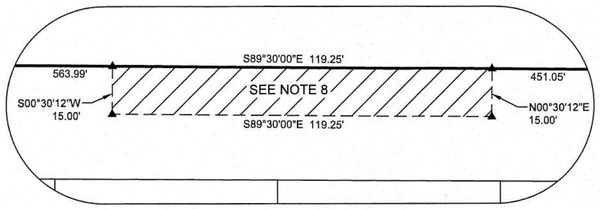
CS1/16 COR.
FND ALUMINUM CAP "LS 10561"
CP&F INST. NO. 2019-095200

LEGEND

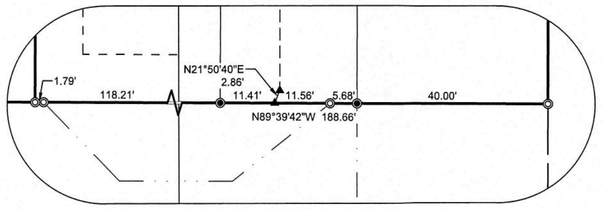
- SET 5/8"X24" IRON PIN "DEA INC PLS 10559"
- FOUND IRON PIN "DEA INC PLS 10559"
- MONUMENT (FOUND AS NOTED)
- CALCULATED POINT, NOTHING FOUND OR SET
- (2) LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- LOT LINE
- EXISTING LOT/PARCEL LINE OF RECORD
- EASEMENT
- ACHD STORM WATER DRAINAGE



DETAIL B
SCALE 1" = 40'



DETAIL A
SCALE 1" = 30'



DETAIL C
SCALE 1" = 20'

REFERENCES

RI) LUGARNO TERRA SUBDIVISION, BK. 117 OF PLATS, PG. 11783-17789
R2) RODEO SUBDIVISION, BOOK 72 OF PLATS, PG. 7413-7414
R3) TRINITY VIEW ESTATES SUBDIVISION, BK. 64 OF PLATS, PG. 6467-6468
R4) RECORD OF SURVEY NO. 1336, INST. NO. 8855922
R5) RECORD OF SURVEY NO. 4281, INST. NO. 98049884
R6) RECORD OF SURVEY NO. 7118, INST. NO. 105167394
R7) RECORD OF SURVEY NO. 7453, INST. NO. 106105410
R8) RECORD OF SURVEY NO. 11160, INST. NO. 2017-116829
R9) WARRANTY DEED INST. NO. 2019-017405
R10) WARRANTY DEED INST. NO. 2019-094145
R11) QUITCLAIM DEED INST. NO. 2019-080415
R12) QUITCLAIM DEED INST. NO. 2019-080416

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A RESIDENTIAL SUBDIVISION FROM PORTIONS OF LOTS 2 AND 3, BLOCK 1 AND A PORTION OF LOT 1, BLOCK 2 OF RODEO SUBDIVISION AND PORTIONS OF THE NE1/4 SW1/4 OF SAID SECTION 18. THE ORIGINAL LOT LAYOUT OF SAID RODEO SUBDIVISION HAS SUBSEQUENTLY BEEN ADJUSTED BY RECORD OF SURVEY NO. 11160 AND REFERENCED DEEDS. ALL FOUND MONUMENTS FIT WITHIN ACCEPTABLE TOLERANCE UNLESS OTHERWISE NOTED HEREON.

CERTIFICATE OF SURVEYOR

I, GILBERT C. BAILEY DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE.

PROFESSIONAL LAND SURVEYOR REGISTERED 10559 7/24/25 STATE OF IDAHO GILBERT C. BAILEY

DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-900-9049

P:\T\TRES00000002\0400CAD\BASE\FINAL PLAT\TRES-00002_FP_PH3.dwg

LUGARNO TERRA NORTH SUBDIVISION NO. 3

BOOK_____ , PAGE_____

NOTES

1. EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:

-TEN (10') FOOT WIDE ADJACENT TO PUBLIC RIGHT OF WAYS, SUBDIVISION BOUNDARY, AND FRONT/REAR LOT LINES, OR AS DEPICTED.

-FIVE (5') FOOT WIDE INTERIOR LOT LINES, OR AS DEPICTED.

2. 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 FOR THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."

3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF KUNA AT THE TIME OF RESUBDIVISION.

4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND THIS APPROVAL.

5. NO HOMEOWNER SHALL AT ANY TIME FILL OR OBSTRUCT ACHD DITCHES OR SWALES. MAINTENANCE OF ANY IRRIGATION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AND IRRIGATION/DRAINAGE ENTITY.

6. LOT 20, BLOCK 7 IS RESERVED AS A COMMON LOT, IS SUBJECT TO BLANKET CITY OF KUNA PRESSURE IRRIGATION AND PROPERTY DRAINAGE EASEMENT, IS A NON BUILDABLE LOT, AND IS OWNED AND MAINTAINED BY THE LUGARNO TERRA SUBDIVISION HOMEOWNERS ASSOCIATION.

7. THIS SUBDIVISION IS SUBJECT TO ACHD LICENSE AGREEMENT INSTRUMENT NO. _____.

8. PORTIONS OF LOT 20, BLOCK 7 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THE FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, ADA COUNTY RECORDS, 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.

9. IRRIGATION WATER HAS BEEN PROVIDED FROM THE BOISE KUNA IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE BOISE KUNA IRRIGATION DISTRICT.

10. THIS SUBDIVISION SHALL BE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LUGARNO TERRA SUBDIVISION HOMEOWNERS ASSOCIATION, INST. NO. 2019-111876, ADA COUNTY RECORDER'S OFFICE.

11. THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO THE FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.

12. THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON THE FIRM PANEL 16001 CO250J, EFFECTIVE DATE 10/2/2003, ADA COUNTY, IDAHO AND INCORPORATED AREAS.

13. DIRECT LOT ACCESS FROM N. STROEBEL ROAD AND E. ARDELL ROAD IS PROHIBITED.

14. LOT 20 BLOCK 7 IS SUBJECT TO THE TERMS OF AN ACHD SIDEWALK, PERMANENT EASEMENT PER INSTRUMENT NO. _____, RECORD OF ADA COUNTY, IDAHO.

8. PORTIONS OF LOT 20, BLOCK 7 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THE FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, ADA COUNTY RECORDS, 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.

9. IRRIGATION WATER HAS BEEN PROVIDED FROM THE BOISE KUNA IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE BOISE KUNA IRRIGATION DISTRICT.

10. THIS SUBDIVISION SHALL BE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LUGARNO TERRA SUBDIVISION HOMEOWNERS ASSOCIATION, INST. NO. 2019-111876, ADA COUNTY RECORDER'S OFFICE.

11. THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO THE FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.

12. THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON THE FIRM PANEL 16001 CO250J, EFFECTIVE DATE 10/2/2003, ADA COUNTY, IDAHO AND INCORPORATED AREAS.

13. DIRECT LOT ACCESS FROM N. STROEBEL ROAD AND E. ARDELL ROAD IS PROHIBITED.



DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-900-9049

LUGARNO TERRA NORTH SUBDIVISION NO. 3

BOOK_____, PAGE_____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST ONE-SIXTEENTH CORNER OF SECTION 18, A PLASTIC CAP BY LS 3260 PER CP&F INST. NO. 2019-059681, FROM WHICH THE CENTER SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 18, AN ALUMINUM CAP BY "LS 10561" PER CP&F INST. NO. 2019-095200, BEARS S.89°40'31"E., 1325.74 FEET; THENCE, N.00°16'11"E., 732.88 FEET (RECORD N.00°15'34"E.); THENCE, LEAVING SAID WEST LINE, S.89°28'11"E.,125.30 FEET; THENCE, N.00°12'32"E., 383.79 FEET TO **THE POINT OF BEGINNING**; THENCE,

1) S.89°39'42" E., 116.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
2) NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 120.80 FEET, THROUGH A CENTRAL ANGLE OF 133°06'05", OF WHICH THE LONG CHORD BEARS N.60°15'47"E., 95.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE,
3) SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 8.28 FEET, THROUGH A CENTRAL ANGLE OF 36°28'32", OF WHICH THE LONG CHORD BEARS S.71°25'26"E., 8.14 FEET TO A POINT OF TANGENCY; THENCE,
4) S.89°39'42"E., 727.23 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
5) NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 8.28 FEET, THROUGH A CENTRAL ANGLE OF 36°28'32", OF WHICH THE LONG CHORD BEARS N.72°06'01"E., 8.14 FEET TO A REVERSE CURVE; THENCE,
6) SOUTHEASTERLY ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 147.71 FEET, THROUGH A CENTRAL ANGLE OF 162°44'53", OF WHICH THE LONG CHORD BEARS S.44°45'48"E., 102.82 FEET TO A POINT OF REVERSE CURVE; THENCE,
7) SOUTHWESTERLY ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 8.23 FEET, THROUGH A CENTRAL ANGLE OF 36°16'21", OF WHICH THE LONG CHORD BEARS S.18°28'28"W., 8.09 FEET TO A POINT OF TANGENCY; THENCE,
8) S.00°20'18"W., 210.66 FEET TO THE NORTH LINE OF SAID LUGARNO TERRA NORTH SUBDIVISION NO. 1; THENCE ALONG SAID NORTH LINE,
9) S.89°39'42"E., 188.66 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE,
10) ALONG SAID EAST LINE, N.00°14'23"E., 448.84 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 18; THENCE,
11) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, N.89°30'00"W., 1200.54 FEET; THENCE,
12) LEAVING SAID NORTH LINE, S.00°12'32"W., 207.28 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5.758 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF KUNA, IDAHO, AND SAID CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE CITY OF KUNA SERVICE AREA (208) 922-5546. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY THE CITY OF KUNA. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUR HANDS THIS 31 DAY OF July, 2025.

JONATHAN HASTINGS, MEMBER
TH HOLDINGS 2022, LLC

July 31, 2025
DATE

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF ADA } S.S.

ON THIS 31 DAY OF July, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JONATHAN HASTINGS, KNOWN OR IDENTIFIED TO ME TO BE ONE OF THE MEMBERS OF TH HOLDINGS 2022 LLC, A LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN 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 Dec. 7, 2027

DARIN J TAYLOR
COMMISSION #28807
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/07/2027

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, GILBERT C. BAILEY DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE.

PROFESSIONAL LAND SURVEYOR
REGISTERED
10559
7/28/25
STATE OF IDAHO
GILBERT C. BAILEY

DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-900-9049

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LUGARNO TERRA NORTH SUBDIVISION NO. 3

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 CONDITION OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Lori Bradley REHS — 6.25.25

HEALTH DISTRICT — DATE

CENTRAL DISTRICT HEALTH ★ ADA COUNTY ★

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE_____DAY OF_____, 20___,

_____

ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF THE CITY ENGINEER

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

_____ _____

CITY ENGINEER ~ KUNA, IDAHO — DATE

APPROVAL OF THE CITY COUNCIL

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

_____

CITY CLERK ~ KUNA, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

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

_____ _____

ADA COUNTY SURVEYOR — DATE

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.

_____ _____

COUNTY TREASURER — DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO
COUNTY OF ADA } S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF_____,

AT_____MINUTES PAST_____O'CLOCK_____M. ON THIS_____DAY OF_____, 20___ IN BOOK_____OF PLATS, AT PAGES_____THROUGH_____AS INSTRUMENT NO._____.

_____ _____

DEPUTY — EX OFFICIO RECORDER

PROFESSIONAL LAND SURVEYOR REGISTERED 10559 STATE OF IDAHO GILBERT C. BAILEY — 6/5/2025

DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-900-9049

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KELLER ASSOCIATES

100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

CITY OF KUNA
CONSTRUCTION DRAWING REVIEW
QLPE AND WILL SERVE APPROVAL

To: Valerie Greear, P.E.
Department of Environmental Quality
Southwest Idaho Regional Office
1445 North Orchard
Boise, ID 83706

Cc: Derritt Kerner (DAVID EVANS AND ASSOCIATES, INC.)
Doug Hanson (Kuna P&Z)
Lugarno Terra North Subdivision No. 3 - File

PROFESSIONAL ENGINEER REGISTERED 12524 4/14/2025 STATE OF IDAHO JUSTIN WALKER
DocuSigned by: C822E3A80DD045...

RE: **Lugarno Terra North Subdivision No. 3**
14 April 2025

PLAN REVIEW

Justin Walker, P.E. is the Kuna City Engineer and qualified licensed professional engineer representing the City of Kuna. The City Engineer has reviewed the attached **Lugarno Terra North Subdivision No. 3** sewer and water construction plans, dated 3/28/2025. The submitted construction drawings are approved and eligible for a City commitment to serve with water and sewer. The proposed development is an extension of sewer and water lines that conform to the current City sewer and water master plans. The sewer and water facilities presented in the attached plans are in general conformance with applicable engineering standards of care and City standards.

Once the City Engineer has accepted the construction and the developer has certified that the sewer and water facilities were constructed to City standards, the City will own and operate the sewer and water facilities excluding facilities which are located on private property without easements, service lines, or any temporary pressurized sewer systems.

WATER SYSTEM CAPACITY

Conditional “Will Serve” commitments become firm commitments upon recordation of final plats in most instances and the development is then eligible to connect to the water distribution system upon payment of connection fees. There are adequate water connections available for this development and it is recommended that sanitary water restrictions for this project are lifted according to the following terms:

1. A conditional “Will Serve” commitment for this development is issued in connection with this QLPE Letter.
2. A firm “Will Serve” commitment will be issued upon recordation of the final plat.
3. If construction of this project does not commence within one year of the date of this letter and pursued vigorously to completion thereafter, this QLPE Letter and associated commitments shall terminate.

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KELLER ASSOCIATES

100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

SEWER SYSTEM CAPACITY

Conditional "Will Serve" commitments become firm commitments upon recordation of final plats in most instances and the development is then eligible to connect to the sewer collection system upon payment of connection fees. There are adequate sewer connections available for this development and it is recommended that sanitary sewer restrictions for this project are lifted according to the following terms:

1. A conditional "Will Serve" commitment for this development is issued in connection with this QLPE Letter.
2. A firm "Will Serve" commitment will be issued upon recordation of the final plat.
3. If construction of this project does not commence within one year of the date of this letter and pursued vigorously to completion thereafter, this QLPE Letter and associated commitments shall terminate.

SEWER AND WATER APPROVAL

In summary, the following apply:

1. The City hereby issues **Lugarno Terra North Subdivision No. 3** a "Will Serve" letter with sanitary sewer and water restrictions removed for eighteen (18) residential lots listed below in compliance with conditions noted above:

   Lots 2 – 19, Block 7

2. The plat for **Lugarno Terra North Subdivision No. 3** also includes one (1) common lots for which sanitary sewer and water restrictions are not released, and which are listed below:

   Lot 20, Block 7

HOLD HARMLESS COMMITMENT

The Developer may proceed with their water and sewer line construction with the approval of DEQ at his/her own risk with the understanding that water and sewer permits can only be issued when there is remaining available capacity for permits in the water and sewer systems. The Developer, in choosing to proceed with construction, will hold the City of Kuna and DEQ harmless from any damage(s) that may be caused by a delay in receiving EDU sewer or water permits for any of the lots within this project.

Respectfully,

DocuSigned by:
C822E3A80DD0455...

Justin Walker, P.E.
Kuna City Engineer

State of Idaho
Department of Environmental Quality
1410 North Hilton ▪ Boise, Idaho 83706 ▪ (208) 373-0502

QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REVIEW AND APPROVAL CHECKLIST

About this form

- This checklist is optional to use and is guidance from DEQ to qualified licensed professional engineers (QLPE). This checklist describes the required elements of a QLPE project transmittal letter and is intended to assist DEQ in the tracking of drinking water and wastewater projects, as well as assist the QLPE in reviewing and approving certain types of Plans and Specifications.
- This checklist should be filled out by the qualified licensed professional engineer (QLPE) when the QLPE is reviewing and approving a project for construction under Idaho Code § 39-118(2)(d). If the project requires DEQ approval prior to construction, the QLPE shall direct the Design Engineer to submit the plans and specifications through the normal DEQ review process.
- This checklist may be used in place of a transmittal letter from the QLPE.
- This and other design checklists are available at any DEQ regional office or online at http://www.deq.state.id.us/water/assist_business/engineers/checklists.cfm.
- **The other checklists include additional information about submitting a package of plans and specifications for DEQ review.**

I. GENERAL PROJECT INFORMATION

1 Project Name: Lugarno Terra North Subdivision No. 3

2 Approving Authority*: CITY OF KUNA

3 Qualified Licensed Professional Engineer:

Name: Justin Walker, P.E.

Employer: Keller Associates

4 This approval is for:

☒ Public drinking water system simple water main extension

☒ Public sewer system simple wastewater main extension

5 Design Engineer

Name: Derritt Kerner, P.E.

Employer: David Evans and Associates

6 Project Owner or Developer: (Please provide exact name of owner or authorized representative)

Name: Adam Capell

Firm: Tresido Homes, LLC.

Address: 2973 N Eagle Rd, Suite 110

City: Meridian State: ID ZIP: 83646

* Approving Authority refers to the City, County, Quasi-Municipal Corporation, or Regulated Public Utility that is approving the plans and specifications per Idaho Code 39-118(2)(d).

QLPE CHECKLIST

II. REQUIRED CERTIFICATIONS

Checklist Item	Yes
A) I am the QLPE representing the Approving Authority.	☒
B) This project consists of simple wastewater main extension(s), simple water main extension(s), or both. It complies with the current facility plan or preliminary engineering report. The water or wastewater system has adequate capacity for the project. (If required, please include declining balance spreadsheet to demonstrate capacity)	☒
C) The Approving Authority has committed to serve this project and has reserved capacity for it. (Attach separate will serve letter or other documentation if needed.)	☒
D) The Approving Authority will own and operate the project upon completion of construction. (Attach separate letter or other documentation if needed.)	☒
E) I have reviewed the plans and specifications and verified that they comply with the facility and design standards (IDAPA 58.01.08 and IDAPA 58.01.16) and engineering standards of care.	☒

III. PLAN & SPECIFICATION APPROVAL

Checklist Item	Yes
A) As the QLPE for the Approving Authority, I have approved the plans and specifications for construction. I am not the design engineer, nor was I otherwise involved in the design.	☒
B) The plans and specifications have been marked as "Approved for Construction", and a copy of the approved plans were transmitted to DEQ with this checklist.	☒
C) The plans are for simple wastewater main extension(s), simple water main extension(s), or both. No mechanical systems such as drinking water sources, treatment facilities, booster stations, storage facilities, or wastewater systems such as lift stations or treatment works are included with this project. **	☒
D) This extension project will connect to: 1) Existing drinking water and/or wastewater mains owned by the Approving Authority.	☒
OR	
2) A future main(s) not existing at the time of approval. The future main(s) will be owned by the Approving Authority. In such cases, sanitary restrictions will remain in force.	☐

** Portions of a project that require DEQ approval must be approved by DEQ prior to the QLPE approval of the drinking water or wastewater extensions. Alternatively, the drinking water and/or wastewater extensions may be submitted to DEQ for approval of the entire project.

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IV. SANITARY RESTRICTIONS

If the project includes drinking water and wastewater main extensions that will be reviewed and approved separately, the two Approving Agencies must coordinate the review and approval as it pertains to the lifting of sanitary restrictions.

Recommendation	Yes
I have reviewed and approved all drinking water and wastewater improvements included in this project, and I recommend that the district health department release sanitary restrictions.	☒
OR	
I have reviewed and approved only the drinking water ☐ wastewater ☐ (check one) improvements included in this project, and I recommend that the district health department release sanitary restrictions once they receive the approval from the other Approving Authority.	☐
OR	
I recommend that the district health department leave sanitary restrictions in place.	☐

V. NOTE ON RULES AND STANDARDS

This checklist addresses the majority of common items from the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08), the Wastewater Rules (IDAPA 58.01.16, for QLPE approval of projects. However, this checklist is not all-inclusive, and users are expected to fully understand the rules and standards, apply them where necessary, and request interpretations from DEQ if there are any questions. DEQ regional offices may have additional written information that will assist in the design/approval process.

VI. QLPE CERTIFICATION

All responses indicated on the checklist above are accurately reflected in the attached Plans and Specifications.



QLPE's, Signature, Date and Seal

RESOLUTION NO. R75-2025
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE *"AGREEMENT FOR PROFESSIONAL SERVICES UNDER $150,0000"* WITH SAFEBUILT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The "*Agreement For Professional Services Under $150,0000*" with SAFEbuilt, LLC, a Delaware Limited Liability Company, for assistance with engineering and consulting services to be defined by various task orders, in substantially the format as attached hereto as "**EXHIBIT A**", is hereby approved.

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

PASSED BY THE COUNCIL of Kuna Idaho this 7th day of October, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of October, 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

EXHIBIT A

AGREEMENT FOR PROFESSIONAL SERVICES UNDER $150,0000

[SAFEBUILT, LLC]

THIS AGREEMENT FOR PROFESSIONAL SERVICES is made this ____ day of ____, and entered into by and between the City of Kuna, a municipal corporation organized under the laws of the State of Idaho, hereinafter referred to as "CITY", PO Box 13, Kuna, Idaho 83634, and SAFEbuilt, LLC, hereinafter referred to as "CONSULTANT", who business address is 444 N. Cleveland Ave. Loveland, CO 80537.

INTRODUCTION

WHEREAS, the CITY has a need for various engineering and consulting services to be defined by individual Task Orders which will set forth Specific Services, Time of Performance and Payment; and

WHEREAS, the CONSULTANT is specifically trained, experienced and competent to perform and has agreed to provide such services;

NOW, THEREFORE, in consideration of the mutual promises, covenants, terms and conditions hereinafter contained, the parties agree as follows:

TERMS AND CONDITIONS

1. **Scope of Services:**
   1.1. CONSULTANT shall perform and furnish to the CITY upon execution of this Agreement and any associated Task Order(s) and receipt of the CITY's written notice to proceed, all services, and comply in all respects, as specified in the corresponding Task Order(s) and incorporated herein by this reference, together with any amendments that may be agreed to in writing by the parties.
   1.2. All documents or material acquired or produced by the CONSULTANT in conjunction with the project shall become the property of, and be delivered to, the CITY without any restrictions or limitations with respect to their further use thereof. All documents or materials prepared for the CITY shall not be distributed by the CONSULTANT, sub-engineers, their agents, representatives or employees to any third party without the express written consent of the CITY. Use of these documents by the CITY on any other project, without written verifications or adaptation by the CONSULTANT for the specific purpose intended, will be at the CITY's sole risk and shall be without liability or legal exposure to the CONSULTANT. The CITY shall indemnify and hold harmless the CONSULTANT from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the use of such documents. Any verification or adaptation will entitle the CONSULTANT to further compensation at rates to be agreed upon by the CITY and CONSULTANT.
   1.3. The CONSULTANT shall provide services and work under this Agreement consistent with the requirements and standards established by applicable federal, state and city laws, ordinances, regulations and resolutions. The CONSULTANT represents and warrants that it will perform its work in accordance with generally accepted industry standards and practices for the profession for professional that are used in performance of this Agreements and that are in effect at the

time of performance of this Agreement. Except for that representation and any representations made or contained in any proposal submitted by the CONSULTANT and any reports or opinions prepared or issued as part of the work performed by the CONSULTANT under this Agreement, CONSULTANT makes no other warranties, either express or implied, as part of this Agreement.

1.4. Services and work provide by the CONSULTANT at the CITY's request under this Agreement will be performed in a timely manner in accordance with a Schedule of Works, which the parties hereto shall agree to. The Schedule of Work may be revised from time to time upon mutual written consent of the parties.

2. **Consideration:**

2.1. The CONSULTANT shall perform the services for a Not-To-Exceed total fee as outlines in the corresponding Task Order. Task Orders issued under this Agreement may not exceed $150,0000.

2.2. The CONSULTANT shall provide the CITY with a monthly statement, as services warrant, of fees earned and costs incurred for services provided during the billing period, which the City will pay within 30 days of receipt of a correct invoice and approval by the CITY. The CITY will not withhold any Federal or State income taxes or Social Security Tax from any payment made by the CITY to CONSULTANT under the terms and conditions of this Agreement. Payment of all taxes and other assessments on such sums is the sole responsibility of the CONSULTANT.

2.3. Except as expressly provided in this Agreement and corresponding Task Orders, CONSULTANT shall not be entitled to receive from the CITY any additional consideration, compensation, salary, wages, or other type of remuneration for services rendered under this Agreement including, but not limited to, meals, lodging, transportation, drawings, renderings or mockups. Specifically, CONSULTANT shall not be entitled by virtue of this Agreement to consideration in the form of overtime, health insurance benefits, retirement benefits, paid holidays or other paid leaves of absence of any type or kind whatsoever.

2.4. Out of town travel required by individual Task Orders must be pre-approved by the Project Manager and included in the Task Order. All travel expenses will be reimbursed at cost, per the CITY's existing travel policy. Any requested travel related/meal reimbursement must be accompanied by itemized receipts. For the purposed of this agreement and resulting Task Orders, travel between the CONSULTANT/ CONSULTANT's offices and the project site is not considered out of town travel.

3. **Time of Performance:** This agreement shall become effective on October 1, 2025, and shall terminate on September 30, 2026, unless terminated earlier in writing.

4. **Independent Contractor:**

4.1. In all matters pertaining to this Agreement, CONSULTANT shall be acting as an independent contractor, and neither CONSULTANT nor any officer, employee or agent of CONSULTANT will be deemed an employee of CITY. CONSULTANT has no authority or responsibility to exercise any right or power vested in the CITY. The selection and designation of the personnel of the CITY in performance of this Agreement shall be made by the CITY.

4.2. CONSULTANT shall determine the method, details and means of performing the work and services to be provided by CONSULTANT under this Agreement. CONSULTANT shall be

responsible to CITY only for the requirements and results specified in this Agreement and, except as expressly provided in this Agreement, shall not be subjected to CITY's control with respect to the physical action or activities of CONSULTANT in fulfillment of this Agreement.

5. **Indemnification and Insurance:** CONSULTANT shall indemnify and save and hold harmless CITY from and for any and all losses, claims, actions, judgements for damages, or injury to persons or property and losses and expenses and other costs including litigation costs and attorney's fees, arising out of, resulting from, or in connection with the negligent acts and/or error or omissions by the CONSULTANT, its servants, agents, officers, employees, guests, and business invitees, and not caused by or arising out of the tortuous conduct of CITY or its employees. CONSULTANT shall maintain, and specifically agrees that it will maintain, throughout the term of this Agreement, liability insurance in the minimum amounts as follows: General Liability One Million Dollars ($1,000,000) per incidence or occurrence, Professional Liability/ Professional errors and omissions One Million Dollars ($1,000,000) aggregate, Automobile Liability Insurance One Million Dollars ($1,000,000) per incident or occurrence and Workers' Compensation Insurance, in the statutory limits as required by law. The CITY shall be named an additional insured on both General Liability and Automotive policies. The limits of insurance shall not be deemed a limitation of the covenants to indemnify and save and hold harmless CITY; and if the CITY becomes liable for an amount in excess of the insurance limits, herein provided, CONSULTANT covenants and agrees to indemnify and save and hold harmless CITY from and for all such losses, claims, action, or judgments for damages or injury to persons or property and other costs, including litigation costs and attorneys' fees, arising out of, resulting from, or in connection with the negligent performance of this Agreement by the CONSULTANT or CONSULTANT's officers, employees, agents, representatives or subcontractors and resulting in or attributable to personal injury, death, or damage or destruction to tangible or intangible property, including use of. CONSULTANT shall provide CITY with Certificate of Insurance, or other proof of insurance evidencing CONSULTANT's compliance with the requirements of this paragraph and file such proof of insurance with the CITY at least ten (10) days prior to the date CONSULTANT begins performance of its obligations under this Agreement. In the even the insurance minimums are changed, CONSULTANT shall immediately submit proof of compliance with the changed limits. Evidence of all insurance shall be submitted to the City of Kuna Clerk's Office at 751 W. 4th Street, Kuna, ID 83634.

6. **Notices:** Any and all notices required to be given by either of the parties hereto, unless otherwise stated in this Agreement, shall be in writing and be deemed communicated when mailed in the United States mail, certified, return receipt requested, addressed as follows:

CITY
City of Kuna
PO Box 13
Kuna, ID 83634
208-287-1727

ENGINEER/CONSULTATNT
SAFEbuilt, LLC
Attn: David Spencer
444 N. Cleveland Ave. Loveland, CO 80537
970-237-9930

Either party may change their address for the purpose of this paragraph by giving written notice of such change to the other in the manner herein provided.

7. **Attorney Fees:** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorneys' fees as determined by a Court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

8. **Assignment:** It is expressly agreed and understood by the parties hereto, that CONSULTANT shall not have the right to assign, transfer, hypothecate or sell any of its rights under this Agreements except upon the prior express written consent of CITY.

9. **Discrimination Prohibited:** In performing the Services required herein, CONSULTANT shall not unlawfully discriminate in violation of any federal, state or local law, rule or regulation against any person on the basis of race, color, religion, sex, national origin or ancestry, age, sexual orientation or disability.

10. **Reports and Information:**
    - 10.1. At such times and in such forms as the CITY may require, there shall be furnished to the CITY such statements, records, reports, data and information as the CITY may request pertaining to matters covered by this Agreement.
    - 10.2. CONSULTANT shall maintain all writing, documents and records prepared or compiled in connection with the performance of this Agreement for a minimum of four (4) years from the termination of completion of this Agreement. This includes any handwriting, typewriting, printing, photo static, photographic and every other means of recording upon any tangible thing, any form of communication or representation including letters, words, pictures, sounds or symbols or any combination thereof.

11. **Audits and Inspections:** At any time during normal business hours and as often as the CITY may deem necessary, there shall be made available to the CITY for examination of all CONSULTANT's records with respect to all matters covered by this Agreement. CONSULTANT shall permit the CITY to audit, examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement.

12. **Publication, Reproduction and Use of Material:** No material produced in whole or in part under this Agreement shall be subject to copyright in the United States or in any other country. The CITY shall have unrestricted authority to publish, disclose and otherwise use, in whole or in party, any reports, data or other materials prepared under this Agreement.

13. **Compliance with Laws:** In performing the scope of services required hereunder, CONSULTANT shall comply with all applicable laws, ordinances, and codes of Federal, State, and local governments.

14. **Public Information:** Pursuant to Idaho Code Section 9-335, et seq., information or documents received from CONSULTANT may be open to public inspection and copying unless exempt from disclosure. The CONSULTANT shall clearly designate individual documents as "exempt" on each page of such documents and shall indicate the basis for such exemption. The CITY will not accept the marking of an entire document as exempt. In addition, the CITY will not accept a legend or statement on one (1) page that all, or substantially all, of the document is exempt from disclosure. The CONSULTANT shall indemnify and defend the CITY against all liability, claims, damages, losses, expenses, actions, attorney fees and suits whatsoever for honoring such a designation or for the CONSULTANT's failure to designate individual documents as exempt. The CONSULTANT's failure to designate as exempt any document or portion of a document that is released by the CITY shall constitute a complete waiver of any and all claims for damages caused by any such release.

15. **Changes:** The CITY may, from time to time, request changes in the Scope of Services to be performed hereunder. Such changes, including any increase or decrease in the amount of CONSULTANT's compensation, which are mutually agreed upon by and between the CITY and CONSULTANT, shall be incorporated in written amendments to this Agreement.

16. **Termination:** The termination clauses listed below shall apply to this Agreement and any resulting task order written in conjunction with this Agreement.
    16.1. If, through any cause, CONSULTANT, its officers, employees, or agents fails to fulfill in a timely and proper manner its obligations under this Agreement, violates any of the covenants, agreements, or stipulations of this Agreement, falsifies any record or document required to be prepared under this Agreement, engages in fraud, dishonesty, or any other act of misconduct in the performance of this contract, or if the City Council determines that termination of this Agreement is in the best interest of CITY, the CITY shall thereupon have the right to terminate this Agreement by giving written notice to CONSULTANT of such termination and specifying the effective date thereof at least fifteen (15) days before the effective date of such termination. CONSULTANT may terminate this Agreement at any time by giving at least sixty (60) days notice to CITY.
    16.2. In the event of any termination of this Agreement, all finished or unfinished documents, data, and reports prepared by CONSULTANT uner this Agreement shall, at the option of the CITY, become its property, and CONSULTANT shall be entitles to reveive just and equitable compensation for any work satisfactorily complete hereunder.
    16.3. Notwithstanding the above, CONSULTANT shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of this Agreement by CONSULTANT, and the CITY may withold any payments to CONSULTANT for the purposes of set-off until such time as the exact amount of damages due to the CITY from CONSULTANT is determined. This provision shall survivie the termination of this Agreement and shall not relieve CONSULTANT of its liability to the CITY for damages.

17. **Construction and Severability:** If any part of this Agreement is held to be invalid or unenforceable, such holding will not affect the validity or enforceability of any other part of this Agreement so long as the remainder of the Agreement is reasonably capable of completion.

18. **Advice of Attorney:** Each party warrants and represents that in executing this Agreement it has received independent legal advice from its attorney's or the opportunity to seek such advice.

19. **Entire Agreement:** This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understanding, oral or written, whether previous to the execution hereof or contemporaneous herewith.

20. **Resulting Task Order and Survival:** All Task Orders resulting from this Master Agreement and executed by both parties during the term of this Master Agreement will be bound to the terms and conditions of the Agreement until all tasks are completed and accepted by the CITY whether or not the Agreement is terminated or unless tasks are canceled via a change order.

21. **Applicable Law:** This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Idaho, and the ordinances of the City of Kuna.

22. **Approval Required:** This Agreement shall not become effective or binding until approved by the City of Kuna.

CITY OF KUNA

By:_____
Joe L. Stear, Mayor

Dated:_____

SAFEbuilt, LLC

By:_____
M. Causley, Chief Operating Officer

Dated: October 1, 2025

ATTEST:

By:_____
Nathan Stanley, City Clerk

Dated:_____

EXHIBIT A – LIST OF SERVICES

1. LIST OF SERVICES

As-Requested Building Official Services (on-call as needed)

- ✓ Be a resource for Consultant team members, Municipal staff, and applicants
- ✓ Help guide citizens through the complexities of the codes in order to obtain compliance
- ✓ Monitor changes to the codes including state or local requirements and determine how they may impact projects in the area and make recommendations regarding local amendments
- ✓ Provide Building Code interpretations for final approval
- ✓ Oversee our quality assurance program and will make sure that we are meeting our agreed upon performance measurements and your expectations
- ✓ Provide training for our inspectors on Municipality adopted codes and local amendments as needed
- ✓ Oversee certificate of occupancy issuance to prevent issuance without compliance of all departments
- ✓ Attend staff and council meetings as mutually agreed upon
- ✓ Responsible for reporting for Municipality – frequency and content to be mutually agreed upon
- ✓ Responsible for client and applicant satisfaction
- ✓ Issue stop-work notices for non-conforming activities related to provided services – as needed

As-Requested Building, Mechanical, Energy code Inspection Services (excludes Electrical & Plumbing)

- ✓ Consultant utilizes an educational, informative approach to improve the customer's experience
- ✓ Perform code compliance inspections to determine that construction complies with approved plans
- ✓ Meet or exceed agreed upon performance metrics regarding inspections
- ✓ Provide onsite inspection consultations to citizens and contractors while performing inspections
- ✓ Return calls and emails from permit holders in reference to code and inspection concerns
- ✓ Identify and document any areas of non-compliance
- ✓ Leave a copy or provide an electronic version of the inspection results and discuss inspection results with site personnel

As-Requested Plan Review Services (excludes Electrical & Plumbing)

- ✓ Provide plan review services electronically
- ✓ Review plans for compliance with adopted building codes, local amendments or ordinances
- ✓ Be available for pre-submittal meetings by appointment
- ✓ Coordinate plan review tracking, reporting, and interaction with applicable departments
- ✓ Provide feedback to keep plan review process on schedule
- ✓ Communicate plan review findings and recommendations in writing
- ✓ Return a set of finalized plans and all supporting documentation
- ✓ Provide review of plan revisions and remain available to applicant after the review is complete

Reporting Services

- ✓ Consultant will work with Municipality to develop a mutually agreeable reporting schedule and format

2. MUNICIPAL OBLIGATIONS
   - ✓ Municipality will issue permits and collect all fees

- ✓ Municipality will provide Consultant with a list of requested inspections and supporting documents
- ✓ Municipality will intake plans and related documents for submission to Consultant to then receive electronically

3. TIME OF PERFORMANCE
   - ✓ Consultant will perform Services during normal business hours excluding Municipal holidays
   - ✓ Services will be performed on an as-requested basis
   - ✓ Consultant representative(s) will be available by phone and email

Deliverables			
INSPECTION SERVICES	Perform inspections of the next business day of receiving inspection request(s) from Municipality excluding holidays		
PRE-SUBMITTAL MEETINGS	Provide pre-submittal meetings to applicants by appointment		
PLAN REVIEW TURNAROUND TIMES	Provide comments within the following timeframes: Day 1 = first full business day after receipt of plans and all supporting documents		
	Project Type:	First Comments	Second Comments
	✓ Residential within	7 business days	5 business days or less
	✓ Tenant Improvements within	10 business days	7 business days or less
	✓ Commercial within (up to $2M in valuation)	10 business days	7 business days or less
	✓ Commercial within ($2M+ to $5M in valuation)	15 business days	10 business days or less
	✓ Commercial within ($5M+ in valuation)	21 business days	15 business days or less
	✓ Stand-alone permits • Mechanical	7 business days	5 business days or less

EXHIBIT B – FEE SCHEDULE FOR SERVICES

1. FEE SCHEDULE
   - ✓ Municipality and Consultant will review the Municipal Fee Schedule and valuation tables annually to discuss making adjustments to reflect increases in the costs incurred by Consultant to provide Services.
   - ✓ Beginning January 01, 2027 and annually thereafter, the hourly and flat rates listed shall be increased based upon the annual increase in the Department of Labor, Bureau of Labor Statistics or successor thereof, Consumer Price Index (United States City Average, All Items (CPI-U), Not Seasonally adjusted, All Urban Consumers, referred to herein as the "CPI") for the Municipality or, if not reported for the Municipality the CPI for cities of a similar size within the applicable region from the previous calendar year, such increase, however, not to exceed 4% per annum. The increase will become effective upon publication of the applicable CPI data. If the index decreases, the rates listed shall remain unchanged.
   - ✓ Consultant fees for Services provided pursuant to this Agreement will be as follows:

Service Fee Schedule:	
Inspection Services • Building, Mechanical, Energy Code	$110 per hour- one (1) hour minimum**

Inspection services *(virtual & optional)* Inspection types utilized: • HVAC replacement • Re-roofs of residential projects • Minor corrections for previous on-site inspection • Residential Porches/Decks • Small Projects ✓ (fences that require building permit) ✓ (exterior remodels) ✓ (interior remodels) • Residential Rooftop Solar (photovoltaic) • Residential Gas Line Installations • Parking Shade Structures • Detached Storage Sheds ✓ (that requires a building permit) • Residential Addition/Alteration re-inspections • Follow-up Inspections for corrections ✓ (must verify with inspector or Building Official)	$75 per inspection and/or type
Plan Review Fee – Residential & Commercial: • All plan reviews • Stand-alone mechanical • Meetings of plans examiner	$115.00 per hour – one (1) hour minimum
Structural Engineering Plan Review	$165.00 per hour – one (1) hour minimum
Building Official Services	$155.00 per hour- one (1) hour minimum
After Hours/Emergency Inspection Services	$135.00 per hour – two (2) hour minimum**
**Hourly inspection time tracked will include travel time from Consultant's base location to Municipality or first inspection site up to 0.5 (30 minutes) away. Time tracked will end when the Consultant completes the last scheduled inspection and leaves Municipality or last inspection back to Consultant's base location up to 0.5 (30 minutes). Overall tracked time will include all travel time between inspection sites, total roundtrip travels as described, along with all administrative work related to inspection support or reporting.	

RESOLUTION NO. R76-2025
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COOPERATIVE AGREEMENT BETWEEN VALLEY REGIONAL TRANSIT AND CITY OF KUNA FOR PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION; AUTHORIZING THE CITY TREASURER TO PAY THE PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION IN THE AMOUNT OF NINETEEN THOUSAND AND SIXTY-FOUR DOLLARS AND ZERO CENTS ($19,064.00); AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

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

Section 2. The City Treasurer is authorized to pay the Fiscal Year 2026 expenses pertaining to services, capital, and regional overhead required to support the regional transportation services within the City's jurisdiction in the amount of nineteen thousand and sixty-four dollars and zero cents ($19,064.00).

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

PASSED BY THE COUNCIL of Kuna, Idaho this 7th day of October, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of October, 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

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

THIS COOPERATIVE AGREEMENT ("**Agreement**") is entered into this 1st day of October 2025 by and between VALLEY REGIONAL TRANSIT, a regional public transportation authority authorized under Chapter 21, Title 40, Idaho Code ("**Authority**"), and the City of Kuna, a municipal corporation organized, existing and authorized under Chapter 1, Title 50, Idaho Code ("**City**")

RECITALS

a. **Authority** is the regional public transportation authority created to serve Ada and Canyon Counties, pursuant to Chapter 21, Title 40, Idaho Code, and as a result of November 3, 1998, public referendum. **Authority** provides publicly funded or publicly subsidized transportation services and programs in Ada and Canyon counties.

b. **City** is a municipal corporation authorized under Chapter 1, Title 50, Idaho Code.

c. Idaho Code § 40-2109(7) provides that **Authority** may enter into cooperative agreements with the state, other authorities, counties, cities and highway districts under the provisions of Idaho Code § 67-2328, which expressly authorizes public agencies to enter into agreements with one another for cooperative action for purposes within the power, privilege, or authority of said agencies.

d. Idaho Code § 40-2110 provides that counties, cities, highway districts and other governmental entities in the region may enter into cooperative agreements with the regional public transportation **authority** in order to contribute funds from any source in recognition of costs of the **authority**.

e. **Authority** develops funding requests through an approved cost allocation methodology. There are four categories involved in generating the initial funding request: general assessments, service and capital contributions, and special assessments.

f. **Authority** has budgeted **$19,064** for **City** to contribute to support services, capital and regional overhead expenses. **City** has budgeted the same amount representing the **City's** proportionate share of support for services, capital, and regional overhead.

g. **Authority** generally follows the allocation methodology to designate how **City** contributions are used. However, **Authority** may leverage **City** contributions as local match to optimize utilization of both local and federal sources of funding to ensure the most effective use of all revenue sources.

AGREEMENT

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

Section 1. Term

This **Agreement** shall be in effect from the **1st day of October 2025**, and will terminate on the **30th day of September 2026**, unless earlier terminated pursuant to the mutual written agreement of the parties hereto.

Section 2. Purpose

The purpose of this **Agreement** is:

(a) For **City** to pay **$19,064** to **Authority** for Fiscal Year 2026 expenses pertaining to services, capital, and regional overhead required to support the regional transportation services within the **City's** jurisdiction.

(b) For **Authority** to use **City's** contribution for service, capital, and regional overhead expenses included in the annual FY2026 budget to support services within **City's** jurisdiction.

(c) For **Authority** to leverage **City's** contribution with matching federal funding to optimize all revenue sources available for operations, capital, and regional overhead.

Section 3. Compliance

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

Section 4. Payment

(a) **City** shall pay its annual contribution of **$19,064** within 30 days of invoice.

(b) **Authority** shall provide **City** a quarterly status report on capital or other special projects.

(c) Payment shall be made directly to **Authority** at the following address, unless **City** is notified in writing by **Authority** of a new address:

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

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

City of Kuna
PO Box 13
Kuna, Idaho 83634

Section 5. Contact Information

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

Jason Jedry, Chief Financial Officer, jjedry@valleyregionaltransit.org, 208.258.2709

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

Nathan Stanley, City Clerk, cengels@kunaid.gov

Section 6. Miscellaneous

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

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

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

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

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

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

Section 7. Indemnification

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

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

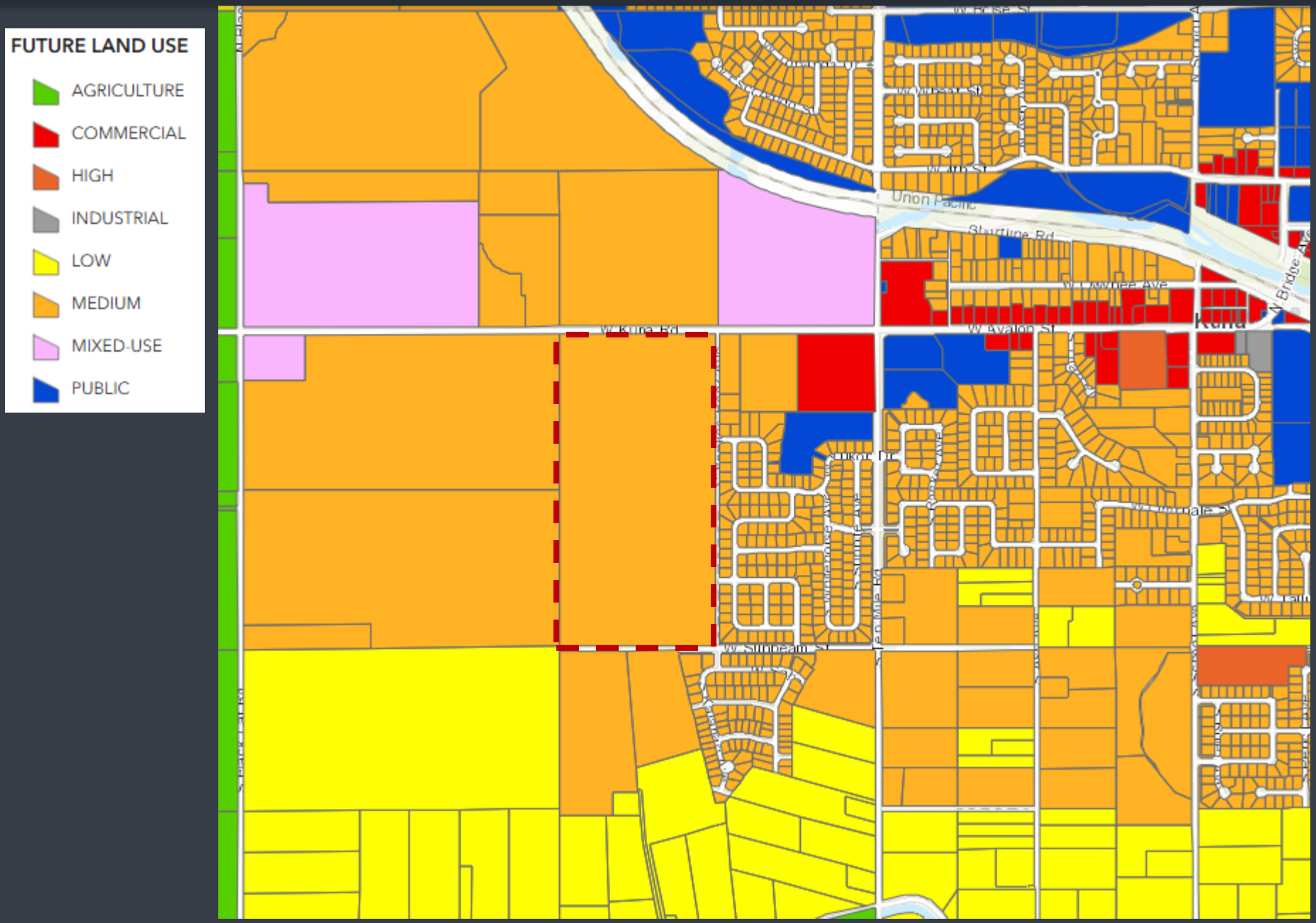
EXECUTED and effective as of the date first above written.

Valley Regional Transit:	City of Kuna:
Elaine Clegg	
Elaine Clegg Chief Executive Officer	Joe Stear Mayor

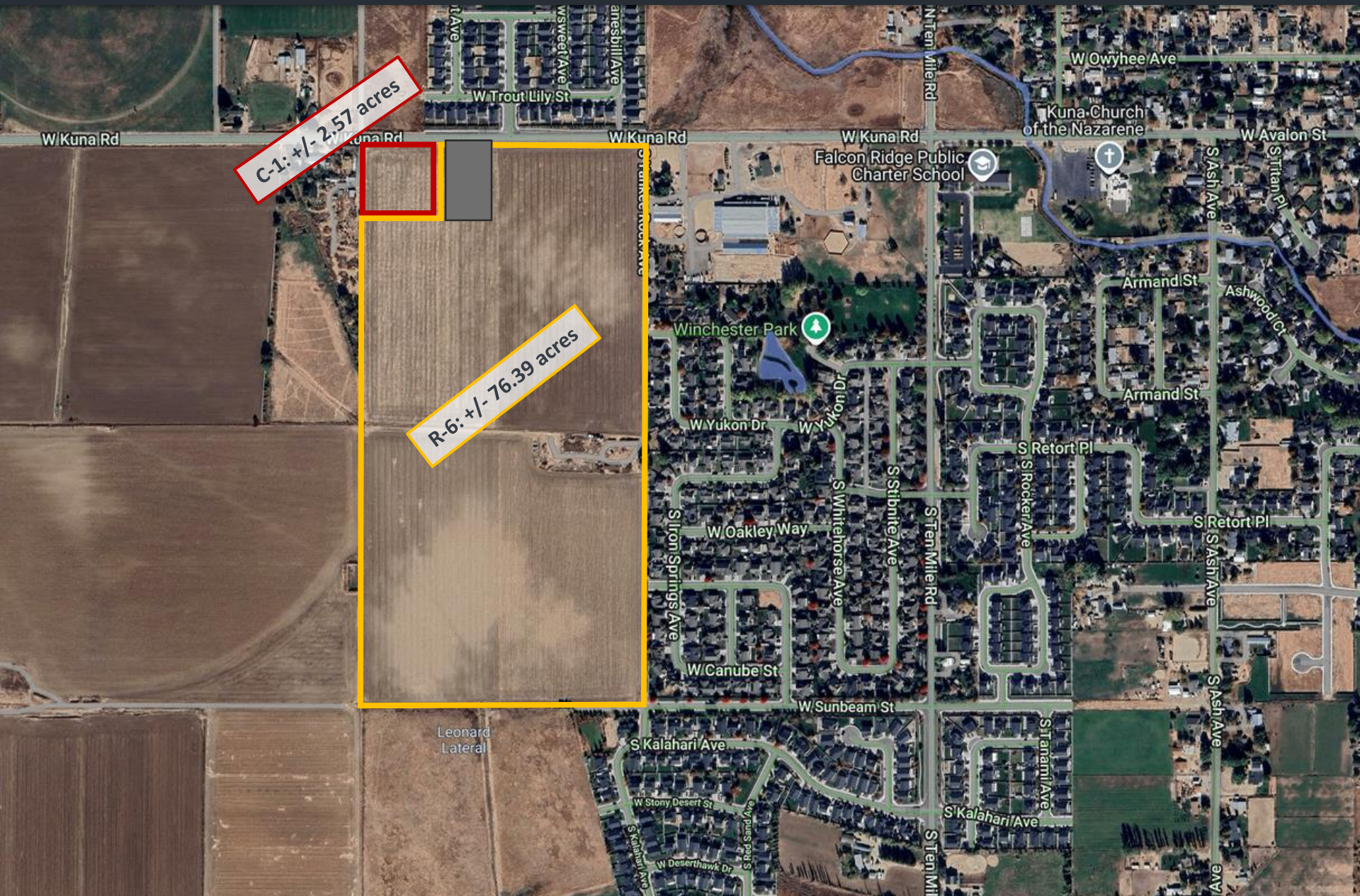

MADRONE VILLAGE
40' BPBC EASEMENT
EXHIBIT NO.1
EXHIBIT NO.2
S. BEADLILY AVE.
S. BEADLILY AVE.
S. TIDEBERRY AVE.
S. TIDEBERRY AVE.
W. CANUBE ST.
W. CREMELLO ST.
S. COLTSFOOT AVE.
W. HAFLINGER ST.
W. BRINDLE ST.
W. DAPPLE ST.
C-1
FUTURE FIRE STATION
S. MADRONE AVE.
W. ARDENNAIS ST.
W. PERLINO ST.
KUNA ROAD
W. SUNBEAM ST.
S. MADRONE AVE.
S. MEADOWSWEET AVE.
W. RABICANO ST.
W. ANDALUSIA ST.
FUTURE SCHOOL
TOT LOT
TENNIS & PICKLEBALL COURT
BATHROOM
BASKETBALL COURT
FUTURE PARK
W. CANUBE ST.
W. BRINDLE ST.
S. CRANESBILL AVE.
S. CRANESBILL AVE.
OPEN GRASS AREA
MULTI-SPORT FIELD FOOTBALL SOCCER LACROSSE
W. CASPIAN ST.
W. BATHORSE ST.


N Beadlily Ave
R-6
N Coltsfoot Ave
N Meadowsweet Ave
N Cranesbill Ave
W Trout Lily St
Indian Creek
R-4
W Kuna Rd
C-1
C-2
Madrone Village
R-4
N Ten Mile Rd
R-6
A (Agricultural)
R-6
Leonard Lateral
R-6
R-4
R-6

Future Land Use



Zoning Districts



Layout

Made changes to accommodate:

- **BPBC irrigation easement along portion of Beadlily and Sunbeam**
- **Add pocket park and pathways per P&Z comments**

<u>Total Lots: 421 lots</u>

C-1 Lots: 7

Buildable Lots: 6

Common Lots: 1

R-6 Lots: 409

Buildable Lots: 354

- 306 standard
- 48 alley-load

Deeded Access Lots: 2

School Lot: 1

Park Lot: 1

Fire Dept Lot: 1

Common Lots: 38

Common Driveway Lots: 12



Open Space and Amenities

Open Space : 11.69 acres (14.82%) provided

8.29 acres (10.50%) required

Internal walkways extending from Sunbeam Street north to Kuna Road

Additional buffer along portion of Sunbeam and Beadlily

Commercial Lots
Fire Station Lot
Park Lot
School Lot



COMMERCIAL







CITY PARK







FIRE STATION

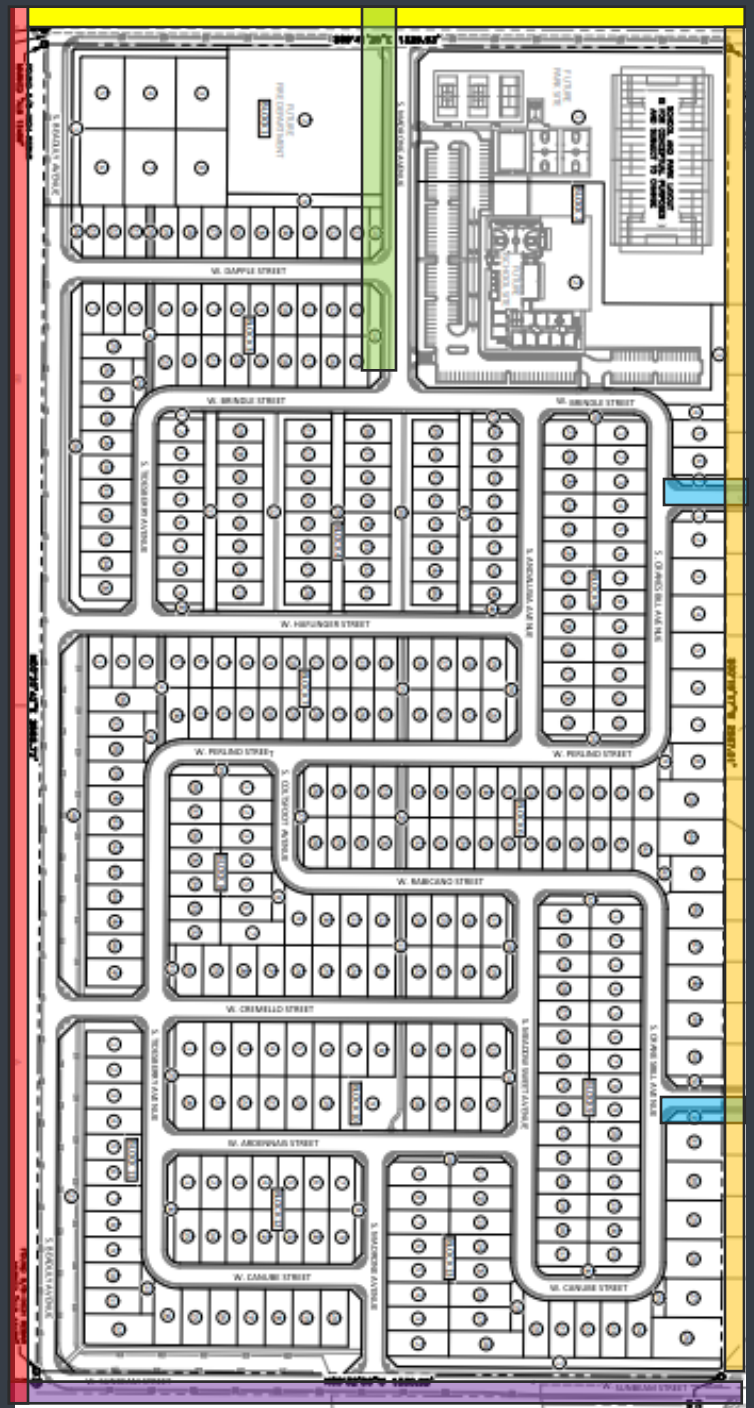





SCHOOL



Access and Connectivity

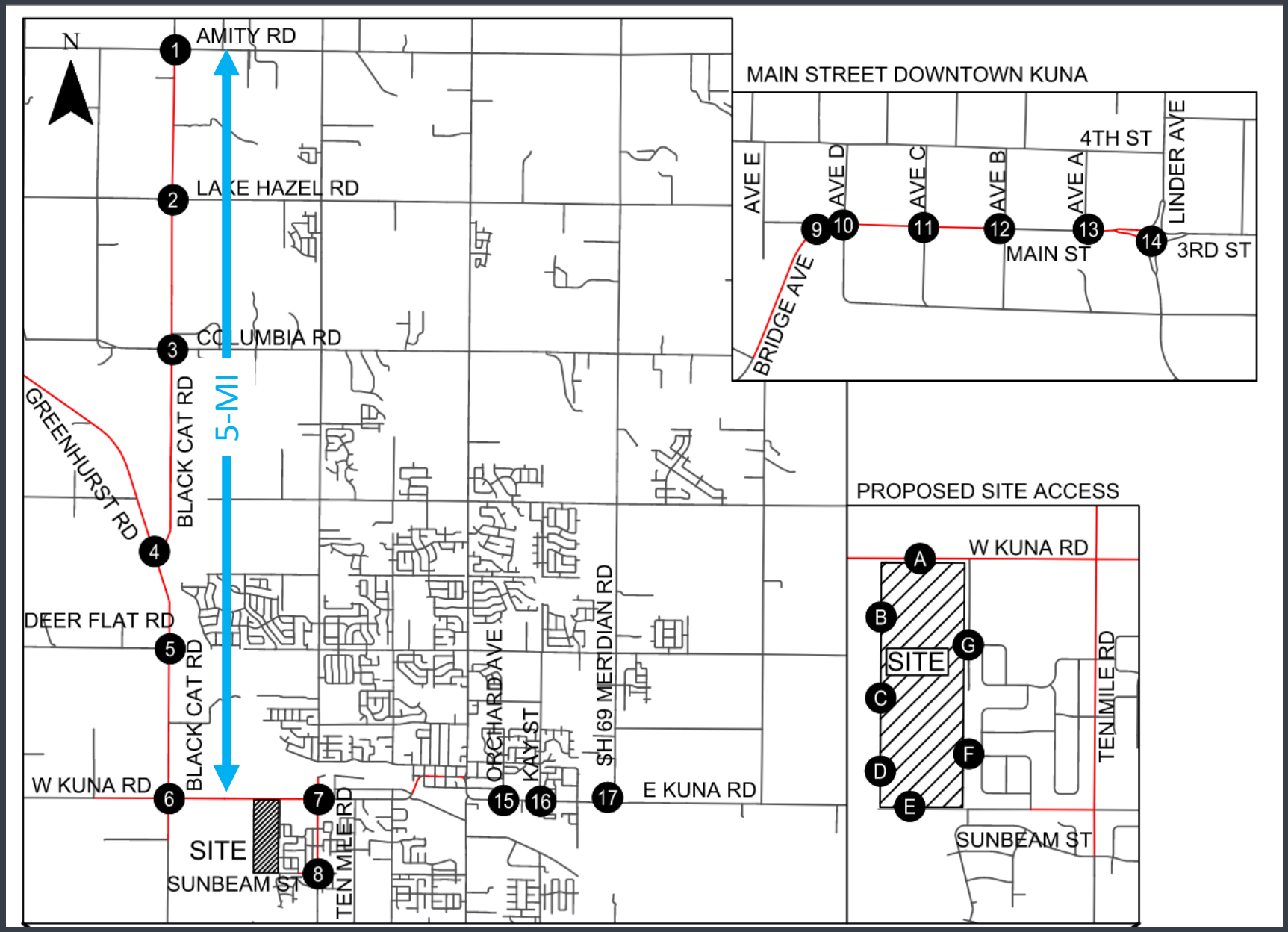


- Vacation request for Yankee Rock on east
- Madrone Avenue
  - 36’ street section
  - 5’ detached sidewalk with 8’ planter
- Kuna Road
  - Dedicate 39’ from centerline
  - 17’ pavement, 5’ detached sidewalk
- Beadlily Avenue - Collector
  - ½ of 36’ wide street section
  - 5’ detached sidewalk
- Sunbeam Street – Collector
  - ½ of 36’ wide street section
  - 7’ attached concrete sidewalk
- Extend Bayhorse and Caspian stubs into site

Traffic Impact Study Overview

- Comprehensive traffic assessment both without the project & with the project
- Includes conservative estimates of traffic generated by the development
  - ACHD has accepted the TIS under the previous development proposal
  - Now → lower density = fewer trips generated by the development

Traffic Impact Study Overview

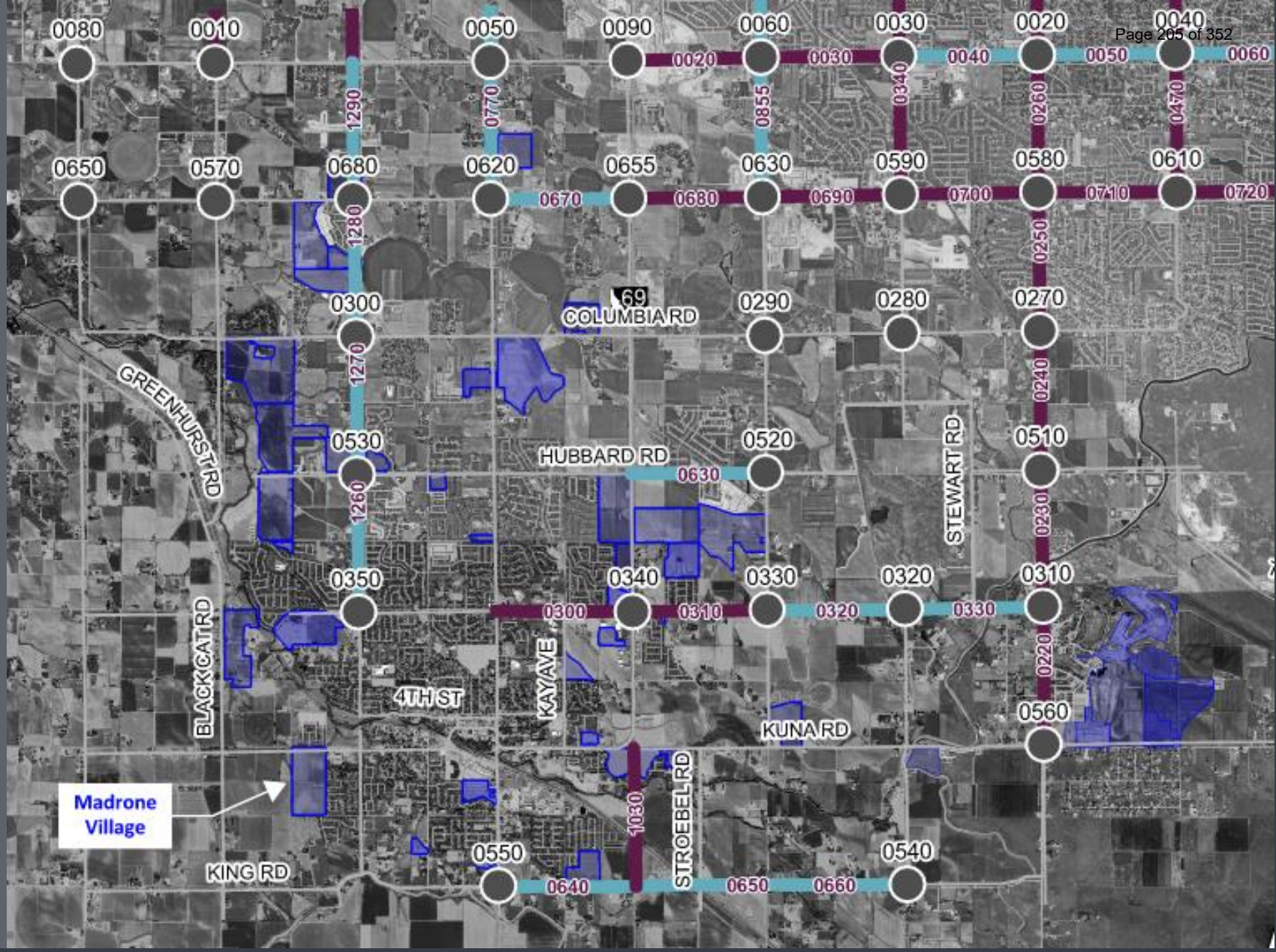


ACHD Staff Report

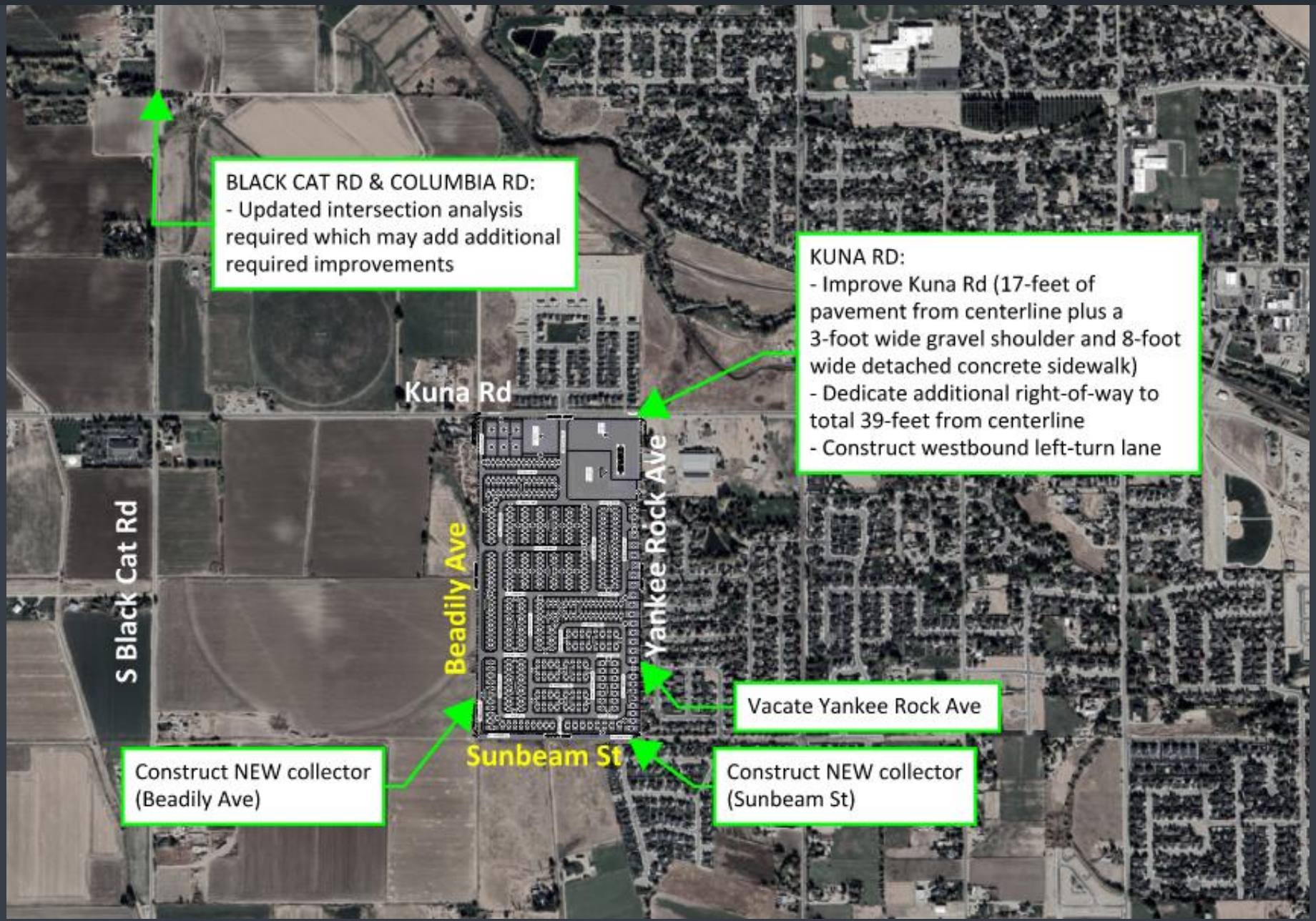
- Original TIS studied 432 residential lots
  - 336 single-family detached lots and 96 townhome lots
- Revised preliminary plat to 354 residential lots
  - 282 single-family detached lots and 72 townhome lots

  - ACHD report
    - Submit updated intersection analysis for Black Cat Road/Columbia Road prior signature on plat that contains the 200th lot
      - May include additional improvements
    - Separate TIS and CUP required for school site
    - Study intersections and segments along Kuna Road within the study area are not identified on ACHD CIP or FYP and meet ACHD planning level LOS thresholds with the project

ACHD Capital Improvements



Developer Funded Road Improvements



Impact Fees

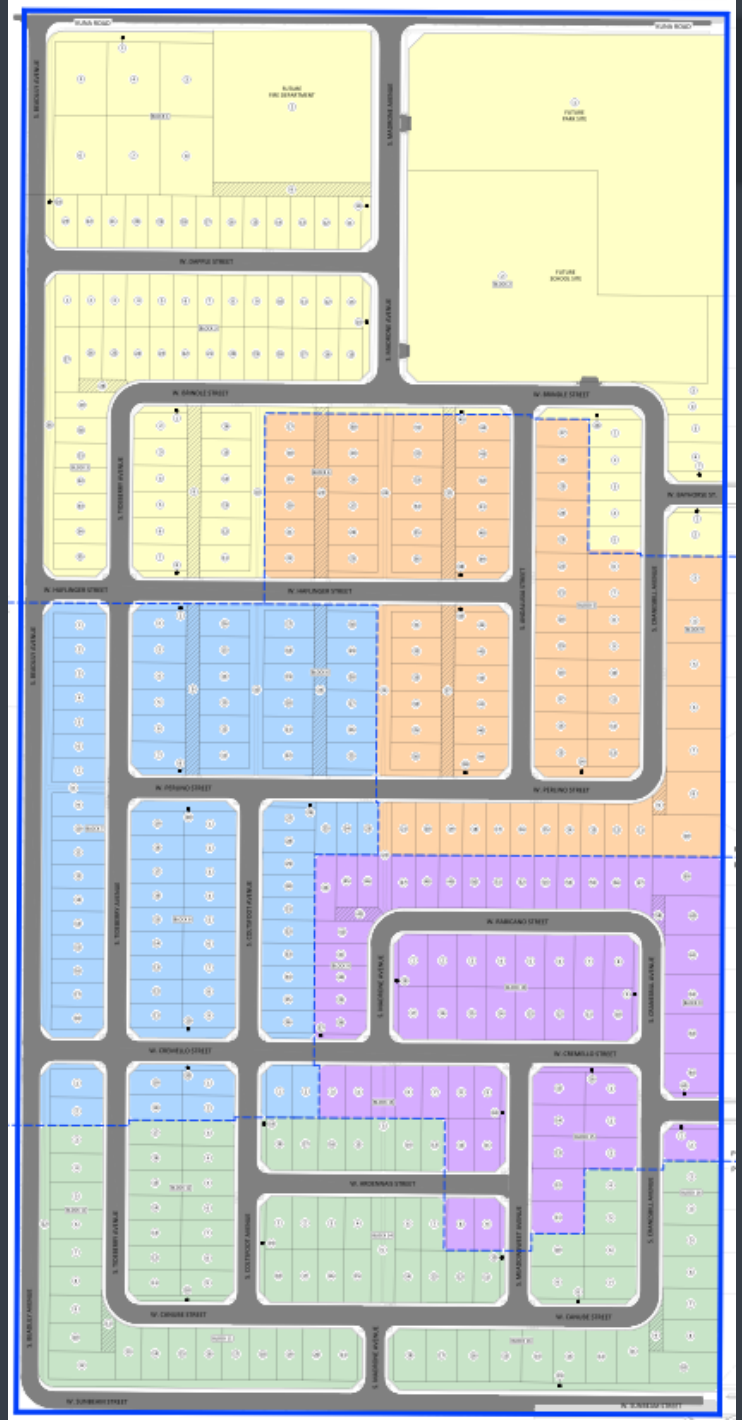
Total dollar amount for impact fees for Madrone Village

- ACHD: $3,493 x 354* = $1,236,522
- Parks: $2,604 x 354* = $921,816
- Police: $271 x 354* = $95,934
- Fire: $1,792 x 354* = $634,368

TOTAL $2,888,640

**** Number of houses***

Conceptual Phasing



	PROPOSED ROADWAY IMPROVEMENTS		
	PHASE 1	81 LOTS	±28.84 ACRES
	COMMERCIAL LOTS:	7 LOTS	
	COMMERCIAL COMMON LOTS:	1 LOT	
	COMMERCIAL COMMON DRIVE LOTS:	1 LOT	
	SINGLE FAMILY RESIDENTIAL (STANDARD):	54 LOTS	
	SINGLE FAMILY RESIDENTIAL (ALLEY):	12 LOTS	
	DEEDED LOTS (LOTS 3 & 4, BLOCK 2):	2 LOTS	
	SCHOOL SITE (LOT 2, BLOCK 2):	1 LOT	
	PARK SITE (LOT 1, BLOCK 2):	1 LOT	
	COMMON DRIVE LOTS:	2 LOTS	
	PHASE 2	79 LOTS	±12.86 ACRES
	SINGLE FAMILY RESIDENTIAL (STANDARD):	39 LOTS	
	SINGLE FAMILY RESIDENTIAL (ALLEY):	36 LOTS	
	COMMON DRIVE LOTS:	4 LOTS	
	PHASE 3	82 LOTS	±13.98 ACRES
	SINGLE FAMILY RESIDENTIAL (STANDARD):	57 LOTS	
	SINGLE FAMILY RESIDENTIAL (ALLEY):	23 LOTS	
	COMMON DRIVE LOTS:	2 LOTS	
	PHASE 4	62 LOTS	±10.84 ACRES
	SINGLE FAMILY RESIDENTIAL (STANDARD):	60 LOTS	
	COMMON DRIVE LOTS:	2 LOTS	
	PHASE 5	75 LOTS	±15.12 ACRES
	SINGLE FAMILY RESIDENTIAL (STANDARD):	73 LOTS	
	COMMON DRIVE LOTS:	2 LOTS	
	*TOTAL COMMON LOTS:	33 LOTS	

Development Benefits





THANK YOU

Madrone Village is consistent with the City's goals and fulfills Comprehensive Plan policies.

We look forward to working with the City as we continue this project.

Traffic Impact Study – Existing 2020 Conditions, without Madrone Village

Existing Year 2020 Conditions

The following mitigations are recommended under year 2020 background conditions, without the proposed development:

- **Black Cat Road & Amity Road**: Install either (1) a traffic signal with left-turn lanes on all approaches, or (2) a multilane roundabout with two lanes on the north and south legs.
- **Orchard Avenue & Avalon Street**: No mitigation is proposed for this intersection in the existing conditions.
- **Kay Street & Avalon Street**: No mitigation is proposed for this intersection in the existing conditions.

Traffic Impact Study – Background 2025 Conditions, Without Madrone Village

Background Year 2025 Conditions

The following mitigations are recommended under year 2025 background conditions, without the proposed development:

- **Black Cat Road & Amity Road**: Install either (1) a traffic signal with left-turn lanes on all approaches, or (2) a multilane roundabout with two lanes on the north and south legs.
- **Black Cat Road & Columbia Road**: Install a single lane roundabout.
- **Orchard Avenue & Avalon Street**: No mitigation is proposed for this intersection in the background 2025 conditions.
- **Kay Street & Avalon Street**: Install a traffic signal.
- **Meridian Road (SH 69) & Kuna Road**: No mitigation is proposed for this intersection in the background 2025 conditions.

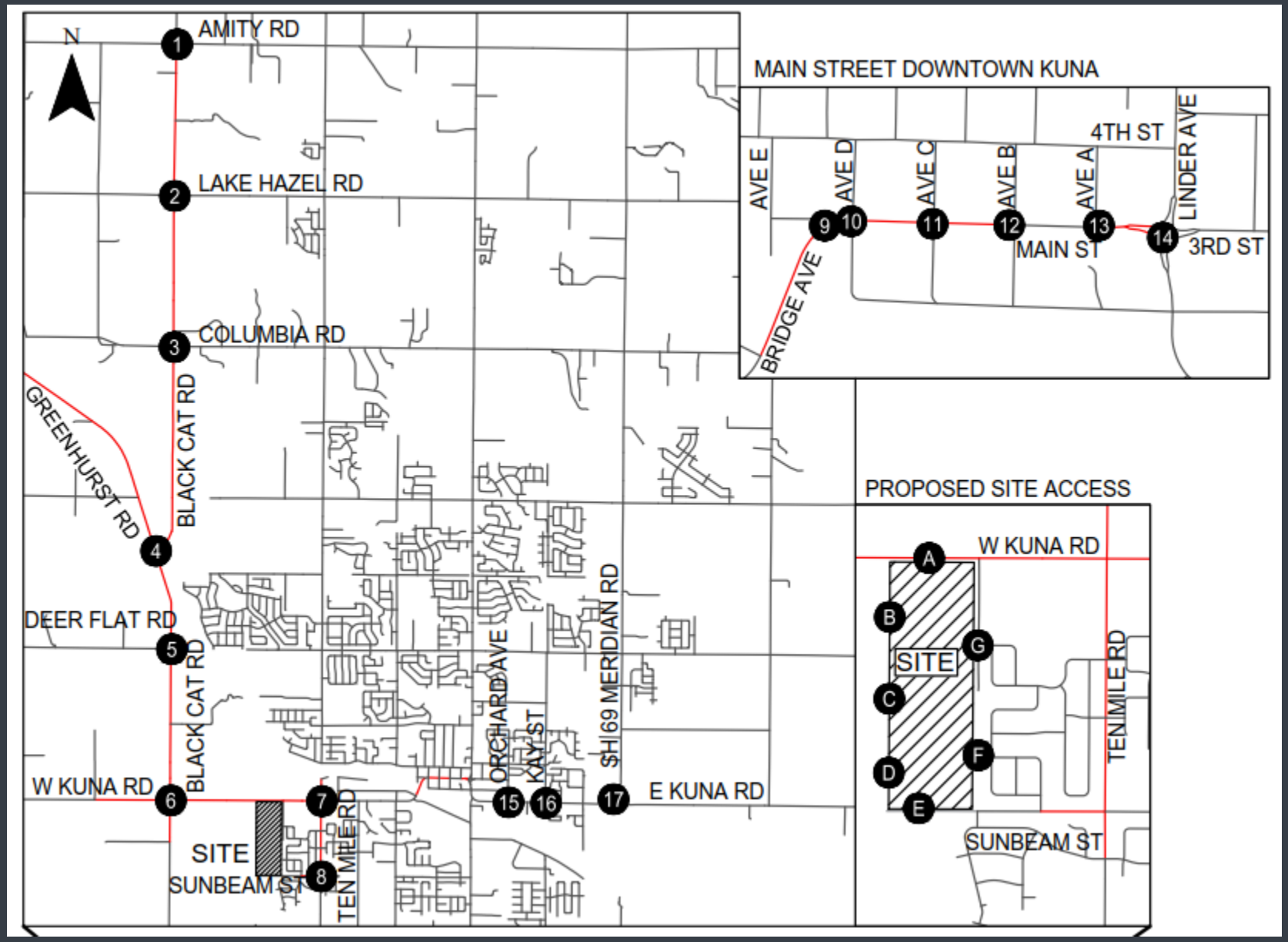
Traffic Impact Study – 2025 total traffic conditions, with Madrone Village

Year 2025 Total Traffic Conditions

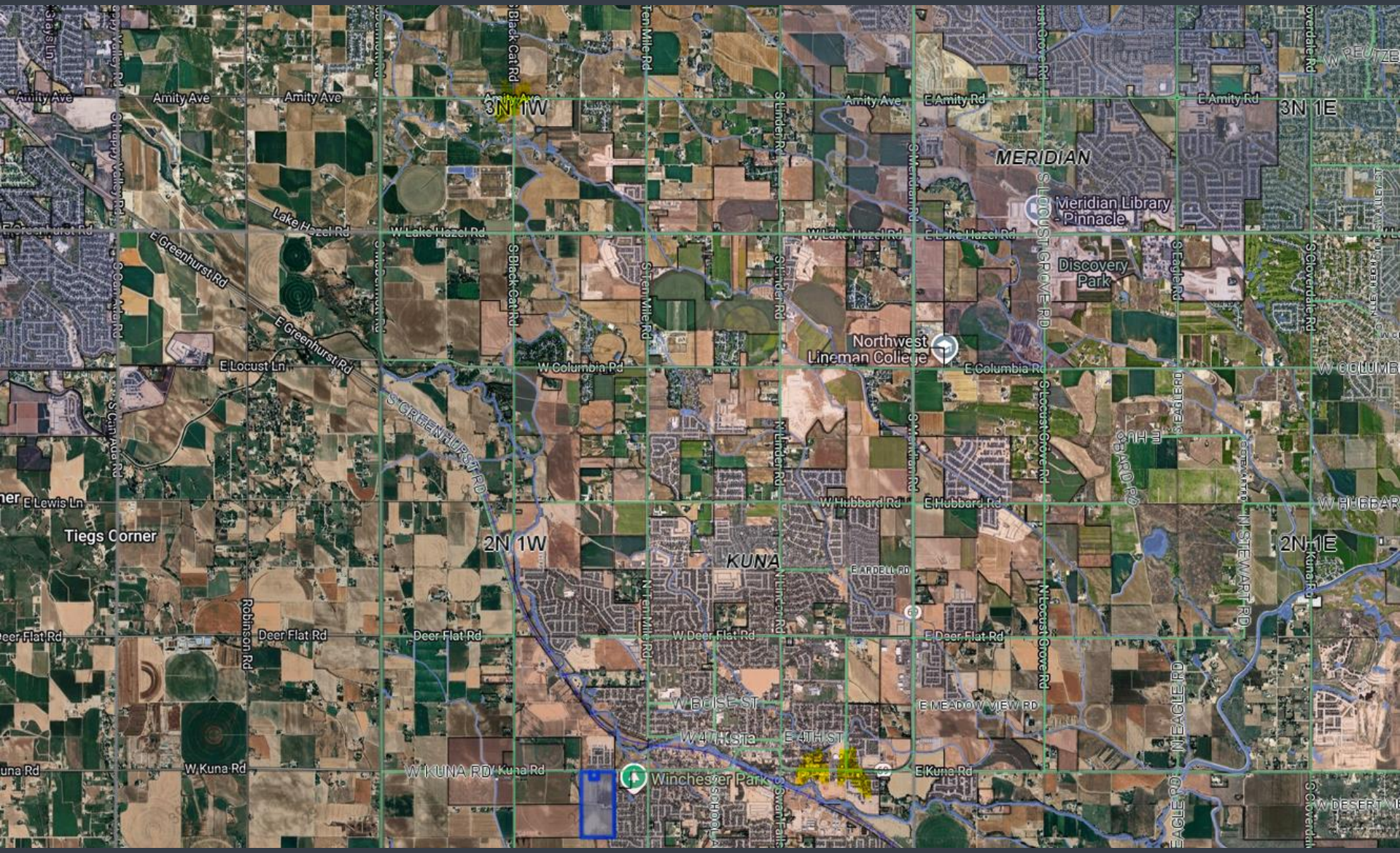
The following mitigations are recommended under year 2025 total traffic conditions, with the proposed development:

- **Black Cat Road & Amity Road**: TInstall either (1) a traffic signal with left-turn lanes on all approaches, or (2) a multilane roundabout with two lanes on the north and south legs. With site generated trips, the intersection is anticipated to need mitigation by approximately 2020.
- **Black Cat Road & Columbia Road**: Install either (1) a traffic signal with left-turn lanes on all approaches, or (2) a single lane roundabout. With site generated trips, the intersection is anticipated to need mitigation by approximately 2025.
- **Ten Mile Road & Kuna Road/Avalon Street**: No mitigations are proposed at this intersection for the 2025 total traffic conditions. Pedestrian improvements along the site frontage could serve in place of intersection mitigation.
- **Avenue D & Main Street**: No mitigation is proposed at this intersection for the 2025 total traffic conditions. Pedestrian improvements along the site frontage could serve in place of intersection mitigation.
- **Orchard Avenue & Avalon Street (SH 69):** No mitigation is proposed at this intersection for the 2025 total traffic conditions.
- **Kay Street & Avalon Street (SH 69)**: Install a traffic signal. With site generated traffic, mitigation is projected to be needed in approximately 2021, at which time the site would have approximately 113 units completed.
- **Meridian Road (SH 69) & Kuna Road**: Install a traffic signa. With site generated traffic, mitigation is projected to be needed in approximately 2024, at which time the site would have approximately 351 units completed.

Traffic Impact Study



Traffic Impact Study



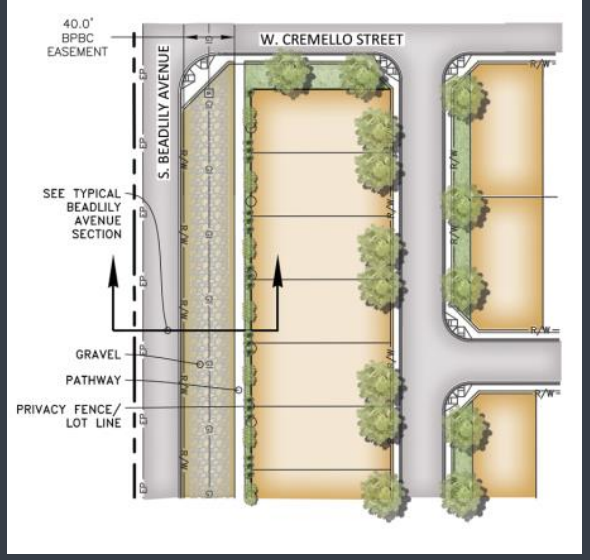
Traffic Impact Study

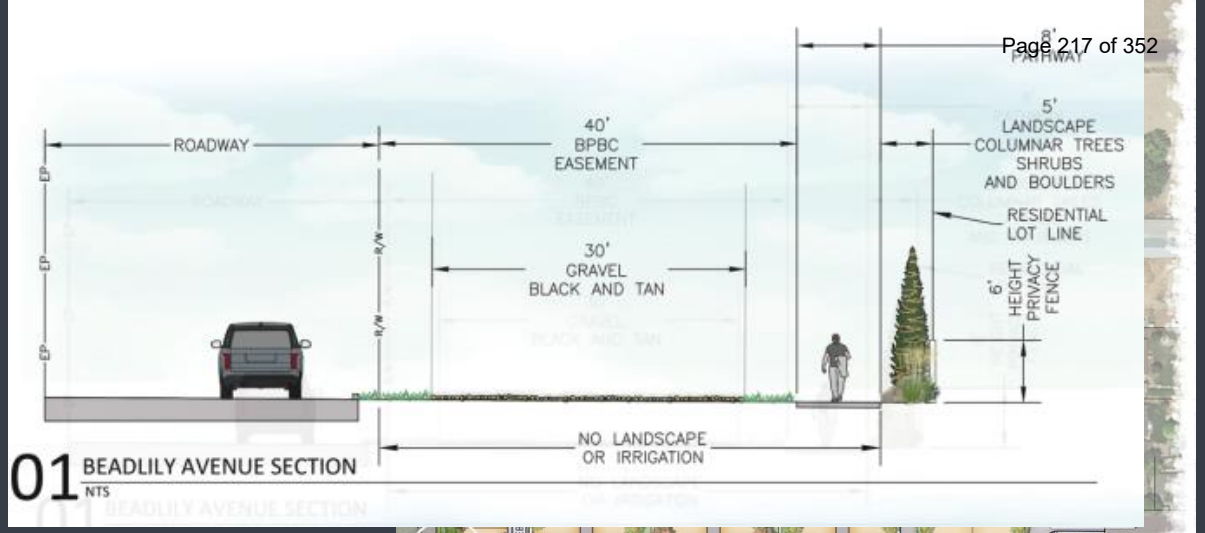
Table 2. Existing Study Transportation Facilities and Roadways

Roadway	Functional Classification[1]	Number of Lanes	Posted Speed (mph[2])	Sidewalks	Bicycle Lanes	On-Street Parking
Black Cat Road	Residential Arterial	2 Lanes	50	No	No	No
Greenhurst Road	Rural Collector	2 Lanes	50	No	No	No
Kuna Road	Residential Arterial/Transitional Commercial Arterial	2 Lanes	35	No	No	No
Avalon Street	Transitional Commercial Arterial	2 Lanes	35	Partial	No	No
Bridge Avenue/Main Street	Transitional Commercial Arterial/Towncenter Arterial	2-3 Lanes	25	Yes	Yes	Yes
State Highway 69	Principal Arterial	4-5 Lanes	35-55	Partial	No	No
Sunbeam Street	Residential Collector	2 Lanes	25	Yes	No	No
Ten Mile Road	Residential Arterial	2 Lanes	35	Partial	No	No

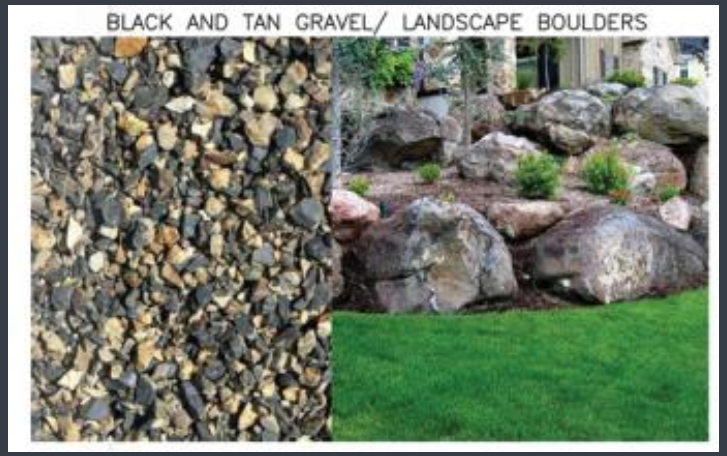
1 Per COMPASS Classification Map / ACHD Master Street Map (Reference 3 / 4)

2 Mph represents miles per hour


40.0'
BPBC
EASEMENT
W. CREMELLO STREET
S. BEADLILY AVENUE
SEE TYPICAL
BEADLILY
AVENUE
SECTION
GRAVEL
PATHWAY
PRIVACY FENCE/
LOT LINE


ROADWAY
40'
BPBC
EASEMENT
5'
LANDSCAPE
COLUMNAR TREES
SHRUBS
AND BOULDERS
RESIDENTIAL
LOT LINE
30'
GRAVEL
BLACK AND TAN
6'
HEIGHT
PRIVACY
FENCE
NO LANDSCAPE
OR IRRIGATION
01 BEADLILY AVENUE SECTION
NTS


FENCE


BLACK AND TAN GRAVEL/ LANDSCAPE BOULDERS

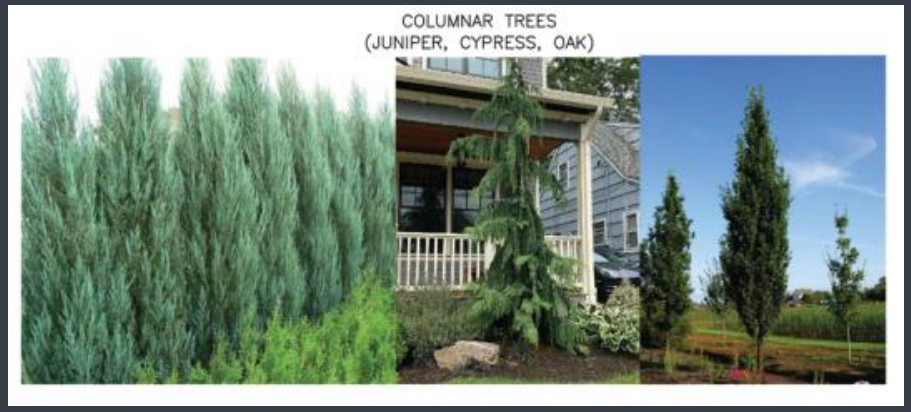
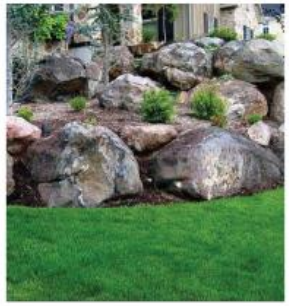

COLUMNAR TREES
(JUNIPER, CYPRESS, OAK)

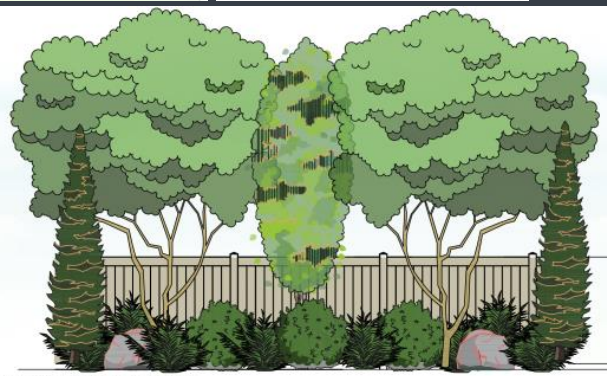

EXHIBIT NO.1
S. BEADLILY AVE.
S. TIDEBERRY AVE.
S. COLTSFOOT AVE.
S. MEADOWSWEET AVE.
S. MADRONE AVE.
S. CRANESBILL AVE.
W. HAFLINGER ST.
W. ANDALUSIA ST.
W. PERLINO ST.
W. RADICANO ST.
W. CREMELLO ST.
W. ARDENNAIS ST.
W. CANUBE ST.
W. CASPIAN ST.
W. SUNBEAM ST.

FENCE



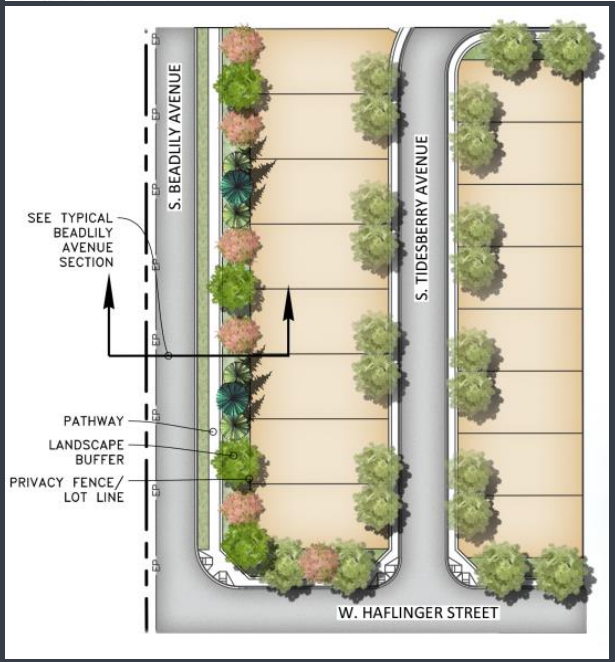
LANDSCAPE BOULDERS

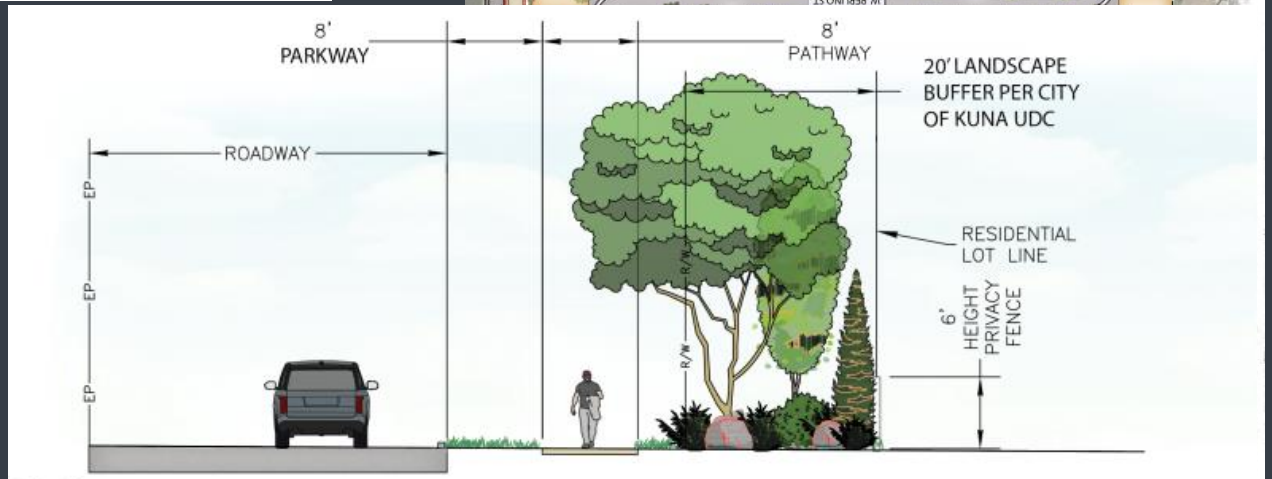




02 BEADLILY EXAMPLE PLANTING
NTS







01 BEADLILY AVENUE SECTION
NTS



Original Layout



Total Lots: 421 lots

C-1 Lots: 7

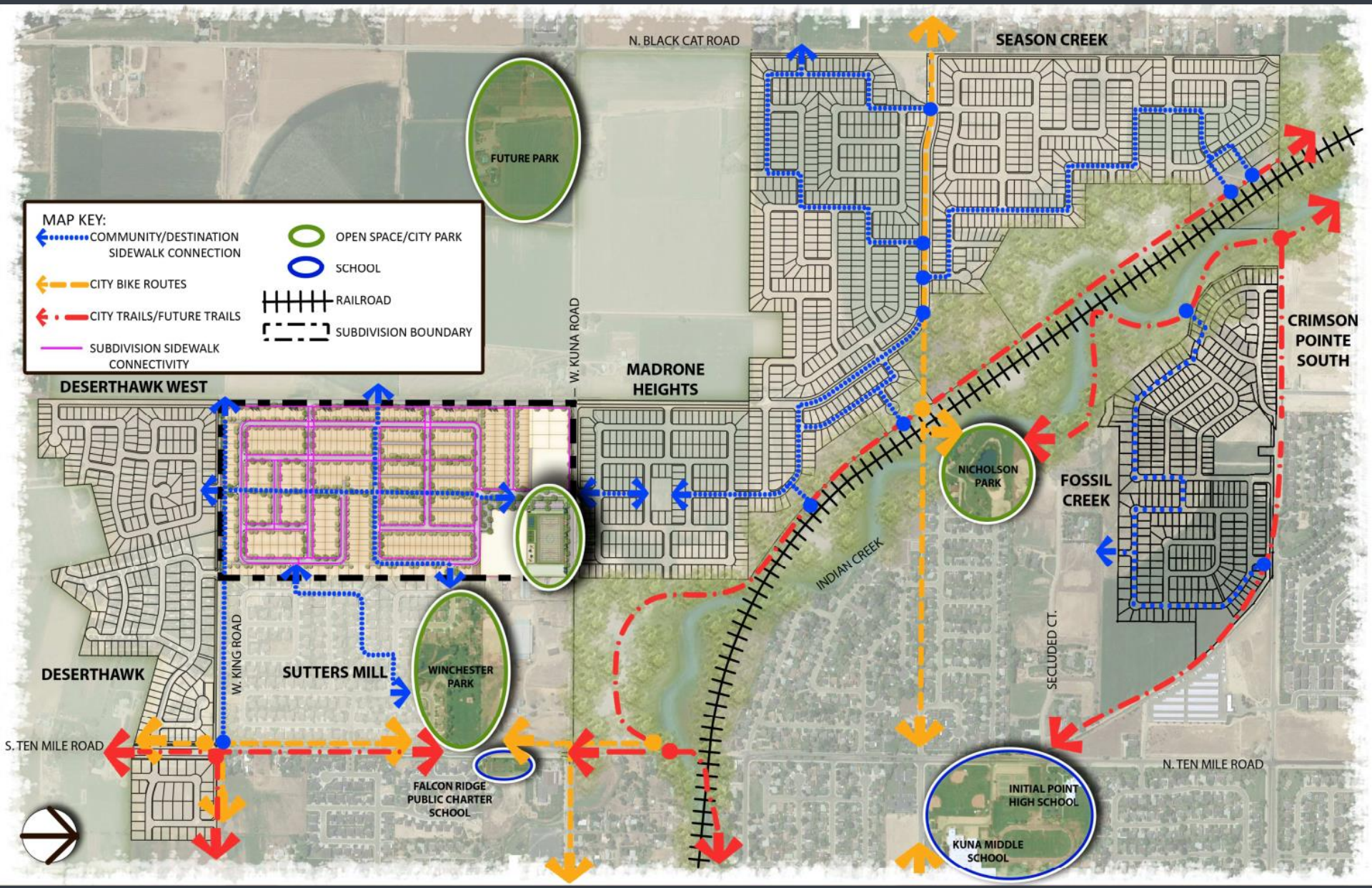
- Buildable Lots: 6
- Common Lots: 1

R-6 Lots: 414

- Buildable Lots: 354
  - 282 standard
  - 72 alley-load
- Deeded Access Lots: 2
- School Lot: 1
- Park Lot: 1
- Fire Dept Lot: 1
- Common Lots: 42
- Common Driveway Lots: 13


MADRONE VILLAGE
40' BPBC EASEMENT
EXHIBIT NO.1
EXHIBIT NO.2
S. BEADLILY AVE.
S. BEADLILY AVE.
S. TIDEBERRY AVE.
S. TIDEBERRY AVE.
W. CANUBE ST.
W. CREMELLO ST.
W. BRINDLE ST.
W. DAPPLE ST.
C-1
S. COLTSFOOT AVE.
W. HAFLINGER ST.
FUTURE FIRE STATION
S. MADRONE AVE.
W. ARDENNAIS ST.
W. PERLINO ST.
KUNA ROAD
W. SUNBEAM ST.
S. MADRONE AVE.
S. MEADOWSWEET AVE.
W. RABICANO ST.
W. ANDALUSIA ST.
FUTURE SCHOOL
TOT LOT
TENNIS & PICKLEBALL COURT
BATHROOM
BASKETBALL COURT
W. CANUBE ST.
W. BRINDLE ST.
FUTURE PARK
S. CRANESBILL AVE.
S. CRANESBILL AVE.
OPEN GRASS AREA
MULTI-SPORT FIELD FOOTBALL SOCCER LACROSSE
W. CASPIAN ST.
W. BATHORSE ST.

Connectivity



CASE NOS. 24-08-AN & 24-05-S
MADRONE VILLAGE SUBDIVISION

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

ALL APPLICATION MATERIALS:
24-08-AN and 24-05-S:
for the MADRONE VILLAGE SUBDIVISION

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

KUNA Planning & Zoning

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

City Council Staff Memo

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

Title:	Madrone Village Sub.	**Application Number:**	24-08-AN and 24-05-S
Date:	10.7.2025	**Staff Contact:**	Troy Behunin
Owner(s)/Applicant:	Arroyo Indio Farms, LLC - Owner	**Applicant Contact:**	6152 E Half Moon Ln., Eagle ID 83616
Representative:	KM Engineering, LLP	**Representative Contact:**	shopkins@kmengllp.com

Purpose

Applicant requests approval for Annexation of approx. 79 ac. into Kuna City and proposing 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, 38 common lots, 12 common driveways, 1 School Site, 1 City Park and 2 deeded access lots. The site is in Section 27, Township 2 North, Range 1 West (Parcel numbers; R7321001020 & R7321001040). A school site has been integrated into the site plan.

Planning and Zoning Commission Recommendation

On July 22, 2025, the Commission voted to recommend denial of the Annexation for Case No. 24-08-AN (Annexation), to the City Council.

Statement of Fact	
Parcel Number(s):	R7321001020 & R7321001040
Future Land Use Map Designation:	Medium Residential Density
Existing Land Use:	Residential
Current Zoning:	Public (Kuna City) & RUT Rural Urban Transition (Ada County)
Proposed Zoning:	Public, R-6, Medium Density Residential, and C-1 (Neighborhood Commercial
Development Area:	80 acres (Includes area for a New Kuna Rural Fire Dist. Station)
Adjacent Zoning Districts:	**North:** R-6 (Med. Den. Res.) and RR (Rural Residential); **East:** R-6 & R-4 (Medium Residential); **South:** R-6 (Medium Residential) & RUT (Rural Urban Transition - Ada County); **West:** RR (Rural Residential) & Ag., (Both are Ada County)
Adjacent Street(s) Existing:	**North:** W Kuna Rd.; **East:** S Yankee Rock; **South:** W Sunbeam St.; **West:** None
Internal Street(s) Existing & Proposed:	Public Streets Proposed. S Madrone Ave., S Beadlily Ave., S Cranesbill Ave., S Andalusia Ave., S Tidesberry Ave., S Coltsfoot Ave., S Meadowsweet Ave., W Dapple St., W Brindle St., W Haflinger St., W Bayhorse St., W Perlino St., W Rabicano St, W

	Cremello St., W Ardennais St., W Caspian St., W Canube St., W Sunbeam St.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	Providing a City Park
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 Public (City) and RUT (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 Kuna will be economically diverse and vibrant, ensure infrastructure and public facilities are in place and parcels identified are shovel ready. Kuna will attract and encourage new and existing businesses with an environment friendly to business creation, expansion and relocation. (Goal 1.A & C, Policy A & C, and Objective 1.C.2).

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 a request for Annexation of approx. 78 acres and proposes to apply the C-1 (2.57 acres), and R-6 (86.39 acres) Zones.

The applicant submitted a request for a Preliminary Plat in order to subdivide the subject site. The proposal seeks to subdivide the (approx.) 78 ac. into 6 commercial lots, 354 home lots, 43 common lots and 13 Common Driveway Lots, 1 City Park Lot, and 1 School Lot with a proposed gross density of +/- 4.6 Dwelling Units an Acre (DUA) and a Net Density proposed at 6.0 DUA.

The applicant has coordinated with a Charter School to bring a School Site to this project which will serve students from Kindergarten through 12th grade, which is shown on the Pre Plat as Lot 2, Block 2.

Staff notes the Boise project Board of Control (Project) required a late dedication across most of the frontage on Sunbeam and Beadlily Avenue. The Project requires a minimum 30 foot wide easement for both frontages and the developer responded with a Pre Plat and Landscape plan reflecting the changes to the site in order to accommodate the late requirement.

Staff notes KCC calls for eight foot (8') sidewalks on classified roads to be within the Rights-of-Way (ROW), and these are currently shown on Beadlily Avenue not within the ROW. Staff support's the sidewalk outside the ROW for the two frontages with the irrigation easement. Kuna Road is within the Entryway corridor and the required 10 foot sidewalk may be outside the ROW, however, on the Pre Plat it is shown as an eight foot (8') sidewalk along Kuna Road.

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. In accordance with *R90-2022*, once the Danskin Sewer Force Main is completed, 40 Equivalent Dwelling Units (EDU's) may be issued on a Phase-by-Phase basis.
24. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    A. The City Engineer shall approve all sewer connections.
    B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
    C. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    D. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
    E. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

F. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s). Please consult staff if there are questions about the process.

G. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

25. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
26. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in *KCC 10-6-3*. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
27. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3.* Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
28. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
29. 10 foot (10') sidewalks along Kuna Road are required.
30. Developer/Owner/Applicant shall submit an updated Pre Plat site plan reflecting the discussed changes prior to submitting for construction plans/civil plans approval from the City.
31. Developer/Owner/Applicant shall submit a Preliminary Plat to reflect Code compliant sidewalks for staffs approval.
32. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

km ENGINEERING

February 26, 2025
Project No.: 19-151

Mr. Doug Hanson
Planning & Zoning Director
City of Kuna
751 West 4th Street
Kuna, ID 83634

RE: Madrone Village Subdivision – Resubmittal– Kuna, ID
Annexation, Zoning, Preliminary Plat, and Design Review Applications
REVISED Narrative

Dear Mr. Hanson:

On behalf of Arroyo Indio Farm, LLC. and/or its assigns, we are pleased to present Madrone Village, a mixed-use residential and commercial community on the south side of Kuna Road, just west of Ten Mile Road. The approximately 79-acre site is adjacent to existing and planned single-family residential subdivisions and commercial uses. Consistent with Kuna Road's designation as an Entryway Corridor, Madrone Village proposes commercial and civic uses along its Kuna Road frontage, including lots zoned C-1 for neighborhood commercial uses, a lot that has been donated to the Kuna Rural Fire District (KRFD) to meet the District's needs and serve the community, a large community open space area that will be donated for a proposed future public park, and a reserved lot that will be donated for a future public charter school.

The applicant has already donated the fire station lot to the Kuna Rural Fire District and will be donating a park and school lot to directly benefit the community of Kuna and provide added resources to surrounding residents. To achieve the greatest reach of resources, the applicant has worked for years with Kuna Rural Fire District to determine the best location for a first responder/fire station with an ancillary police department dispatch area. The chosen location has frequently been described as the best possible location south of the tracks for this much needed facility. It is also important to note that the donation offer of the future fire station was a significant influence in the recently approved KRFD bond; the site was subsequently donated after the bond passed. A school site will be donated for a future public charter school to minimize bus and vehicle traffic as well as mitigate stress on surrounding schools. Abutting the school site, the proposed park site will be donated to Kuna Parks and Recreation for a future public park. These three donation sites will not only benefit future residents but will make a significant impact on the community of Kuna as a whole.

Madrone Village features enhanced walkability and pedestrian connectivity throughout and to surrounding subdivisions and services in the area; desired amenities for residents including a large open space area large enough to accommodate several sports courts; and single-family residential lot size diversity to provide a variety of housing options for residents.

Applications for this project include Annexation and Zoning to R-6 and C-1 districts; a Preliminary Plat; and Design Review for review of subdivision landscaping. In 2021, we submitted an annexation, preliminary plat and PUD application to the City of Kuna for the subject property. That application has not been heard by any of the City's decision-making bodies and is now being revised with this application package as an updated resubmittal.

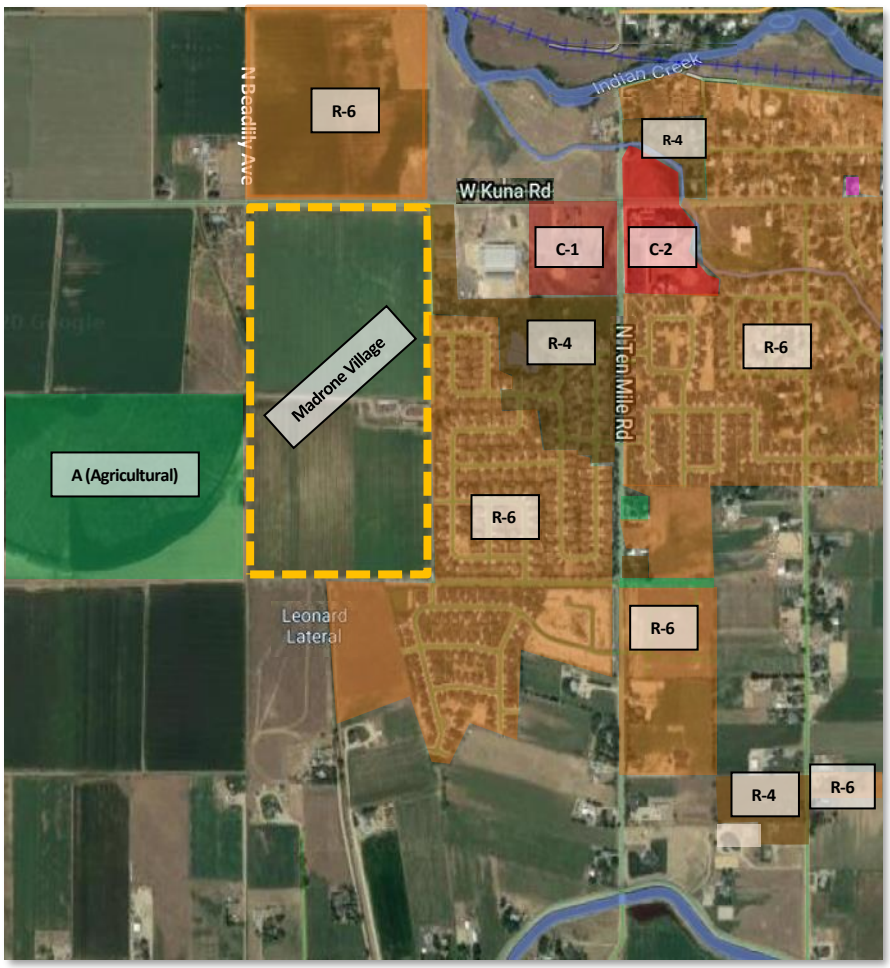
We have held five neighborhood meetings, participated in various discussions with City staff and ACHD, and have researched adjacent projects and recent approvals. The initial neighborhood meeting, held November 13, 2019, related to the original annexation application. The second, third, and fourth neighborhood meetings held September 10, 2020, May 19, 2021, and April 6, 2022, respectively, related to annexation/zoning, preliminary plat, and PUD requests. We held a fifth neighborhood meeting for the subject annexation and preliminary plat request on September 18, 2024. The development plan and renderings included in this application package reflect the input we have received from staff and neighbors, including a transition in lot size adjacent to existing residences in the Sutter's Mill Subdivision to the east, increased pedestrian connectivity, the inclusion of the donated fire station lot, a school and public park lot.

Site Information

The overall property is approximately 79 acres identified as parcel number R7321001040 and R7321001020 (Kuna Rural Fire District lot) and is located approximately ¼ mile west of Ten Mile Road and ½ mile east of Black Cat Road on the south side of Kuna Road. The site is currently zoned RUT in Ada County and is contiguous to City limits on all property boundaries.

Madrone Village is compatible with the existing and planned land uses surrounding the property:

- North: Kuna Road; and the Madrone Heights Subdivision zoned R-6;
- East: C-1 zoning at Kuna and Ten Mile; single family homes zoned R-4; and the Sutter's Mill Subdivision zoned R-6;
- South: the Deserthawk Subdivision zoned R-6; and undeveloped property zoned RUT and designated Low Density Residential on the FLUM;
- West: a new mid-mile collector road; annexed land zoned A (Agriculture) and designated as Mixed Use on the City's FLUM; and undeveloped property zoned RR and designated Medium Density Residential on the City's FLUM.



Compliance with Comprehensive Plan

Madrone Village aligns with the intent of *Envision Kuna* (Kuna's comprehensive plan) by complementing surrounding development and providing residential and employment opportunities in this part of Kuna. *Objective 3.A.2* notes that areas near Kuna Road and the rail line are identified as priority areas to be developed to support strong community activity and commercial centers. In accordance with that objective, Madrone Village proposes a mixture of housing types, commercial lots and open space, all of which will contribute to a strong community and available commercial opportunities in this area.

Madrone Village meets the intent of the future land use designation for this property of Medium Density Residential. We are presenting a mix of housing types to support Kuna's diverse housing goals by balancing an internal cluster of alley-loaded single-family detached lots, medium density detached lots, and larger single-family home lots. The neighborhood commercial portion of the project will support the residential component of the project while also providing neighborhood serving uses to the area currently unseen south of the railroad tracks in Kuna. Additionally, property abutting Kuna Road has been donated to Kuna Rural Fire District for future first responder emergency services, benefiting the entire area.

In alignment with *Goal Area 3,* our intent is to develop a distinct and well-designed community with diverse residential opportunities adjacent to a complementary commercial area to provide essential services as well as employment opportunities for the surrounding area. Our proposed zoning designations and enclosed development plan support the intent of the land use designations and the Comprehensive Plan.

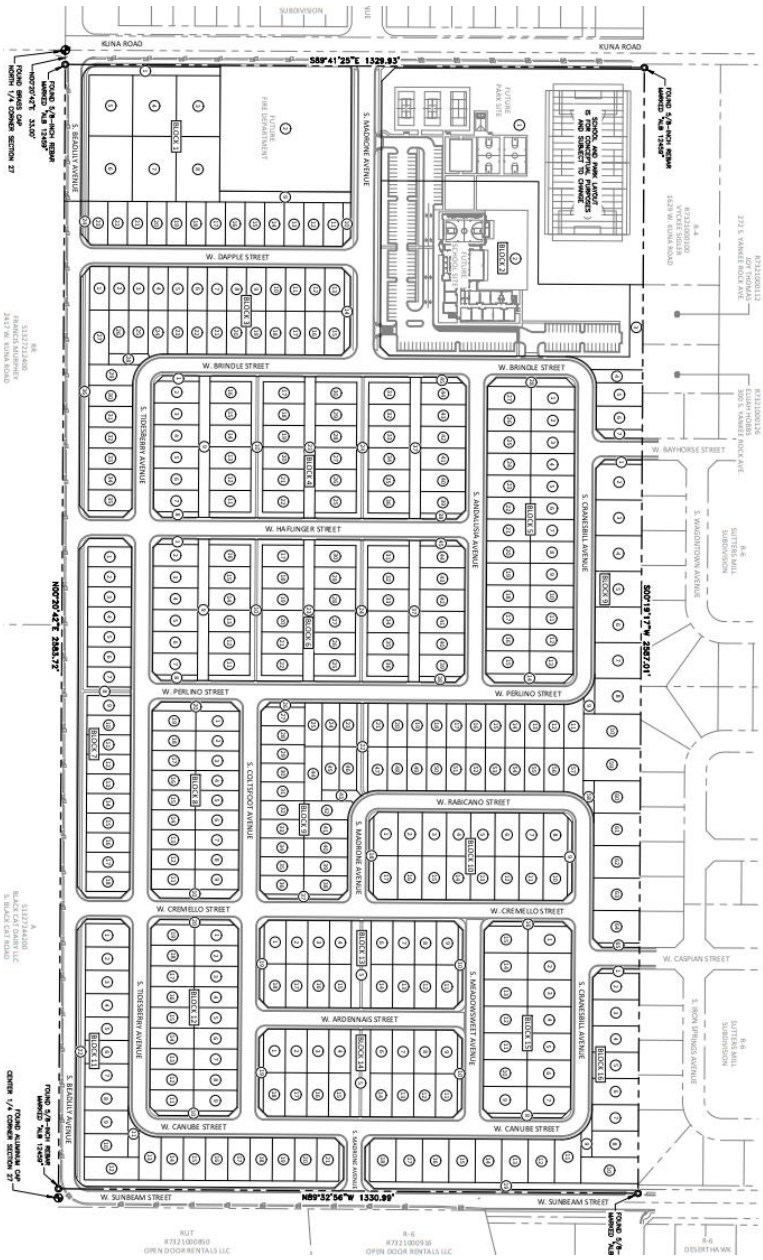
Annexation and Zoning Application

We propose to annex and zone the property to the R-6 (Medium Density Residential) and C-1 (Neighborhood Commercial District) zoning districts to accommodate a mix of single-family detached lot types, six commercial lots and a lot for a future first responder/fire station and ancillary police department dispatch area. Two large lots are also included within the R-6 zone, one of which will be for a future school site, and the other for a future park and open space area to be used by the school and the City of Kuna. In total, the R-6 district will be comprised of approximately 76.39 gross acres and the C-1 zone will be comprised of approximately 2.57 gross acres.

The overall density of the proposed development is reflective of the intent of the Medium Density Residential designation within the comprehensive plan. As *Theme 3* within the "Key Trends and Emerging Themes" section of the Comprehensive Plan notes, there is a growing demand for housing in Kuna, likely driven by younger families and professionals seeking less expensive housing options in the Treasure Valley (p. 6 of the Listening & Learning Summary Report). Madrone Village has been designed to be compatible with other residential developments in the area while providing different lot sizes which in turn will allow for a variety in home builds, specifically to allow a wide range of homebuyers the opportunity to purchase in a high-quality community. The zoning districts requested best reflect the dimensional standards and density required to provide the mix of residential and commercial opportunities proposed.

Preliminary Plat Application

The Madrone Village preliminary plat encompasses approximately 79 acres and consists of 282 standard single-family detached residential lots, 72 alley loaded single-family detached residential lots, 6 commercial lots, 1 park lot, 1 school lot, 1 fire station lot, 2 deed access lots, 13 common drive lots, and 43 common open space lots, totaling 421 lots overall.



Standard single-family residential lot sizes range from approximately 4,000 square feet to 10,329 square feet. Alley loaded single-family residential lots sizes range from 4,085 sq. ft. to 4,429 sq. ft. The range in lots sizes will provide a variety of housing types within the development, consistent with the comprehensive plan.

The larger lots within the development will be along the southern and eastern edges of the subdivision. These larger lots provide a nice transition from the already existing residential lots adjacent to the development, into the alley loaded lots near the center of Madrone Village.

The six commercial lots included in the proposed preliminary plat will provide an opportunity for neighborhood commercial uses to serve existing and future residents. The C-1 district is sought to allow neighborhood commercial uses that are complementary to the residential area and provide necessary services and employment opportunities to future and existing residents, consistent with the comprehensive plan. The development and placement of these lots was configured based on discussions with the City of Kuna, including the Economic Development Department. The commercial lots will provide easy and efficient access to services, ideally situated with frontage on Kuna Road, an arterial roadway and designated Entryway Corridor, and at the corner of S Beadlily Ave, a mid-mile collector that current and proposed developments will extend north through Madrone Heights and Season Creek and south through Deserthawk West.

The applicant has been in discussions with the City of Kuna and the Fire District regarding the development of Lot 2, Block 1. The applicant has donated this lot to the Kuna Rural Fire District for future development of a fire station with an ancillary police dispatch office to ensure adequate service and response time for the entire area.

Access and Connectivity

The primary entrance road for the subdivision will be Madrone Avenue, a full access point via Kuna Road proposed in alignment with the subdivision entrance to Madrone Heights to the north. Madrone Avenue will extend into the subdivision, fork to the east and west, and will eventually connect to Sunbeam Street, a mid-mile collector on the south boundary of the subdivision. A mid-mile collector, Beadlily Avenue is proposed on the west side of the subdivision in alignment with Madrone Heights. Local streets are proposed throughout the subdivision and will be improved to the City of Kuna and ACHD's standards.



Four stub streets are proposed to connect with Beadlily and Sunbeam as depicted on the attached preliminary plat. Two stub streets are proposed to connect with the existing subdivision to the east, Sutter's Mill. This development will connect existing neighborhoods with planned transit corridors and will aid in increasing the safety and efficiency of pedestrian and vehicular traffic in the area.

The mixed-use element presented with the neighborhood commercial component of Madrone Village creates trip capture and increases quality of life for all area residents. Access for the proposed commercial lots will be determined with subsequent development applications and will adhere to ACHD and City requirements based on road classification and spacing requirements.

An existing unopened right-of-way located on the east part of the subject site, Yankee Rock, is proposed to be vacated/exchanged with a separate application to ACHD. In discussions with ACHD it was determined that the piece of land was originally included in a plat from 1910 and was dedicated to the public from the subject site. As the City and ACHD prohibit double-loaded lots, it was determined that vacating the unopened right-of-way is the best use of the land. Existing access to Yankee Rock will be maintained to adjacent homes that currently take direct access to the right-of-way. However, the remaining property will be utilized by the proposed subdivision as indicated on the preliminary plat. As Madrone Village will be dedicating approximately 18 acres of public right-of-way, we propose to exchange the approximately 1.5 acres of unopened right-of-way with ACHD. A right-of-way exchange application has been submitted to ACHD and will be reviewed once this application has been accepted by the City of Kuna.

A traffic impact study (TIS) has been submitted to and accepted by Ada County Highway District (ACHD). A copy of the TIS is included herein for reference.

Walkability

Madrone Village includes multiple pedestrian connections and pathways within the community to enhance walkability for residents. Connections are proposed throughout the alley residential portion to adjacent commercial uses and single-family homes within the community and to adjacent neighborhoods. A mid-block pathway extends from Sunbeam Avenue on the south boundary of the development to the north in alignment with Madrone Avenue. Madrone Village offers the opportunity to connect several adjacent existing neighborhoods to the south and east with pedestrian walkways and will connect north and south to planned and currently developing subdivisions, the railway corridor, Kuna Greenbelt, and future parks. Pedestrian connections will enhance walkability in the entire area and will contribute toward fulfilling Kuna Comprehensive Plan *Goal 4.B* by increasing sidewalk coverage and connectivity.

Services

In accordance with City Code, Madrone Village will utilize City services upon annexation. The applicant has been working with the City on capacity constraints currently experienced by the Ten Mile lift station. Coordination will continue as design is finalized.

A major service this development will provide to the community is a school site and park/open space that will be available for both the school and the community to use. The school lot contains approximately 4 acres while the park lot contains approximately 5 acres. Together they will provide the necessary acreage for a charter school, open space with fields, and a parking area. The school lot will be donated to a charter school that will serve grades K-12. With the proposed Madrone Village, Madrone Heights across Kuna Road, and the growing nature of the area, there will be an influx of new students that this school will serve. The park and open space lot as will provide space for the future charter school as well as the public.

In addition, the property is about one mile from downtown Kuna, which puts it in proximity to the Kuna Library and various parks among other services and amenities. The Falcon Ridge Public Charter School is located approximately 1,500 feet to the east, at the southeast corner of Kuna and Ten Mile Roads. Kuna Middle School and Initial Point High School are both less than 1 mile away at the northeast corner of Boise Street and Ten Mile Road. Ross Elementary School is also less than 1 mile away, near the southwest corner of Boise Street and School Avenue.

Various churches, preschools and daycares are also nearby, which will serve and be supported by future residents and complement future commercial uses planned within Madrone Village.

Residential Uses

The residential portion of Madrone Village is comprised of single-family detached units within the R-6 district. In alignment with *Goal 3.D* and *Objective 3.D.2* of the Comprehensive Plan, Madrone Village proposes to provide various housing options and a strong neighborhood. Larger lots with detached single-family homes will be located on the east to buffer and provide a transition to the Sutter's Mill Subdivision. Lots will transition in size from east to west, with smaller, detached residential lots located on the west side of the project and adjacent to commercial uses to the north. As shown on the attached preliminary plat, alley loaded units are clustered within the west part of the site to provide a unique housing type and higher density while preserving enough land for pathways and the park lot in the northeast portion of the development.

Density

Overall, Madrone Village proposes 354 residential units on approximately 76.39 gross acres or 58.68 net acres in the R-6 district. The resulting density for the subdivision is 4.6 dwelling units per gross acre and 6.0 dwelling units per net acre.

Madrone Village presents a community with a variety of housing types and styles, ample open space, an inner-connected pedestrian network and the provision of two lots dedicated for future use as a fire station and city park. In addition, the public charter school lot will fill a need for families in the development and the immediate surrounding area. The provision of the list of amenities planned, lots to be dedicated to the City, Kuna Rural Fire District and school, and overall quality of Madrone Village supports the density intended for the R-6 district.

Commercial Uses

Approximately 2.57 acres of the overall project site is proposed to include commercial lots for future neighborhood serving uses such as retail, small-scale restaurants and coffee shops, and professional service uses, among other potential uses. The commercial lots will be enclosed with landscaping to provide a natural buffer to adjacent residential uses to the south. Commercial lots will be accessed via private drive aisles with cross-access agreements.



In accordance with the standards noted in *Kuna City Code 5-3-4* we request a 50% reduction to the rear yard setback requirement for the commercial lots abutting residential lots. In lieu of the 40' setback normally required we propose a combination of vegetation and screening to ensure residential lots are adequately separated from commercial uses while encouraging a mix of uses and allowing the community to feel integrated. Design of this area will be coordinated with the City as future applications are submitted.

Amenities and Open Space

Overall, Madrone Village includes approximately 11.69 acres of qualified open space for a total of 14.82% of the site, exceeding the city's required 8.29 acres or 10.5%. An approximately 4.88-acre lot is being provided and will be dedicated for use as a future city park at the northeast part of the property. A soccer field, football field, and lacrosse field alongside a basketball court and tennis/pickleball court have been schematically depicted to demonstrate how the open space could be utilized for various amenities. Landscaped areas and pedestrian walkways are located throughout the development to allow for integration of uses, interconnectivity and pedestrian access to the commercial areas and all amenities. The pathways also provide an active amenity for

residents who can safely walk around the entire neighborhood. All common space within the residential portion of the project will be owned and maintained by the homeowners' association.



Design Review Application

Included with this submittal package is a design review application for common area landscaping within the residential portion of the subdivision. Proposed landscaping will consist of a combination of trees, shrubs, and other landscape materials consistent with City standards, which are detailed on the attached landscape plans. The development of the commercial lots will include lighting plans with detailed photometric info as subsequent design review submittals take place.

Conclusion

We are excited to bring Madrone Village to the City of Kuna. This mixed-use community will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing and employment opportunities in this area of Kuna. The applicant has already donated a 2-acre lot to the Kuna Rural Fire District for a future fire station with an ancillary police dispatch and plans to donate the proposed park and school site. The community design and mix of uses will allow residents to play, shop, eat and interact with neighbors without leaving their neighborhood.

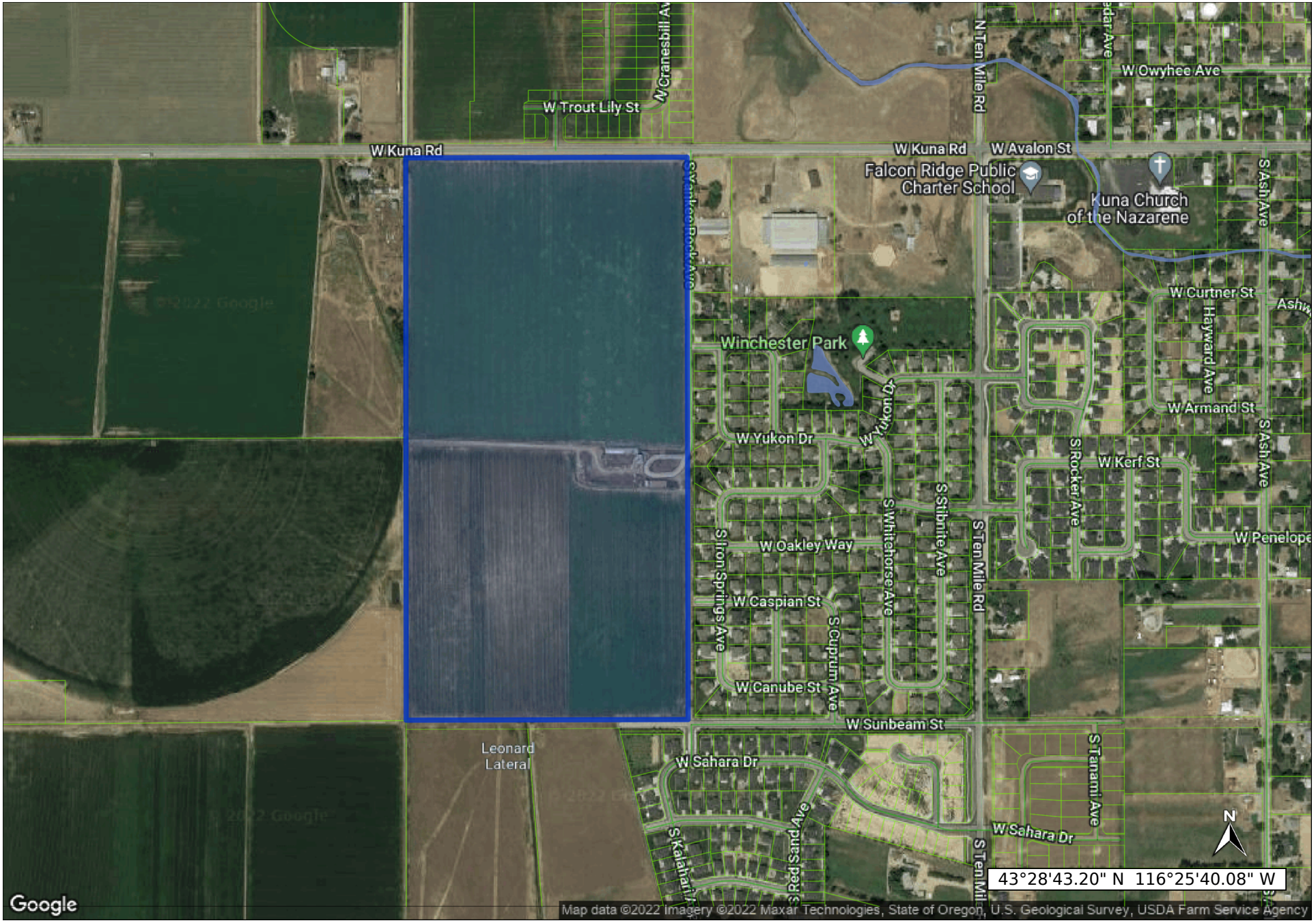
Madrone Village complements the City's vision for growth and will be an asset to the community. Should you have questions or require further information about this updated submittal of Madrone Village, please feel free to contact me.

Sincerely,
KM Engineering, LLP

Stephanie Hopkins
Land Planning Manager

cc: Arroyo Indio Farm, LLC.

Vicinity map

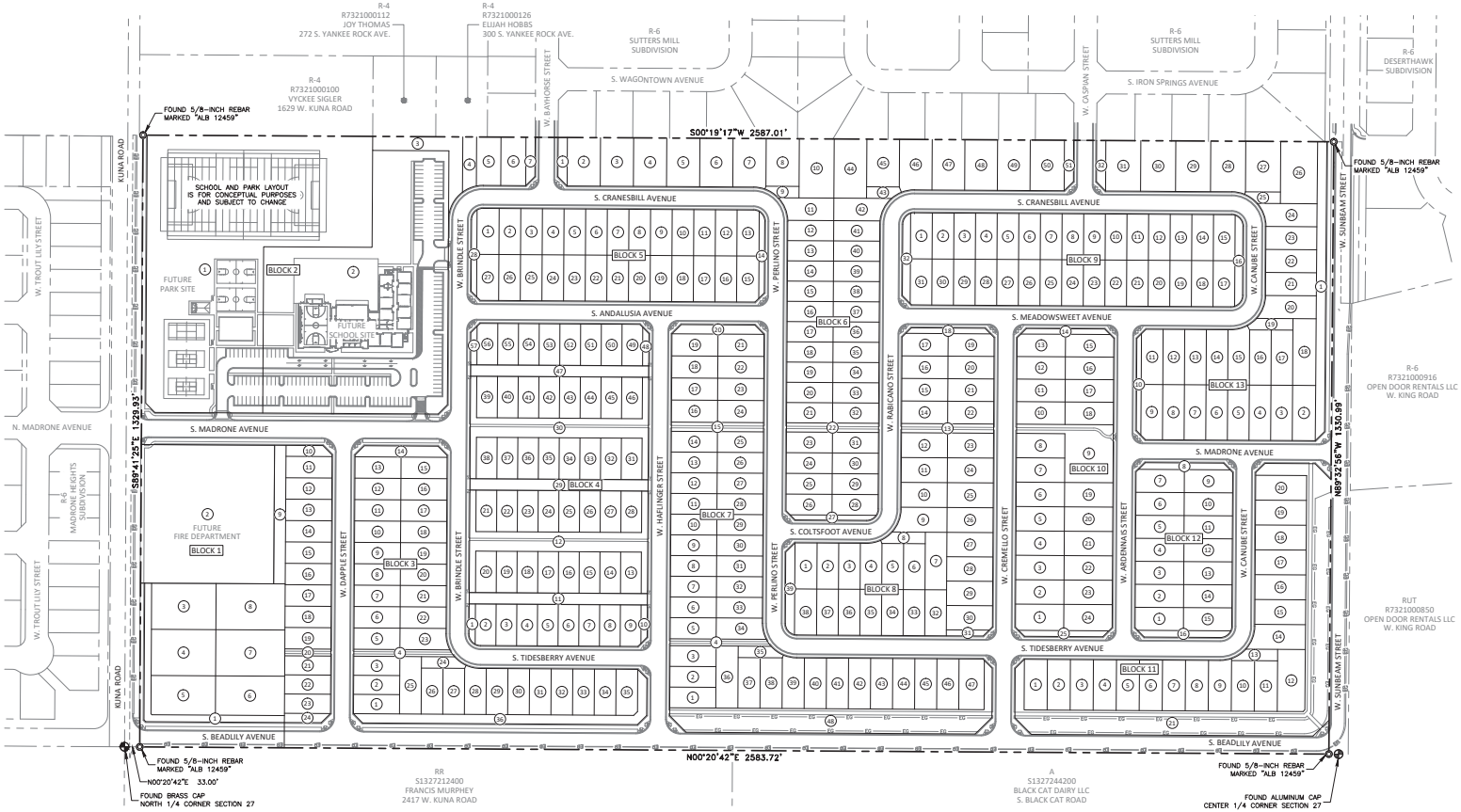


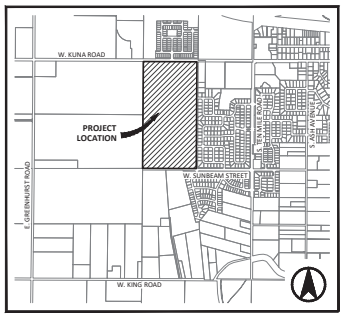
Mar 22, 2022 - landproDATA.com
Scale: 1 inch approx 600 feet

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

PRELIMINARY PLAT SHOWING
MADRONE VILLAGE SUBDIVISION

SITUATED IN A PORTION OF THE WEST 1/2 OF THE NE 1/4 OF
SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO





VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY

SITE DATA

PARCEL NUMBER(S):	R7321001020 & R7321001040	
PROPERTY ADDRESS: CITY/STATE/ZIP:	2021 W. KUNA ROAD KUNA, IDAHO 83634	
CURRENT ZONING:	RUT	
PROPOSED ZONING:	C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) R-6 (MEDIUM DENSITY RESIDENTIAL)	
PROJECT TOTAL:	416 LOTS	±78.97 ACRES (GROSS)
RIGHT-OF-WAY DEDICATION:	~	±17.44 ACRES
REQUIRED: QUALIFIED OPEN SPACE	±X.XX ACRES	XX.XX%
PROVIDED: QUALIFIED OPEN SPACE:	±X.XX ACRES	XX.XX%

C-1 ZONING

COMMERCIAL LOTS:	6 LOTS	±1.91 ACRES
COMMON LOTS:	1 LOT	±0.20 ACRES
RIGHT-OF-WAY DEDICATION:	~	±0.46 ACRES
SUB-TOTAL:	7 LOTS	±2.57 ACRES

R-6 ZONING

SFR (STANDARD)	306 LOTS	±36.44 ACRES
SFR (ALLEY)	48 LOTS	±4.46 ACRES
DEEDED LOTS: (LOTS 3 & 4, BLOCK 2)	2 LOTS	±0.29 ACRES
SCHOOL SITE (LOT 2, BLOCK 2):	1 LOT	±4.12 ACRES
PARK SITE (LOT 1, BLOCK 2)	1 LOT	±4.82 ACRES
FIRE DEPT. (LOT 2, BLOCK 1)	1 LOTS	±2.00 ACRES
COMMON LOTS:	38 LOTS	±6.09 ACRES
COMMON DRIVE LOTS:	12 LOTS	±1.20 ACRES
RIGHT-OF-WAY DEDICATION:	~	±16.98 ACRES
SUB-TOTAL:	409 LOTS	±76.40 ACRES

SINGLE FAMILY RESIDENTIAL (STANDARD)
MINIMUM LOT SIZE: ±4,150 SF
MAXIMUM LOT SIZE: ±10,784 SF
AVERAGE LOT SIZE: ±5,187 SF

SINGLE FAMILY RESIDENTIAL (ALLEY)
MINIMUM LOT SIZE: ±4,029 SF
MAXIMUM LOT SIZE: ±4,050 SF
AVERAGE LOT SIZE: ±4,048 SF

TOTAL GROSS DENSITY: ±4.63 UNITS PER ACRE

TOTAL NET DENSITY: ±5.96 UNITS PER ACRE

C-1 DIMENSIONAL STANDARDS

MAXIMUM HEIGHT:	35'
MINIMUM STREET FRONTAGE:	0
FRONT YARD SETBACK (LOCAL ROADWAY):	15'
FRONT YARD SETBACK (ARTERIAL OR COLLECTOR):	0'
REAR YARD SETBACK:	5'
INTERIOR SIDE YARD SETBACK:	0'
STREET SIDE YARD SETBACK:	15'
MAXIMUM LOT COVERAGE:	100% DR
MINIMUM LOT SIZE:	2,000 SF

R-6 DIMENSIONAL STANDARDS

MAXIMUM HEIGHT:	35'
MINIMUM STREET FRONTAGE:	45'
FRONT YARD SETBACK (LOCAL ROADWAY):	20'
FRONT YARD SETBACK (ARTERIAL OR COLLECTOR):	30'
REAR YARD SETBACK:	15'
INTERIOR SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	15'
MAXIMUM LOT COVERAGE:	N/A
MINIMUM LOT SIZE:	4,000 SF

UTILITIES

WATER:	CITY OF KUNA
SEWER:	CITY OF KUNA
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	BOISE-KUNA IRRIGATION DISTRICT / CITY OF KUNA PI
PRESSURIZED IRRIGATION:	CITY OF KUNA (KMID)
FIRE PROTECTION:	KUNA RURAL FIRE DISTRICT
POLICE PROTECTION:	KUNA POLICE (ADA COUNTY SHERIFF)
SANITATION:	J&M SANITATION
SCHOOL DISTRICT:	KUNA SCHOOL DISTRICT

PRELIMINARY PLAT NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
3. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
4. THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
5. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 5-FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10-FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
6. LOTS 3-8, BLOCK 1 ARE PROPOSED COMMERCIAL LOTS.
7. LOT 3, BLOCK 2 TO BE DEEDED TO PARCEL No. R7321000112.
8. LOT 4, BLOCK 2 TO BE DEEDED TO PARCEL No. R7321000126.
9. LOT 9, BLOCK 1 IS A COMMON DRIVE LOT FOR ACCESS TO COMMERCIAL LOTS.
10. IRRIGATION WATER WILL BE PROVIDED BY CITY OF KUNA (KMID) DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- RIGHT OF WAY
- LOT LINE
- EG EDGE OF GRAVEL
- EP EDGE OF PAVEMENT

PROJECT TEAM

PROPERTY OWNER
NAME: ARROYO INDIO FARM, LLC
CONTACT: TIMOTHY ECK
ADDRESS: 1691 S. GRAND FORK WAY
CITY/STATE/ZIP: MERIDIAN, IDAHO 83642
EMAIL: timothyeck@me.com

ENGINEERING
NAME: KM ENGINEERING, LLP.
CONTACT: KEVIN FROEHLICH, P.E.
ADDRESS: 5725 N. DISCOVERY WAY
CITY/STATE/ZIP: BOISE, IDAHO 83713
PHONE: 208.639.6939
EMAIL: kfroehlich@kmengllp.com

LANDSCAPE ARCHITECT
NAME: KM ENGINEERING, LLP.
CONTACT: ALYSSA YENSEN, PLA
ADDRESS: 5725 N. DISCOVERY WAY
CITY/STATE/ZIP: BOISE, IDAHO 83713
PHONE: 208.639.6939
EMAIL: ayensen@kmengllp.com

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP1.1	EXISTING CONDITIONS
PP2.0	LOT DIMENSIONS
PP2.1	LOT DIMENSIONS
PP3.0	PRELIMINARY ENGINEERING
PP3.1	PRELIMINARY ENGINEERING
PP3.2	PRELIMINARY GRADING AND DRAINAGE
PP3.3	PRELIMINARY GRADING AND DRAINAGE

0 120 240 360
Plan Scale: 1" = 120'

MADRONE VILLAGE SUBDIVISION
KUNA, IDAHO
COVER

REVISIONS

NO.	ITEM	DATE
0	INITIAL PREPLAT SUBMITTAL	11/10/20
1	REVISED PREPLAT SUBMITTAL	07/19/21
2	REVISED PREPLAT SUBMITTAL	04/15/22
4	REVISED PREPLAT SUBMITTAL	10/02/24
5	STAFF COMMENTS	02/20/25
6	REVISED PREPLAT SUBMITTAL	04/02/25

PROFESSIONAL ENGINEER REGISTERED 20404 05/21/25 STATE OF IDAHO KEVIN A. FROEHLICH

Digitally signed by Kevin A. Froehlich, PE
Date: 2025.05.21 12:28:25 -06'00'

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

DATE: 2/20/25
PROJECT: 19-151
SHEET NO. PP1.0

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MADRONE VILLAGE

40' BPBC EASEMENT

EXHIBIT NO.1

EXHIBIT NO.2

S. BEADLILY AVE.

S. BEADLILY AVE.

S. TIDEBERRY AVE.

S. TIDEBERRY AVE.

W. CANUBE ST.

W. ARDENNAIS ST.

W. CREMELLO ST.

S. COLTSFOOT AVE.

W. HAFLINGER ST.

W. PERLINO ST.

W. BRINDLE ST.

W. DAPPLE ST.

C-1

FUTURE FIRE STATION

S. MADRONE AVE.

S. MADRONE AVE.

KUNA ROAD

W. SUNBEAM ST.

S. MEADOWSWEET AVE.

W. RABICANO ST.

W. ANDALUSIA ST.

W. CANUBE ST.

W. BRINDLE ST.

FUTURE SCHOOL

TOT LOT

TENNIS & PICKLEBALL COURT

BATHROOM

BASKETBALL COURT

FUTURE PARK

S. CRANESBILL AVE.

S. CRANESBILL AVE.

OPEN GRASS AREA

MULTI-SPORT FIELD FOOTBALL SOCCER LACROSSE

W. CASPIAN ST.

W. BAYHORSE ST.

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

Date: February 5, 2025-DRAFT

To: Timothy Eck-Arroyo Indio Farm, LLC, Connor Lindstrom-KM Engineering

Staff Contact: Dawn Battles, Senior Planner

Project Description: Madrone Village

Trip Generation: This development is estimated to generate 6,053 vehicle trips per day, 484 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	Yes

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

ACHD Planned Improvements	
FYP	Yes
CIP	Yes

Livable Street Performance Measures	
Pedestrian	LTS 2
Cyclist	LTS 4

Is Transit Available?	
Yes	
No	X

Development Services Department

Project/File: **Madrone Village / KPP24-0008 / 24-08-AN/ 24-05-S/ 24-23-DR**
This is an annexation with rezone from RUT (Rural-Urban Transition) to R-6 (Medium Density Residential) and C-1 (Neighborhood Commercial), a preliminary plat and a design review application to allow for the development of a 451-lot mixed use subdivision consisting of 384 single family residential lots, 7 commercial lots, 1 school lot, 1 park lot, 2 access lots, 13 common access lots and 43 common space lots on 77 acres.

Lead Agency: City of Kuna

Site address: 2021 W. Kuna Road

Staff Approval: XXXX, 202X-DRAFT

Applicant/ Owner:
Timothy Eck
Arroyo Indio Farm, LLC
6152 W. Half Moon Lane
Eagle, ID 83616

Representative:
Connor Lindstrom
KM Engineering, LLP
5725 N. Discovery Way
Boise, ID 83713

Staff Contact:
Dawn Battles, Senior Planner
Phone: 208-387-6218
E-mail: dbattles@achdidaho.org

Report Summary:

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ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- Avalon Street between Ten Mile Road and School Avenue is scheduled in the FYP as a community improvement project consisting of the construction of enhanced pedestrian facilities on the south side of the roadway, upgraded ADA ramps and streetlights. The need for bulb-outs and traffic calming treatment/locations will be evaluated during the design phase of the project. The design year is 2029-2030 and the construction date has not been determined.
- School Avenue and the Kuna Downtown Bikeway is scheduled in the FYP for a community project consisting of wayfinding/bikeway signage consistent with the Bike Master Plan in 2027.
- Avenue D/Main Street/4th Street is scheduled in the FYP as a community project consisting of the construction of enhanced pedestrian facilities and angled parking on both sides of the roadway per the adopted Kunad Downtown Corridor Plan with the design year in 2026-2027 and the construction date has not been determined.
- Avalon Street between Linder Avenue and Orchard Avenue is scheduled in the FYP as a community improvement project consisting of pedestrian facilities (pathway) on the north side of the roadway in 2027. The project also includes upgraded ADA ramps and road rehabilitation.
- The intersection of Avalon Street (SH-69) and Kay Avenue is scheduled in the FYP to be signalized as well as adding APS (accessible pedestrian signal) with LPI (leading pedestrian interval), enhanced pedestrian facilities and intersection lighting in 2026. The City of Kuna is leading the construction project.
- Black Cat Road is scheduled in CIP to be widened to 5-lanes from Amity Road to Victory Road between 2036 and 2040.
- The intersection of Lake Hazel Road and Black Cat Road is listed in the CIP to be reconstructed as a single-lane roundabout with 2-lanes on the north leg, 2 lanes on the south, 2-lanes on the east, and 2-lanes on the west leg between 2036 and 2040.
- The intersection of Amity Road and Black Cat Road is listed in the CIP to be reconstructed 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.

Level of Service Planning Thresholds

1. Condition of Area Roadways and Average Daily Traffic Counts per the TIS

Traffic Count is based on Vehicles per hour (VPH)

Roadway Segment	Classification	Travel Lanes[1]	Two-Way Average Daily Traffic / (Date)	ACHD Peak Hour Std. Volume (One-Way)	Weekday AM Peak Hour		Weekday PM Peak Hour	
					One-Way Volume/ Direction	Meets Std.?	One-Way Volume/ Direction	Meets Std.?
Black Cat Road – Between Amity Road & Lake Hazel Road	Minor Arterial	2	2,051 (12/17/2019)	575 / E	218 / NB	Yes	182 / SB	Yes
Black Cat Road – Between Lake Hazel Road & Columbia Road	Minor Arterial	2	1,861 (12/17/2019)	575 / E	191 / NB	Yes	182 / SB	Yes
Black Cat Road – Between Columbia Road & Greenhurst Road	Minor Arterial	2	1,073 (12/17/2019)	575 / E	84 / NB	Yes	85 / SB	Yes
Black Cat Road – Between Greenhurst Road & Deer Flat Road	Minor Arterial	2	2,368 (12/17/2019)	575 / E	126 / NB	Yes	153 / SB	Yes
Black Cat Road – Between Deer Flat Road & Kuna Road	Minor Arterial	2	2,234 (12/17/2019)	575 / E	104 / NB	Yes	111 / NB	Yes
Black Cat Road – S of Kuna Road	Minor Arterial	2	617 (12/11/2020)	575 / E	22 / NB	Yes	39 / NB	Yes
Kuna Road – W of Black Cat Road	Minor Arterial	2	3,707 (12/11/2020)	575 / E	178 / EB	Yes	229 / WB	Yes
Kuna Road – E of Black Cat Road	Minor Arterial	2	4,713 (12/11/2020)	575 / E	185 / EB	Yes	282 / WB	Yes
Greenhurst Road – Between McDermott Road & Black Cat Road	Collector	2	1,048 (12/11/2020)	575 / E	62 / SB	Yes	94 / NB	Yes
Kuna Road – W of Ten Mile Road	Minor Arterial	2	4,120 (9/15/2020)	575 / E	165 / EB	Yes	242 / WB	Yes
Kuna Road – E of Ten Mile Road	Minor Arterial	2	6,064 (9/16/2020)	575 / E	291 / EB	Yes	329 / WB	Yes
Ten Mile Road – N of Kuna Road	Minor Arterial	2	98 (9/15/2020)	575 / E	2 / SB	Yes	6 / SB	Yes
Ten Mile Road – S of Kuna Road	Minor Arterial	2	2,599 (9/15/2020)	575 / E	167 / NB	Yes	153 / SB	Yes
Sunbeam Street – W of Ten Mile Road	Minor Arterial	2	452 (9/15/2020)	575 / E	21 / EB	Yes	32 / WB	Yes
Ten Mile Road – S of Sunbeam Street	Minor Arterial	2	749 (9/15/2020)	575 / E	44 / NB	Yes	60 / NB	Yes
Bridge Avenue – Between Owyhee Avenue & Main Street	Minor Arterial	2	6,291 (12/11/2020)	575 / E	343 / NB	Yes	357 / SB	Yes
Main Street – Between Ave D & Ave C	Minor Arterial with continuous left-turn lane	3	5,946 (12/11/2020)	720 / E	241 / EB	Yes	357 / WB	Yes
Main Street – Between Ave C & Ave B	Minor Arterial with continuous left-turn lane	3	6,372 (12/11/2020)	720 / E	223 / EB	Yes	364 / WB	Yes
Main Street – Between Ave A & Linder Avenue	Minor Arterial with continuous left-turn lane	3	6,081 (12/11/2020)	720 / E	239 / EB	Yes	370 / WB	Yes

Notes: [1] Travel lanes include the total number of lanes across the roadway's respective cross section.

A. Site Specific Conditions of Approval

1. Submit an updated intersection analysis for Black Cat Road/Columbia Road prior to plan approval and ACHD's signature on the final plat that contains the 200th lot (or land uses that will equal the equivalent trips of 188 PM peak hour trips from residential and/or commercial). The updated intersection analysis should also include alternative mitigation, as the recommended pedestrian improvements along the site frontage are not considered an alternative mitigation measure because they are a requirement of the development. Staff will review the updated analysis and determine at that time what improvements may be required. Additional improvements may be required based on the findings of the updated intersection analysis.

2. Complete the vacation/exchange of Yankee Rock Avenue prior to plan submittal for the first final plat. If the applicant does not complete the right-of-way vacation/exchange for Yankee Rock Avenue, then redesign the site to incorporate Yankee Rock Avenue into the development as a street and resubmit the revised preliminary plat for review. Staff will determine what improvements will be required to Yankee Rock Avenue at that time.

3. If the applicant does not complete the right-of-way vacation/exchange for Yankee Rock Avenue, the following shall apply:

- Redesign the site to incorporate Yankee Rock Avenue into the development as a street and resubmit the revised preliminary plat for review. Staff will determine what improvements will be required to Yankee Rock Avenue at that time.
- At a minimum, construct Yankee Rock Avenue as ½ of a 36-foot wide street section, curb, gutter and 5-foot wide concrete sidewalk 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. Provide a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.
- Design Yankee Rock Avenue to reduce the length or include passive design elements. Stop signs, speed humps/bumps and valley gutters will not be accepted as traffic calming.

4. Dedicate additional right-of-way to total 39-feet from centerline of Kuna Road abutting the site. Compensation will not be provided.

5. Improve Kuna Road with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder and a 5-foot wide detached concrete sidewalk abutting the site, as proposed. Locate the sidewalk a minimum of 32-feet from centerline of Kuna Road.

6. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk located outside of the dedicated right-of-way on Kuna Road.

7. Construct a westbound left-turn lane on Kuna Road when Madrone Avenue is constructed to intersect Kuna Road. Coordinate the design of the turn lane with ACHD's Development Review staff.

8. Construct Beadlily Avenue, along the site's west property line as ½ of a 36-foot wide street section with vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk on the east side of the roadway plus 12-feet of additional pavement, a 3-foot gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff on the west side of the roadway. Dedicate right-of-way to extend to 2-feet behind back of sidewalk on the east side and to 2-feet behind back of borrow ditch on the west side.

9. Complete Sunbeam Street as a 36-foot wide collector street section with vertical curb, gutter and 7-foot wide attached concrete sidewalk from the east side of the existing Yankee Rock Avenue west

abutting the 320-feet of the site's southeast property line, as proposed. Dedicate additional right-of-way to 2-feet behind back of sidewalk abutting the site.

10. Construct vertical curb, gutter and 7-foot wide attached sidewalk on the east side of Yankee Rock Avenue east of the site to tie into the portion of Sunbeam Street that is proposed to be constructed for this development to prevent an 18-foot wide gap in the improvements (see image page 19).

11. Construct the unimproved portion of Sunbeam Street abutting the site's south property line as ½ of a 36-foot wide street section with vertical curb, gutter and 7-foot wide attached concrete sidewalk on the north side of the roadway plus 12-feet of additional pavement, a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff on the south side of the roadway. Dedicate right-of-way to extend to 2-feet behind back of sidewalk on the north side of the roadway and to 2-feet behind back of borrow ditch on the south side.

12. Construct the entrance roadway, Madrone Avenue, on Kuna Road as a 36-foot wide local street section with curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk, as proposed.

13. Dedicate right-of-way to 2-feet behind back of sidewalk, or for detached sidewalk, reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

14. Extend Bayhorse Street and Caspian Street into the site and construct all the other internal local streets as 36-foot wide street sections with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way, as proposed.

15. Construct a new collector roadway, Beadlily Avenue, to intersect Kuna Road and Sunbeam Street located at the half mile between Black Cat Road and Ten Mile Road, as proposed.

16. Construct Madrone Avenue to intersect Kuna Road located in alignment with Madrone Avenue on the north side of Kuna Road across from the site, as proposed.

17. Construct Madrone Avenue to intersect Sunbeam Street located 625-feet west of Thar Avenue, as proposed.

18. Construct three new local streets to intersect the proposed collector roadway, Beadlily Avenue, as proposed, located as follows:

- Dapple Street, located 420-feet south of Kuna Road
- Haflinger Street, located 585-feet south of Dapple Street
- Cremello Street, located 835-feet south of Haflinger Street

19. Construct all internal local streets to align or offset a minimum of 125-feet, as proposed.

20. If Yankee Rock Avenue is approved for a vacation, then construct a 25-foot wide driveway and a 30-foot wide driveway onto Cranesbill Avenue at the intersection with Brindle Street to provide access to the two parcels that currently only have access to their homes from Yankee Rock Avenue (see image page 21).

21. Construct a 25-foot wide shared driveway onto Madrone Avenue located 340-feet south of Kuna Road, as proposed.

22. Construct six 25-foot wide shared driveways onto local streets throughout the site, as proposed.

23. Construct six 25-foot wide private road/drive aisles that run north/south between Brindle Street and Haflinger Street and Haflinger Street and Perlino Street located 305, 550 and 796-feet east of Beadlily Avenue, as proposed.

24. Install street name and stop signs for the private road/drive aisle. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

25. Direct access to Kuna Road is prohibited for the future city park, school and fire station lots. Access shall be allowed onto Madrone Avenue. Access will be evaluated as part of a future development application and should be consistent with ACHD's policies in effect at the time. If these parcels were to be developed as commercial or residential uses instead of a fire station, school or city park, access shall be located internal to the site.

26. Redesign the following listed roadways to reduce the length or to include the use of passive design elements. The ultimate locations and design will be determined during plan review by Development Review staff.

- Beadlily Avenue
- Sunbeam Street-Collector
- Brindle Street
- Cremello Street
- Canube Street
- Tidesberry Avenue

Stop signs, speed humps/bumps and valley gutters will not be accepted as traffic calming.

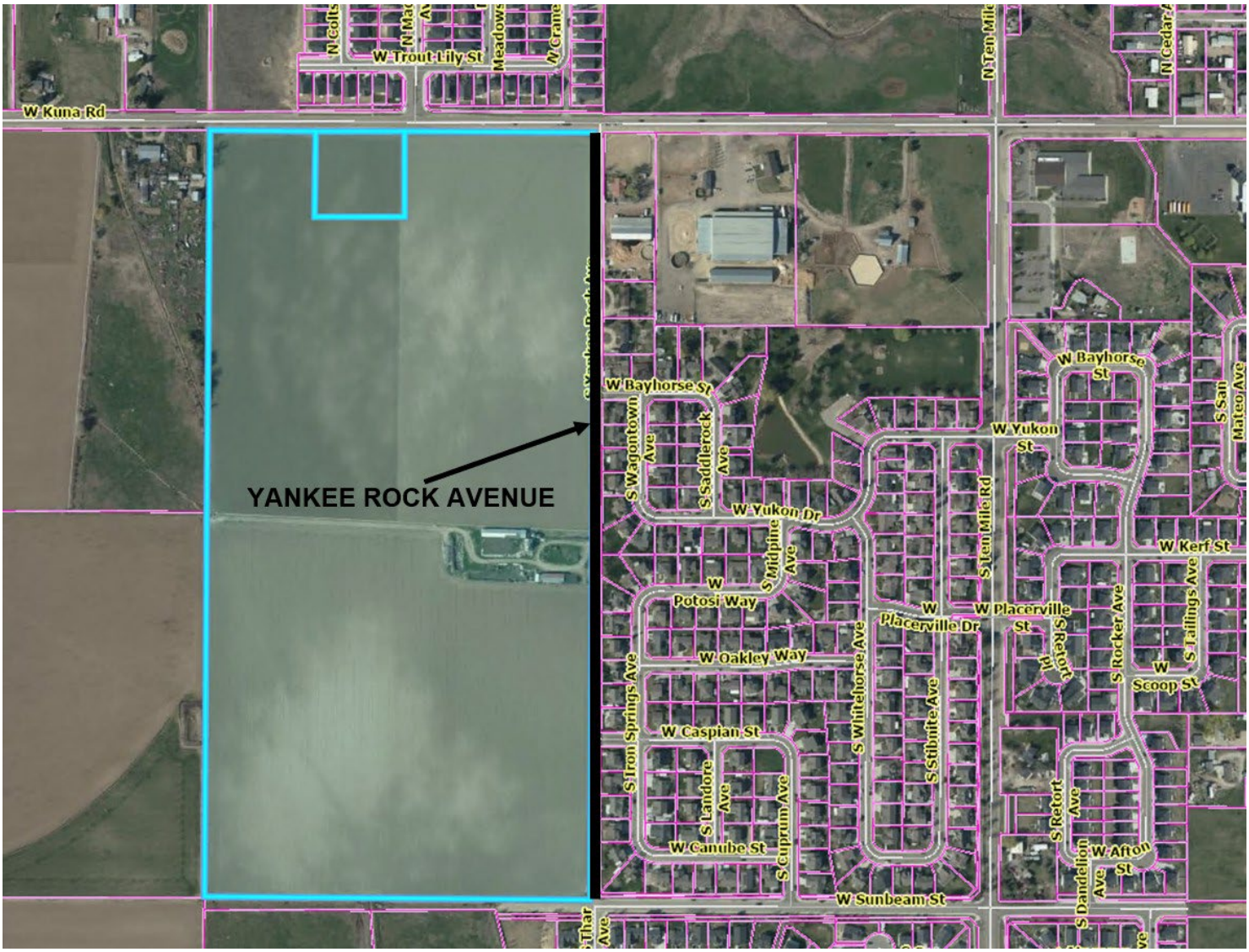
27. Other than the access specifically approved with this application, direct lot access is prohibited to Kuna Road, Beadlily Avenue and Sunbeam Street and should be noted on the final plat.

28. 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.

29. 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.

30. Comply with all Standard Conditions of Approval.

B. Vicinity Map



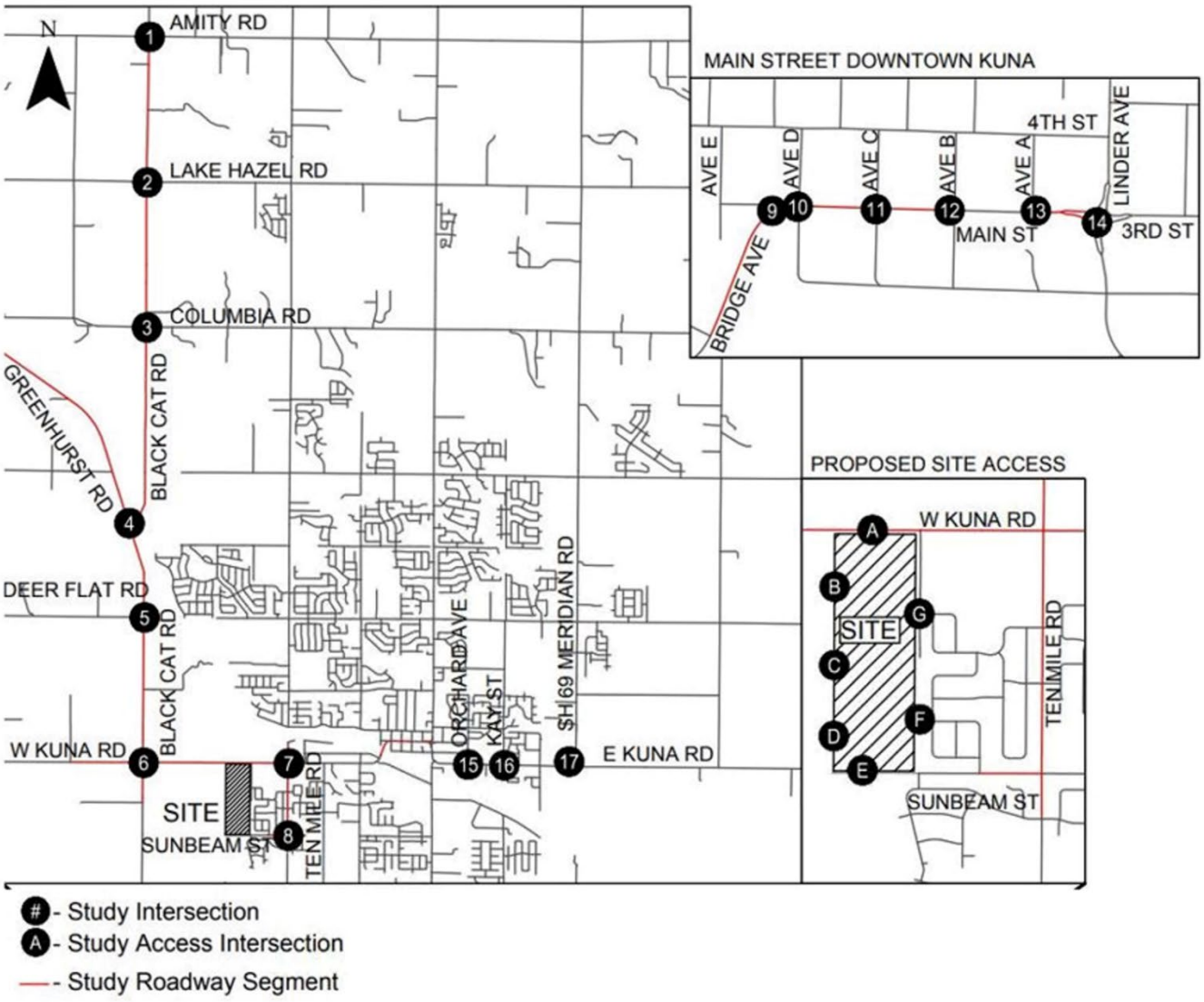
C. Site Plan


MADRONE VILLAGE
KUNA ROAD
C-1
FUTURE FIRE STATION
S. MADRONE AVE.
S. BEADLILY AVE.
W. DAPPLE ST.
MULTI-SPORT FIELD FOOTBALL SOCCER LACROSSE
FUTURE PARK
TOT LOT
BATHROOM
TENNIS & PICKLEBALL COURT
BASKETBALL COURT
FUTURE SCHOOL
OPEN GRASS AREA
W. BRINDLE ST.
W. BAYHORSE ST.
S. TIDEBERRY AVE.
W. HAFLINGER ST.
W. ANDALUSIA ST.
S. CRANESBILL AVE.
W. PERLINO ST.
S. COLTSFOOT AVE.
W. RADICANO ST.
W. CREMELLO ST.
W. CASPIAN ST.
W. ARDENNAIS ST.
S. MEADOWSWEET AVE.
W. CANUBE ST.
W. SUNBEAM ST.

D. Traffic Impact Study – Summary and Findings

1. Traffic Impact Study

Kittelson & Associates prepared a traffic impact study (TIS) for the proposed Madrone Village development. An executive summary of the findings **as presented by Kittelson & Associates** can be found under attachments on page 30. 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 Five Year Plan (FYP) 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 FYP 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).

The TIS did not include the 7 commercial lots for the mitigation threshold numbers, it only included the residential units. The TIS indicates the commercial lots are anticipated to generate a total of 145 new PM peak hour trips.

Additionally, the TIS evaluated the study intersections without Site Access A and all study intersection operate at ACHD's acceptable level of service planning thresholds in the AM and PM peak hours under 2025 total traffic conditions with the exception of the Ten Mile Road/Kuna Road/Avalon Street intersection.

Intersections:

- Black Cat Road/Amity Road (9%)
    - Overall intersection operates at ACHD's acceptable level of service planning thresholds in the AM and PM peak hours under existing traffic conditions and exceeds ACHD's acceptable level of service planning thresholds in the AM and PM peak hours under 2025 background traffic and 2025 total traffic conditions

- Westbound lane group exceeds ACHD's acceptable level of service planning thresholds in the PM peak hour under existing, 2025 background and 2025 total traffic conditions
- Eastbound lane group exceeds ACHD's acceptable level of service planning thresholds in the AM peak hour and the southbound lane group exceeds ACHD's acceptable level of service planning thresholds in the PM peak hour under 2025 background and 2025 total traffic conditions
- Signal warrant analysis indicates that the intersection meets the eight-hour and four-hour warrants under 2025 background and 2025 total traffic conditions
  - Mitigate with a multi-lane roundabout or a traffic signal
    - No additional improvements are recommended at this intersection, as the proposed site traffic at this intersection will be less than 10% of the 2025 total traffic conditions. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, 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.

- Black Cat Road/Columbia Road (12%)
  - Westbound lane group exceeds ACHD's acceptable level of service planning thresholds in the PM peak hour under 2025 background and 2025 total traffic conditions
  - Signal warrant analysis indicates that the intersection meets the eight-hour and four-hour warrants under 2025 background and 2025 total traffic conditions
    - Mitigate with a single lane roundabout for 2025 background traffic and 2025 total traffic conditions
    - Installation of a traffic signal for 2025 total traffic conditions
      - Alternative mitigation-construction of pedestrian improvements along the site frontage

The Black Cat Road and Columbia Road intersection is not programmed for improvements in ACHD's FYP or CIP. The Master Street Map does identify a future single lane roundabout at this intersection. The TIS recommends the construction of a single lane roundabout to accommodate 2025 background traffic and 2025 total traffic conditions or the installation of a 3 X 3 traffic signal to accommodate 2025 total traffic conditions when the site is at full build-out. However, staff believe this improvement may be necessary sooner than anticipated in the traffic impact study.

To verify the assumption of the TIS and to ensure that improvements are made, when necessary to accommodate 2025 total traffic, the applicant should be required to submit an updated intersection analysis for Black Cat Road/Columbia Road prior to plan approval and ACHD's signature on the final plat that contains the 200th residential building lot (or land uses that will equal the equivalent trips of 188 PM peak hour trips from residential and/or commercial). The updated intersection analysis should also include alternative mitigation, as pedestrian improvements along the site frontage are not an alternative mitigation measure because they are a requirement of the development. Staff will review the updated analysis and determine at that time what improvements may be required. Additional improvements may be required based on the findings of the updated traffic impact study.

- Orchard Avenue/SH-69-Avalon Street (13%)
    - Southbound lane group operates at a LOS F in the PM peak hour under 2025 background and 2025 total traffic conditions and exceeds ACHD's acceptable level of service planning thresholds in the shoulder hour under 2025 total traffic conditions
    - Signal warrant analysis indicates that the intersection does not meet traffic signal warrants under 2025 background and 2025 total traffic conditions
        - No mitigation or alternative mitigation proposed
            - Because the v/c ratios for the critical movements are anticipated to be below 0.48 in the PM peak hour, well below ACHD's acceptable level of service planning thresholds which requires a v/c ratio of less than 1.00, no improvements are required on Orchard Avenue at the intersection with SH-69 (Avalon Street).
            - The applicant should coordinate with the City of Kuna and the Idaho Transportation Department (ITD) to determine if additional improvements are necessary on SH-69 and at the intersection with Orchard Avenue.
- Kay Avenue/SH-69-Avalon Street (12%)
    - Northbound lane group exceeds ACHD's acceptable level of service planning thresholds in the PM peak hour under 2025 background and 2025 total traffic conditions
    - Southbound left-turn lane exceeds ACHD's acceptable level of service planning thresholds in the PM peak hour under 2025 background and 2025 total traffic conditions
    - Signal warrant analysis indicates that the intersection meets the eight-hour and four-hour warrants under 2025 total traffic conditions
        - Mitigate with the installation of a traffic signal
            - This intersection is programmed as a funded improvement in the FYP for the installation of a traffic signal in 2026. Therefore, no mitigation is required consistent with ACHD policy 7106.7.3.
- SH-69/ Kuna Road (13%)
    - Northbound left-turn lane exceeds ACHD's acceptable level of service planning thresholds in the PM peak hour under 2025 total traffic conditions
    - Signal warrant analysis indicates that the intersection meets the eight-hour and four-hour warrants under 2025 total traffic conditions
        - Mitigate with the installation of a traffic signal
            - The approach of this intersection that is anticipated to fall below an acceptable level of service planning thresholds, the northbound left-turn lane, is located within ITD right-of-way, shown in green below; and is under the jurisdiction of ITD. The applicant should work with the City of Kuna and the Idaho Transportation Department (ITD) to determine if additional

improvements are necessary on SH-69 at the intersection with Kuna Road.



- Ten Mile Road/Kuna Road/Avalon Street (30%)
    - Northbound lane group operates at a LOS F in the PM peak hour and meets ACHD's acceptable level of service planning thresholds in the shoulder hour under 2025 total traffic conditions with or without Site Access A
    - Signal warrant analysis indicates that the intersection does not meet traffic signal warrants under 2025 total traffic conditions
        - No mitigation proposed
            - Alternative mitigation proposed is to construct pedestrian improvements along the site frontage
                - This intersection is not scheduled for improvements in ACHD's FYP or CIP. The v/c ratios for the critical movements are anticipated to be 0.86 in the PM peak hour and 0.90 without Site Access A, below ACHD's acceptable level of service planning thresholds which requires a v/c ratio of less than 1.00 for a lane group, because of this no improvements are required at the Ten Mile Road/Kuna Road/Avalon Street intersection.
- Avenue D/Main Street (24%)
    - Westbound lane group operates at a LOS F in the PM peak hour and meets ACHD's acceptable level of service planning thresholds in the shoulder hour under 2025 total traffic conditions
    - Signal warrant analysis indicates that the intersection does not meet traffic signal warrants under 2025 total traffic conditions
        - No mitigation proposed
            - Alternative mitigation proposed is to construct pedestrian improvements along the site frontage

- Because the v/c ratios for the critical movements are anticipated to be 0.86 in the PM peak hour, below ACHD's acceptable level of service planning thresholds which requires a v/c ratio of less than 1.00 for a lane group, because of this no improvements are required at the Avenue D/Main Street intersection.

Roadway Segments:

- Kuna Road east of Ten Mile Road (9%)
  - Anticipated to exceed ACHD's acceptable level of service planning thresholds by 2 vehicles in the PM peak hour as a 2-lane roadway under 2025 total traffic conditions
    - No mitigation proposed
      - The roadway segment of Kuna Road east of Ten Mile Road is not programed in ACHD's FYP or CIP. Because this roadway segment is only anticipated to exceed ACHD's acceptable level of service planning thresholds by 2 vehicles in the PM peak hour and proposed site traffic at this intersection will be less than 10% of the 2025 total traffic conditions, no mitigation is required. This is consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, 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.
- Bridge Avenue between Owyhee Street and Main Street (7%)
  - Anticipated to exceed ACHD's acceptable level of service planning thresholds in the AM and PM peak hours as a 2-lane roadway under 2025 total traffic conditions
    - No mitigation proposed due to the constraints of the at-grade railroad crossing the existing two-lane bridge over Indian Creek.
      - The proposed site traffic at this intersection will be less than 10% of the 2025 total traffic conditions. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, 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; no improvements are required for this segment of Bridge Avenue.

Turn Lanes:
The TIS notes turn lanes are warranted at the following locations:

- Kuna Road/Site Access A (Madrone Avenue)
  - Westbound left-turn lane
- Kuna Road/Beadlily Avenue
  - Westbound left-turn lane-Warranted only without Site Access A

Site Access Evaluation:

- Site Access A (Madrone Avenue), on Kuna Road, a proposed local street located 660-feet east of the new proposed north-south mid-mile collector (Beadlily Avenue), and in alignment with Madrone Avenue on the north side of Kuna Road across from the site. The TIS notes a west-bound left-turn lane is warranted on Kuna Road, this street is anticipated to operate acceptably as a full access, meets ACHD spacing requirements, meets ACHD traffic volume planning thresholds and the sight distance exceeds the minimum requirement. Staff recommends approval of the location as it meets District policy.

- Site Access B (Dapple Street), on Beadlily Avenue, a proposed local street located 420-feet south of Kuna Road. Turn lanes were not warranted at this site access. The TIS notes this access is anticipated to operate acceptably as full access, meets ACHD traffic volume planning thresholds and meets ACHD spacing requirements. Staff recommends approval of the location as it meets District policy and is required to be constructed consistent with the Master Street Map.

- Site Access C (Haflinger Street), on Beadlily Avenue, a proposed local street located 585-feet south of Site Access B. Turn lanes were not warranted at this site access. The TIS notes this access is anticipated to operate acceptably as a full access, meets ACHD traffic volume planning thresholds and meets ACHD spacing requirements. Staff recommends approval of the location as it meets District policy.

- Site Access D (Cremello Street), on Beadlily Avenue, a proposed local street located 835-feet south of Site Access C. Turn lanes were not warranted at this site access. The TIS notes this access is anticipated to operate acceptably as a full access, meets ACHD traffic volume planning thresholds and meets ACHD spacing requirements. Staff recommends approval of the location as it meets District policy.

- Site Access E (Madrone Avenue), on Sunbeam Street, a proposed local street located 645-feet east of Beadlily Avenue and 625-feet west of Thar Avenue. Turn lanes were not warranted at this site access. The TIS notes this access is anticipated to operate acceptably as a full access, meets ACHD traffic volume planning thresholds, meets ACHD spacing requirements and the sight distance exceeds the minimum requirement. Staff recommends approval of the location as it meets District policy.

- Site Access F (Caspian Street), a local stub street at the site's east property line located 915-feet south of Kuna Road is proposed to be extended into the site. The TIS notes this access is anticipated to operate acceptably, meets ACHD traffic volume planning thresholds and meets ACHD spacing requirements. Staff recommends approval of the location as it required to be extended into the site per District policy and to provide circulation and connectivity of the site.

- Site Access G (Bayhorse Street), a local stub street at the site's east property line located 570-feet north of Sunbeam Street is proposed to be extended into the site. The TIS notes this access is anticipated to operate acceptably, meets ACHD traffic volume planning thresholds and meets ACHD spacing requirements. Staff recommends approval of the location as it required to be extended into the site per District policy and to provide circulation and connectivity of the site.

c. **Staff Comments/Recommendations:** Staff comments are provided by District Traffic Services and Development Review staff. Consistent with the findings and recommendations of the TIS the applicant should be required to the following:

    - Construct a westbound left turn lane on Kuna Road at the intersection with Madrone Avenue when Madrone Avenue is constructed to intersect Kuna Road.

- Submit an updated intersection analysis for Black Cat Road/Columbia Road prior to plan approval and ACHD's signature on the final plat that contains the 350th lot (residential and/or commercial). The updated intersection analysis should also include alternative mitigation, as pedestrian improvements along the site frontage are not an alternative mitigation measure because they are a requirement of the development. Staff will review the updated analysis and determine at that time what improvements may be required. Additional improvements may be required based on the findings of the updated traffic impact study.

E. Findings for Consideration

1. Black Cat Road/Columbia Road

The TIS recommends the construction of a single-lane roundabout or the installation of a traffic signal at the intersection under 2025 total traffic conditions. However, staff believe this improvement may be necessary sooner than anticipated in the traffic impact study. To ensure that improvements are made, when necessary to serve the site, the applicant should be required to submit an updated intersection analysis for Black Cat Road/Columbia Road prior to plan approval and ACHD's signature on the final plat that contains the 200th lot (or land uses that will equal the equivalent trips of 188 PM peak hour trips from residential and/or commercial). The updated intersection analysis should also include alternative mitigation, as the recommended pedestrian improvements along the site frontage are not considered an alternative mitigation measure because they are a requirement of the development. Staff will review the updated analysis and determine at that time what improvements may be required. Additional improvements may be required based on the findings of the updated intersection analysis.

2. Vacation/Exchange-Yankee Rock Avenue

a. Existing Conditions: Yankee Rock Avenue is an existing 30-foot wide dirt road located within unmaintained right-of-way that intersects Kuna Road and runs south along the site's east property line for approximately 1,400-feet to intersect with Sunbeam Street. There are two existing parcels on the east side of Yankee Rock Avenue that only have access to their residences via Yankee Rock Avenue.



b. Applicant's Proposal: The applicant is proposing to vacate/exchange Yankee Rock Avenue and incorporate that area into the site as part of the development.

The applicant is proposing to construct two driveways onto a local internal street, Cranesbill Avenue, to provide access to the two homes on Yankee Rock Avenue.

c. Staff comments/Recommendations: At the time of this subdivision application, the right-of-way vacation/exchange has not been completed. Therefore, the applicant should be required to complete the vacation/exchange prior to plan submittal for the first final plat.

If the applicant does not complete the right-of-way vacation/exchange for Yankee Rock Avenue, then they should be required to redesign the site to incorporate Yankee Rock Avenue into the development and resubmit the revised preliminary plat for review. Staff will determine what improvements will be required to Yankee Rock Avenue at that time.

At a minimum, the applicant should be required to construct Yankee Rock Avenue as ½ of a 36-foot wide street section, curb, gutter and 5-foot wide concrete sidewalk 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.

The existing right-of-way for Yankee Rock Avenue is long and straight; therefore, the applicant should design the roadway to reduce the length or include passive design elements if the right-of-way is not vacated/exchanged.

Stop signs, speed humps/bumps and valley gutters will not be accepted as traffic calming.

See Finding 7 regarding the applicant's proposals and ACHD requirements for the driveways for the two existing homes on Yankee Rock Avenue.

2. Kuna Road

a. Existing Conditions: Kuna Road is improved with 2-travel lanes, 24 to 38-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 66 to 70-feet of right-of-way for Kuna Road (32 to 37-feet from centerline).

b. Applicant Proposal: The applicant is proposing to dedicate additional right-of-way to total 37-feet from centerline of Kuna Road abutting the site.

The applicant is proposing to improve Kuna Road with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder and a 5-foot wide detached concrete sidewalk abutting the site.

c. Staff Comments/Recommendations: Consistent with the MSM, the applicant should be required to dedicate additional right-of-way to total 39-feet from centerline of Kuna Road abutting the site. Compensation will not be provided for the additional dedicated right-of-way as this segment of Kuna Road is not programmed for improvements in the CIP.

The applicant's proposal to improve Kuna Road meets District policy and should be approved, as proposed. The sidewalk should be located a minimum of 32-feet from centerline of Kuna Road.

The applicant should be required to provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk located outside of the dedicated right-of-way.

Consistent with the findings and recommendations of the traffic impact study, the applicant should be required to construct a westbound center left-turn lane on Kuna Road when Madrone Avenue (Site Access A) is constructed to intersect Kuna Road. Coordinate the design of the turn lane with ACHD's Development Review staff.

3. Beadlily Avenue-North/South Mid-Mile Collector

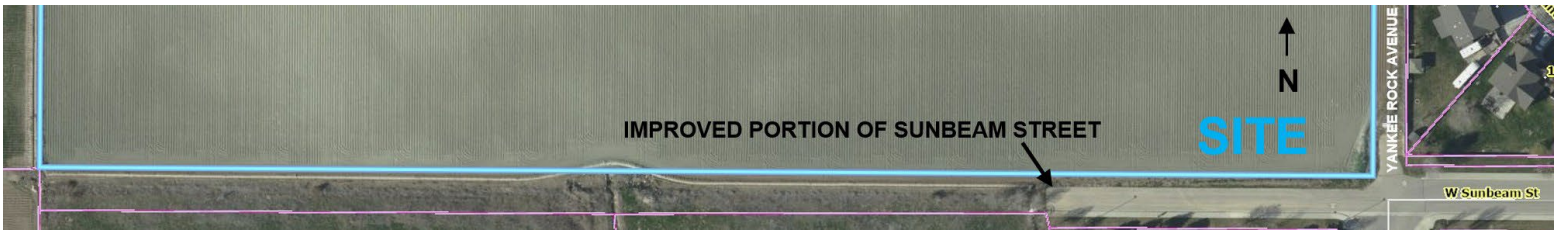
a. Existing Conditions: There are no collector roadways within the site.

b. Applicant Proposal: The applicant is proposing to construct Beadlily Avenue, as designated on the MSM, from the intersection with Kuna Road south along the site's west property line to intersect Sunbeam Street, a new proposed collector road located at the site's south property line as ½ of a 36-foot wide street section with vertical curb, gutter, a 6-foot wide planter strip and 5-foot wide detached concrete sidewalk on the east side of the roadway plus 12-feet of additional pavement, a 3-foot gravel shoulder and a 5-foot wide borrow ditch on the west side.

c. Staff Comments/Recommendations: The applicant's proposal meets District policy with the exception of the width of the planter strip which policy requires an 8-foot wide planter strip and should be approved. Construct a minimum 8-foot wide planter strip and size the borrow ditch to accommodate the roadway storm runoff on the west side of the roadway. Dedicate right-of-way to extend to 2-feet behind back of sidewalk on the east side and to 2-feet behind back of borrow ditch on the west side.

4. Sunbeam Street

a. Existing Conditions: A portion of Sunbeam Street is improved abutting approximately 320-feet of the site's southeast property line with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk.

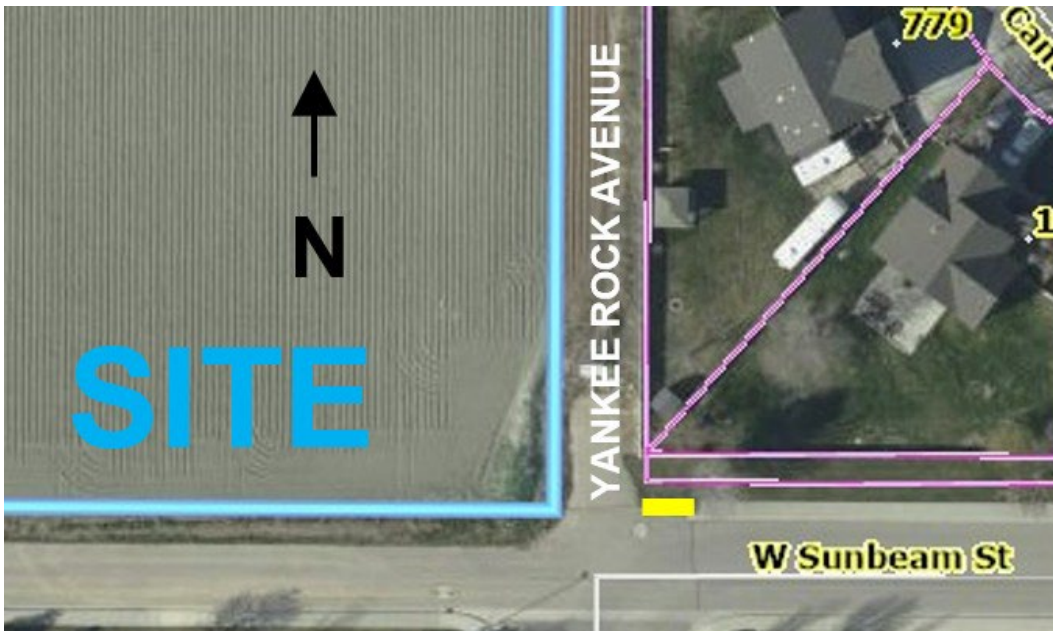


b. Applicant's Proposal: As noted above, the applicant is proposing to incorporate Yankee Rock Avenue into the development and is proposing to complete Sunbeam Street as a 36-foot wide street section with vertical curb, gutter and 7-foot wide attached concrete sidewalk from the east side of the existing Yankee Rock Avenue west abutting the 320-feet of the site's southeast property line.

The applicant is proposing to construct the remaining portion of Sunbeam Street abutting the site's south property line as ½ of a 36-foot wide street section with vertical curb, gutter and 7-foot wide attached concrete sidewalk on the north side of the roadway plus 12-feet of additional pavement, a 3-foot wide gravel shoulder and a 5-foot wide borrow ditch on the south side of the roadway.

c. Staff Comments/Recommendations: The applicant's proposals meet District policy and should be approved, as proposed. The applicant should be required to provide a borrow ditch sized to accommodate the roadway storm runoff on the south side of Sunbeam Street. Dedicate right-of-way to extend to 2-feet behind back of sidewalk on the north side of the roadway and to 2-feet behind back of borrow ditch on the south side.

With the completion of Sunbeam Street from the east side of Yankee Rock Avenue west will create an approximate 18-foot wide gap in the curb, gutter and sidewalk, shown in yellow. If the vacation/exchange of Yankee Rock Avenue is approved, then the applicant should be required to construct vertical curb, gutter and 7-foot wide attached sidewalk east of the site to tie into the portion of Sunbeam Street that is proposed to be constructed for this development to prevent a gap in the improvements.



5. Internal Local Streets

a. Existing Conditions: There are no local streets within the site. Bayhorse Street and Caspian Street stub to the site's east property line.

b. Applicant Proposal: The applicant is proposing to construct the entrance roadway, Madrone Avenue, to intersect Kuna Road as a 36-foot wide local street section with curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk within 70-feet of right-of-way.

The applicant is proposing to extend Bayhorse Street and Caspian Street into the site and construct all the other internal local streets as 36-foot wide street sections with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

c. Staff Comments/Recommendations: The applicant's proposals meet District policy and should be approved, as proposed.

For detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

6. Roadway Offsets

a. Existing Conditions: There are no roadways within the site.

b. Applicant's Proposal: The applicant is proposing to construct one new collector roadway, Beadlily Avenue, to intersect Kuna Road, a minor arterial roadway, and Sunbeam Street, a new collector roadway, located at the half mile between Black Cat Road and Ten Mile Road.

The applicant is proposing to construct one new local street, Madrone Avenue, to intersect Kuna Road located 660-feet east of the proposed collector roadway, Beadlily Avenue, and in alignment with Madrone Avenue on the north side of Kuna Road across from the site.

The applicant is proposing to construct one new local street, Madrone Avenue, to intersect Sunbeam Street, a proposed collector roadway located 625-feet west of Thar Avenue.

The applicant is proposing to construct three new local streets to intersect the proposed collector roadway, Beadlily Avenue located as follows:

- Dapple Street, located 420-feet south of Kuna Road
- Haflinger Street, located 585-feet south of Dapple Street
- Cremello Street, located 835-feet south of Haflinger Street and 640-feet north of Sunbeam Street

The applicant is proposing to construct all other internal local streets to align or offset a minimum of 125-feet.

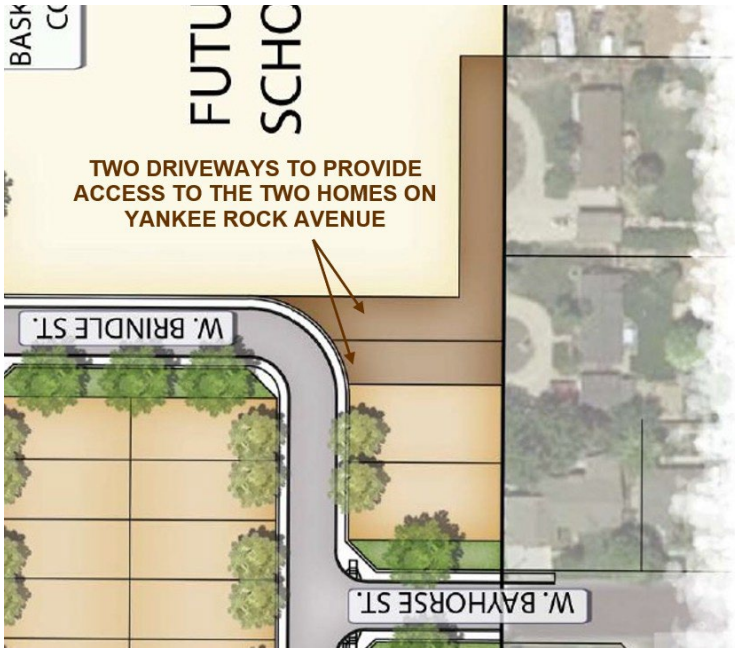
c. Staff Comments/Recommendations: The applicant's proposals meet District policy and should be approved, as proposed.

7. Driveways/ Private Roads

7.1 Internal Local Streets

a. Existing Conditions: There are no roadways within the site.

b. Applicant's Proposal: As noted above, Yankee Rock Avenue is proposed to be vacated, and the applicant is proposing to construct a 25-foot wide driveway and a 30-foot wide driveway onto Cranesbill Avenue at the intersection with Brindle Street to provide access to the two parcels that currently only have access to their homes from Yankee Rock Avenue.



The applicant is proposing to construct a 25-foot wide shared driveway onto Madrone Avenue located 340-feet south of Kuna Road to provide access to six commercial lots.

The applicant is proposing to construct six 25-foot wide private road/drive aisles that run north/south between Brindle Street and Haflinger Street and Haflinger Street and Perlino Street located 305, 550 and 796-feet east of Beadlily Avenue (measured centerline-to-centerline).

c. Staff Comments/Recommendations: The applicant's proposals meet District policy and should be approved, as proposed.

If the City of Kuna approves the private road/drive aisles, the applicant shall be required to pave the private roadway/drive aisles their full widths and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private roads. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

8. Future Park, School and Fire Station Lots

The preliminary plat includes a future city park (Lot 1 Block 2), a school (Lot 2 Block 2) and fire station (Lot 2 Block 1). Direct access to Kuna Road is prohibited from these lots with the exception of the fire station and access for the park and school lots should be required onto Madrone Avenue. Although the site plan shows a driveway onto Madrone Avenue and a driveway onto Brindle Street, access will be evaluated as part of a future development application and should be consistent with

ACHD's policies in effect at the time. If these parcels were to be developed as commercial or residential uses instead of a fire station, school or city park, access should be located internal to the site.

9. Traffic Calming

a. Applicant's Proposal: The applicant is proposing to construct several long straight sections of collector and local roadways proposed to be greater in length than 750-feet and are as follows:

- Beadlily Avenue-Collector
- Sunbeam Street-Collector
- Brindle Street
- Cremello Street
- Canube Street
- Tidesberry Avenue

b. Staff Comments/Recommendations: The applicant should be required to redesign the above listed roadways to reduce the length or to include the use of passive design elements. The ultimate locations and design will be determined during plan review by Development Review staff.

Stop signs, speed humps/bumps and valley gutters will not be accepted as traffic calming.

10. Other Access

Kuna Road is classified as a minor arterial roadway and Beadlily Avenue and Sunbeam Street are classified as collector roadway. 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.

F. 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. Kuna Road

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with the current version of PROWAG.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map, Livable Streets Design Guide, and the most current ACHD Livable Streets Performance Measures Plan as adopted by the ACHD Commission. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 37-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, and a continuous center left-turn lane, and curbs and gutters. A 3-lane road shall also include a minimum 10-foot wide multi-use path on both sides with 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 53-feet to allow for a 5-foot wide bike lane and 3-foot wide painted buffer. Landscaped medians with intermittent turn lanes may be allowed when a minimum of 20-feet of pavement on both sides of the median is provided.

If a landscaped median is included in any of these cross sections, the landscaping shall be maintained by license agreement with the adjacent HOA, property owner, or by interagency agreement with the corresponding land use jurisdiction.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathway and buffers.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Pedestrian Facilities: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide are required on both sides of all arterial streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Alternatively, on roadways identified for improvement in the Capital Improvement Plan, a minimum 10-foot wide multi-use path may be required. The path shall be placed in accordance with planned buildout in the Master Street Map with a minimum 8-foot wide planter strip as measured to the closest edge of the path. Street trees are encouraged between the pedestrian

facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Consult the District's planter width policy if trees are to be placed within the parkway strip. In some instances, to match existing conditions, a minimum 7-foot wide sidewalk may be constructed next to the back-of-curb. ACHD Development Review staff will be responsible for determining the required facility. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Detached sidewalks and multi-use paths are encouraged and should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line parallel to the roadway when authorized by Development Review staff to accommodate site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public pedestrian facilities are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the pedestrian facility. Pedestrian facilities shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

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 Kuna Road is designated in the MSM as a Residential Arterial with 3-lanes, a 37-foot street section (back-of-curb to back-of-curb) and a minimum 10-foot wide multi-use path on both sides with an 8-foot wide buffer from back-of-curb within 78-feet of right-of-way. If an interim on-street bike lane is required in order to connect to existing facilities, the street section shall be 53-feet to allow for a 5-foot wide bike lane and 3-foot wide painted buffer.

5. Beadlily Avenue (N/S Mid-Mile Collector) and Sunbeam Street

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.

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.

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 new collector roadway should align with Beadlily Avenue on the north side of Kuna Road at the mid-mile between Black Cat Road and Ten Mile Road across from the site that was approved as part of the Madrone Heights development. The new collector roadway should extend from Kuna Road and continue through the property to the south to intersect Sunbeam Street, a new collector road located at the site's south property line. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

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 Sunbeam Street is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

6. Yankee Rock Avenue

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.

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.

7. 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).

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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.

8. Roadway Offsets

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 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 7206.4.5, 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).

9. Driveways/Private Roads

9.1 Internal Local Streets

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and

- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

10. 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.

11. 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.

12. 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.

13. 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.

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 14, 2025

Troy Behunin
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 24-09-AN / 24-05-S / 2021 W Kuna Road / Madrone Village Subdivision

Troy,

The City of Kuna has requested feedback regarding the proposed annexation with rezone from RUT (Rural Urban Transition) to R-6 (Medium Density Residential) and C-1 (Neighborhood Commercial), a preliminary plat consisting of 300 standard single-family detached residential lots, 84 alley loaded single-family detached residential lots, 7 commercial lots, 1 future park lot, 1 school lot, 13 common access lots, and 43 common open space lots on 79-acres, located at 2021 W Kuna Road (Parcel Nos. R7321001040 and R7321001020).

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. The proposed net density of the project is 6.81 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 layout of the subdivision complies with many of the goals of the Ada County Comprehensive Plan. The proposal to set aside over 14% of the site as usable open space, with an approximately 4.3-acre lot to be dedicated for use as a future city park, a soccer field, football field, lacrosse field, basketball court and tennis/pickleball court. Landscaped areas and pedestrian walkways are propsed to be located throughout the development to allow for integration of uses, interconnectivity and pedestrian access to the proposed commercial areas and all amenities. The development complies with the following objectives and policies of the Kuna Comprehensive Plan to preserve open space, incorporate open space elements into development projects, and to expand the pathway and trail network.

Objective 2.A.2: Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.

Policy 2.A.2.a: Ensure the trails and pathways system promotes bike and pedestrian connectivity to key activity centers such as schools, parks, retail centers and downtown.

Policy 2.B.1.b. Continue to require neighborhood park development through the subdivision development process.

Objective 2.C.1. Encourage and engage in development of recreation facilities.

The proposal to provide approximately 5-acres of commercial area is supported by the following objective and policy of the Kuna Comprehensive Plan to provide commercial nodes outside of the downtown area and at strategic locations such as a long Ten Mile Road.

Objective 1.A.2: Create commercial nodes and corridors that support development of economic opportunities that do not compete with downtown revitalization efforts.

Policy 1.A.2.:. Designate commercial land use nodes and corridors at strategic locations such as Meridian Road/Highway 69 and Ten-Mile Road.

The proposal to dedicate a future first responder/fire station is supported by the following policy of the Kuna Comprehensive Plan to provide sites for new facilities to retain and improve emergency response time.

Policy 2.F.1.c: Support the Kuna Rural Fire District in locating sites for construction of new facilities necessary to retain or improve emergency response time.

The proposal to extend the roadway connection from the east along the site's south boundary by constructing half of the mid-mile collector street, Sunbeam Street, thereby creating a connection between Ten Mile Road and a new north/south mid-mile collector street, Beaduly Avenue, along the site's west boundary, as well as connecting to existing stub streets to the east, are supported by the following goal and policy of the Kuna Comprehensive Plan, which is to provide neighborhood connectivity and expanding mid-mile collector streets.

Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossings for improved neighborhood connectivity.

Policy 4.D.2.a: Extend and expand mid-mile roads as growth occurs.

Please feel free to contact me with any questions.

Sincerely,

Stacey DuPuis

Stacey DuPuis
Community & Regional Planner
Ada County Development Services

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

MICHAEL L. BORZICK
GIS MAPPING

Telephone (208) 208-287-1726; Fax (208) 287-1731
Email: mborzick@kunaID.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Adam Wenger ~ Public Works Director
Michael L. Borzick ~ GIS Manager/Plan Review Manager

RE: Madrone Village

DATE: September 10, 2024

We have reviewed the request of the above applicant. It is noted that specific development plans are not provided except those implied as allowed or permitted in a residential subdivision. Public Works' recommendation is to approve/proceed with this project and address any issues and conditions raised below in connection with this application during plan review. Accordingly, we have provided the following comments:

1. **Sanitary Sewer Needs**
   a) The City requires connection to all city utilities.
   b) Wastewater from the applicant's property will be treated at the South Treatment Plant (currently), which has sufficient capacity to serve this site at this time. The nearest point of connection for the Madrone Village Subdivision property is at the intersection of N Kay Ave and E Limestone St or at E Limestone St and N Olivine Ave both will discharge into Hubbard Lift Station. When connecting to the sewer system, the applicant shall abide by all relevant inspection, sewer reimbursement policies and agreements and all relevant connection fees. One (1) unit is responsible for one (1) sewer connection fee. 87 units – 87 connection fees.
   c) The developers of this project were asked to complete an offsite project that would remove up to 655 EDU's from the Ten Mile Lift Station and switch the discharge point to the Danskin Lift Station. Without this off-site project Public Works cannot give their approval to move forward with Madrone Villages.
   d) Applicant must conform to City of Kuna Sewer Master Plan.
   e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726.

2. **Potable Water Needs**
    a) The applicant's property is currently vacant and it is required that the applicant connect to City facilities at the commencement of development even though water is greater than 300' away.
    b) The nearest point of connection for the Madrone Village Subdivision property is anywhere along the Kay Road corridor but we would require a loop through N Olivine Ave. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
    c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
    d) Applicant must conform to City of Kuna Water Master Plan.
    e) For assistance in locating existing facilities, please contact the GIS Manager at 208-287-1726.

3. **Pressure and Gravity Irrigation**
    a) The nearest point of connection for the Madrone Village Subdivision property is anywhere along the Kay Road corridor and or through N Olivine Ave – connecting to both would be necessary.
    b) Provide adequate request(s) and legal descriptions for annexing and pooling the irrigation water in a phased approach.
    c) For assistance in locating existing facilities, please contact the GIS Manager at 208-287-1726.

4. **Grading and Storm Drainage**
    The following is not required for an Annexation or a Re-zone but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

    a) Please 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) Please provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Please provide detail drawings of drainage facilities for review. The city relies on the ACHD Storm water policy as guidance for design.
    c) Any increase in quantity or rate of runoff or decrease in quality of runoff from the site compared to historical conditions must be detained, treated and released at rates no greater than historical amounts.
    d) If offsite disposal of storm water in excess of historical rates or conditions is proposed, or disposed at locations different than provided historically, the approval of the affected entities is required.

5. **General**
    a) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
    b) State the vertical datum used for elevations on all drawings.
    c) Provide engineering certification on all final engineering drawings.

6. **Inspection Fees**
    An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is $1.70 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to the City's approval of final construction plans.

7. **Right-of-Way**
   The following conditions are related to these classified streets and future quarter line classified streets and apply at the time of additional development:

   a) It is recommended new and existing approaches onto the classified streets comply with ACHD approach policies.
   b) It is recommended that sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change or re-development.

8. **As-Built Drawings**
   As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

9. **Recommendation**
   Public Works recommends this property be zoned as requested due to the real capacity issues at the Ten Mile and Danskin Lift Station. Public Works' recommendation is to approve/proceed with this project as it is an enclave parcel which is contiguous to several other larger projects in the area. Additionally, utilities for this project are mostly in place or are being constructed so having parcels that can use said facilities helps keep lines "fresh" and doesn't overextend our maintenance teams to the peripheries of the city.

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

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 208-287-1726.

Sincerely,

Michael L Borzick

Michael L Borzick
GIS Manager/Plan Review Manager

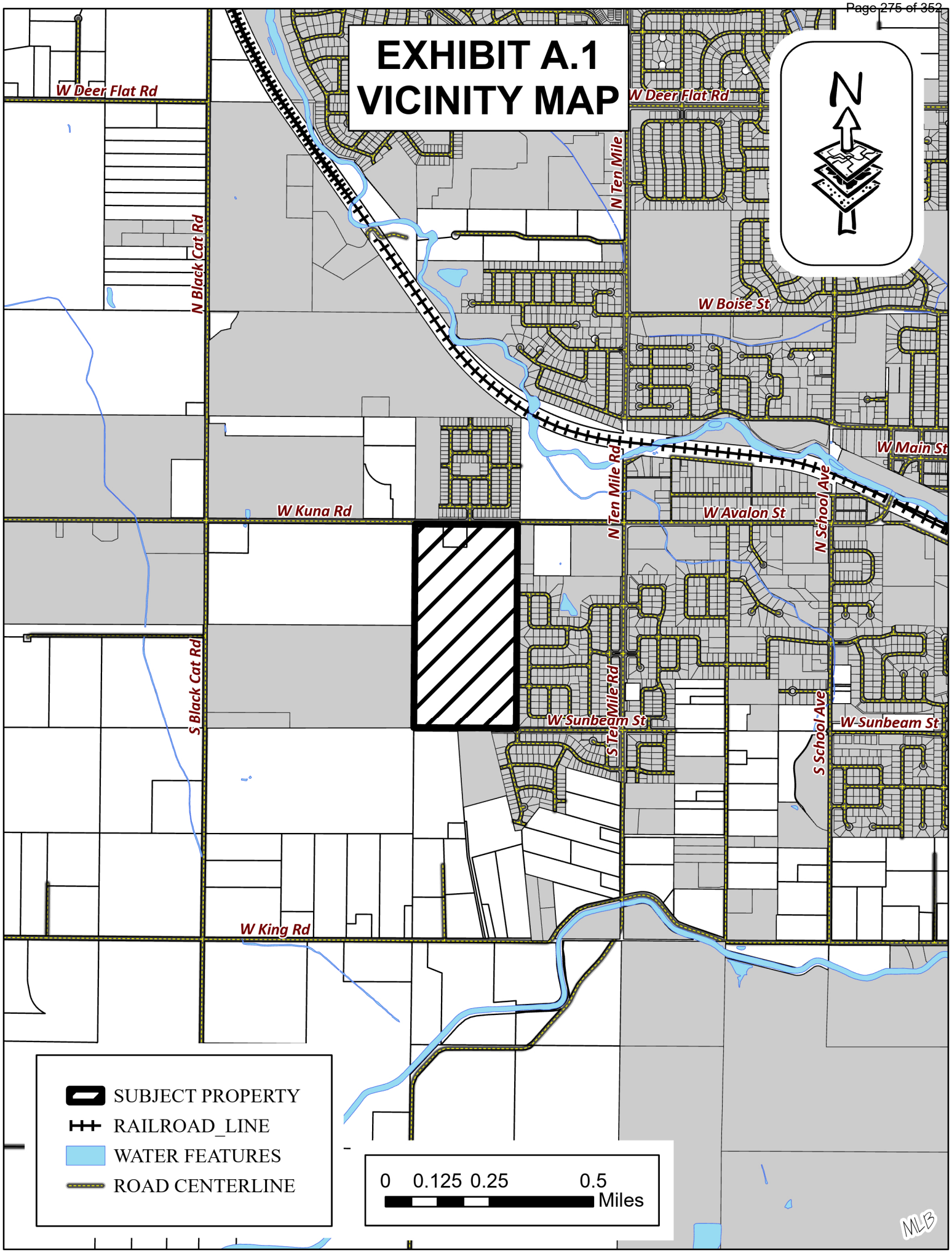

EXHIBIT A.1
VICINITY MAP
N
W Deer Flat Rd
W Deer Flat Rd
N Ten Mile
N Black Cat Rd
W Boise St
W Main St
N Ten Mile Rd
N School Ave
W Kuna Rd
W Avalon St
S Black Cat Rd
S Ten Mile Rd
W Sunbeam St
W Sunbeam St
S School Ave
W King Rd
SUBJECT PROPERTY
RAILROAD_LINE
WATER FEATURES
ROAD CENTERLINE
0 0.125 0.25 0.5
Miles
MLB

EXHIBIT A.2
TOPO MAP

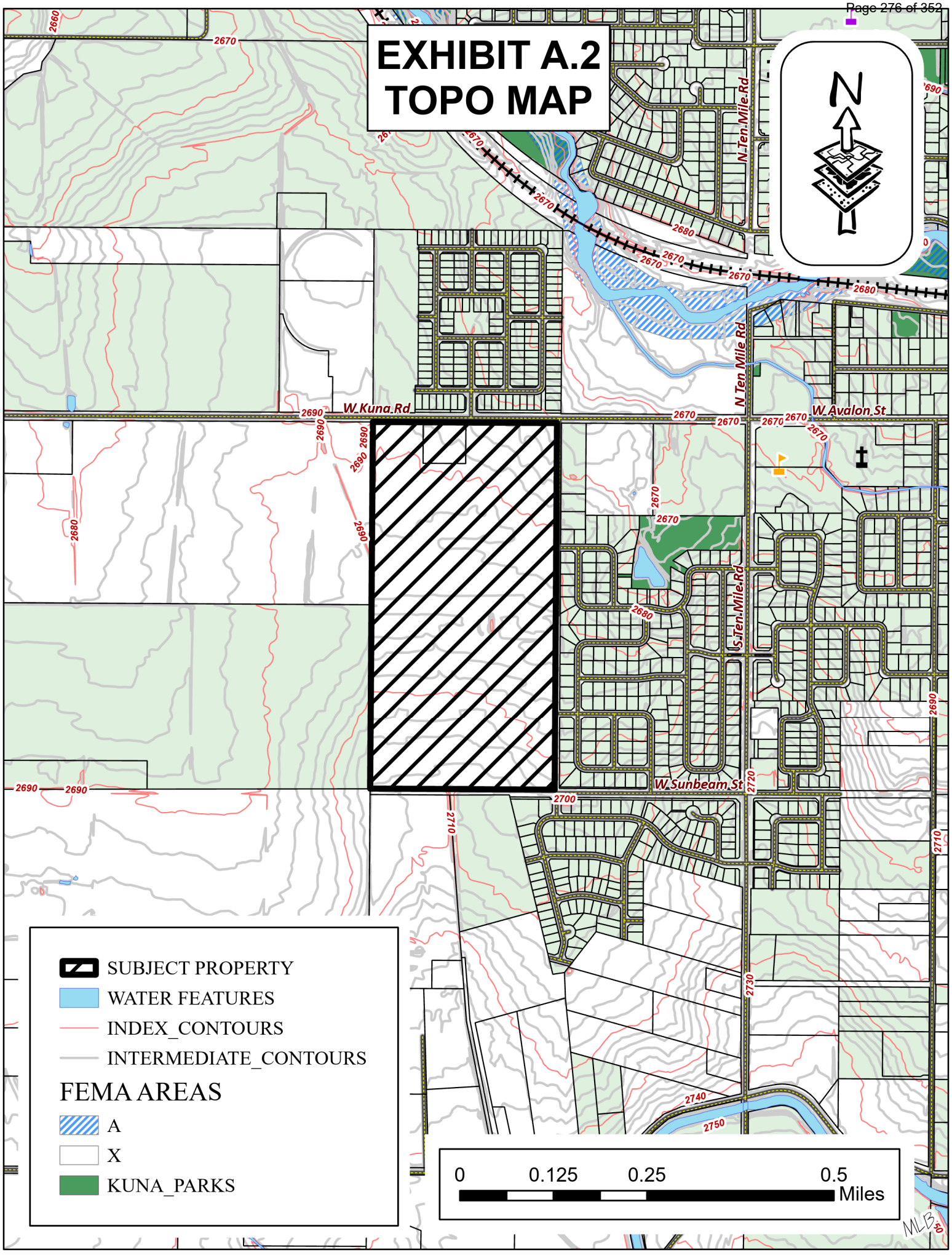
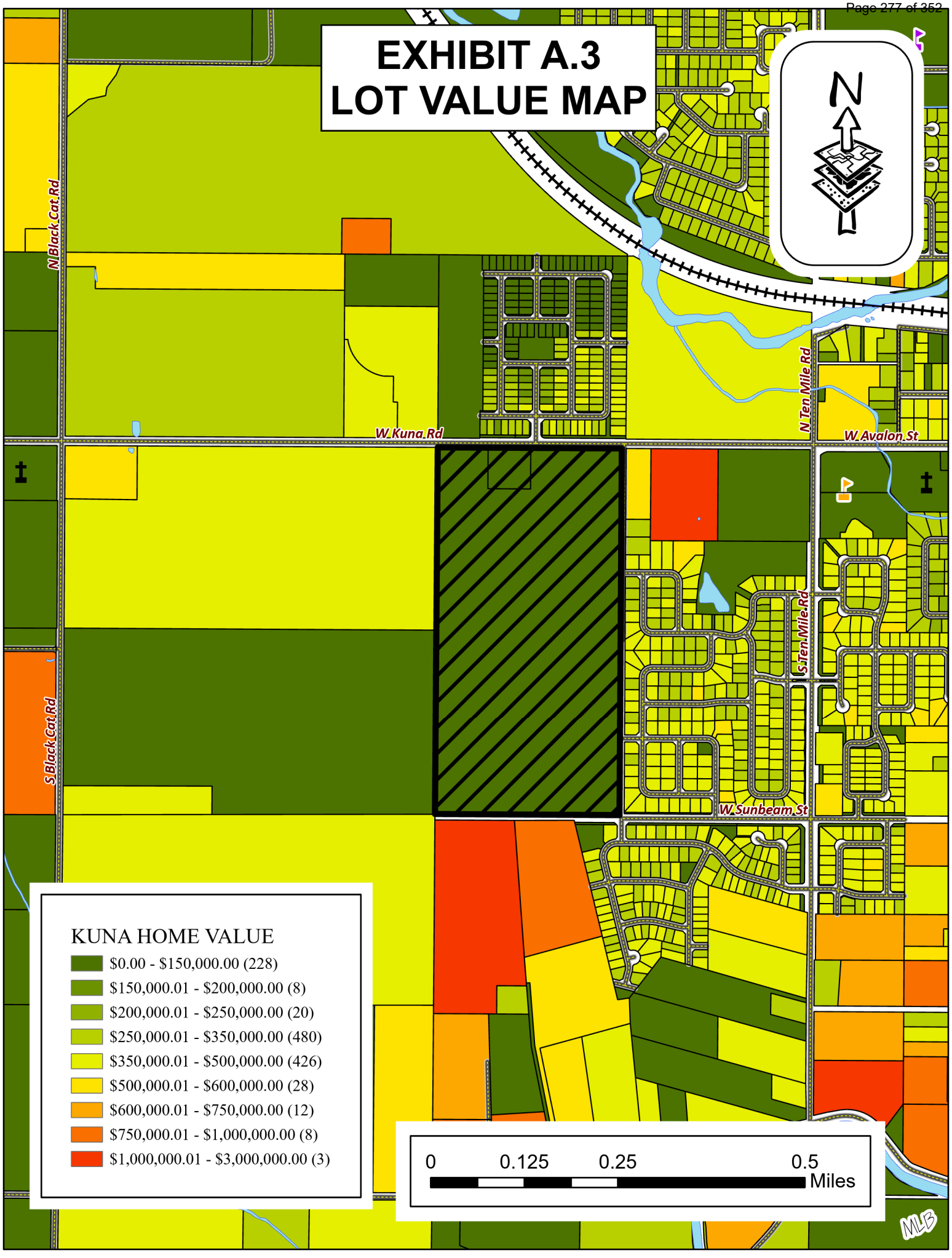


EXHIBIT A.3
LOT VALUE MAP



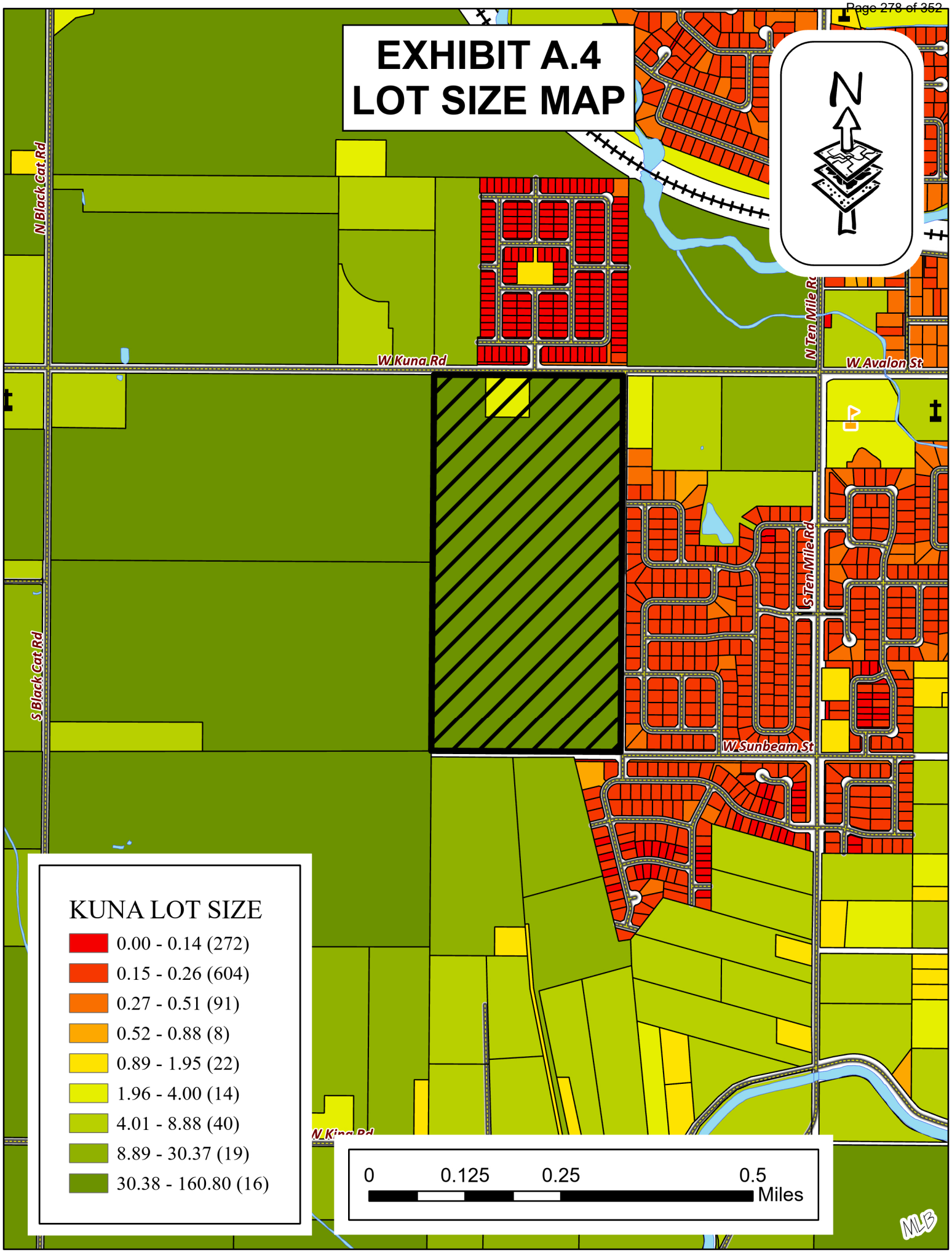

EXHIBIT A.4
LOT SIZE MAP
N
N Black Cat Rd
W Kuna Rd
N Ten Mile Rd
W Avalon St
S Ten Mile Rd
S Black Cat Rd
W Sunbeam St
N King Rd
KUNA LOT SIZE
0.00 - 0.14 (272)
0.15 - 0.26 (604)
0.27 - 0.51 (91)
0.52 - 0.88 (8)
0.89 - 1.95 (22)
1.96 - 4.00 (14)
4.01 - 8.88 (40)
8.89 - 30.37 (19)
30.38 - 160.80 (16)
0
0.125
0.25
0.5
Miles
MLB

EXHIBIT A.5
SOIL SLOPE MAP

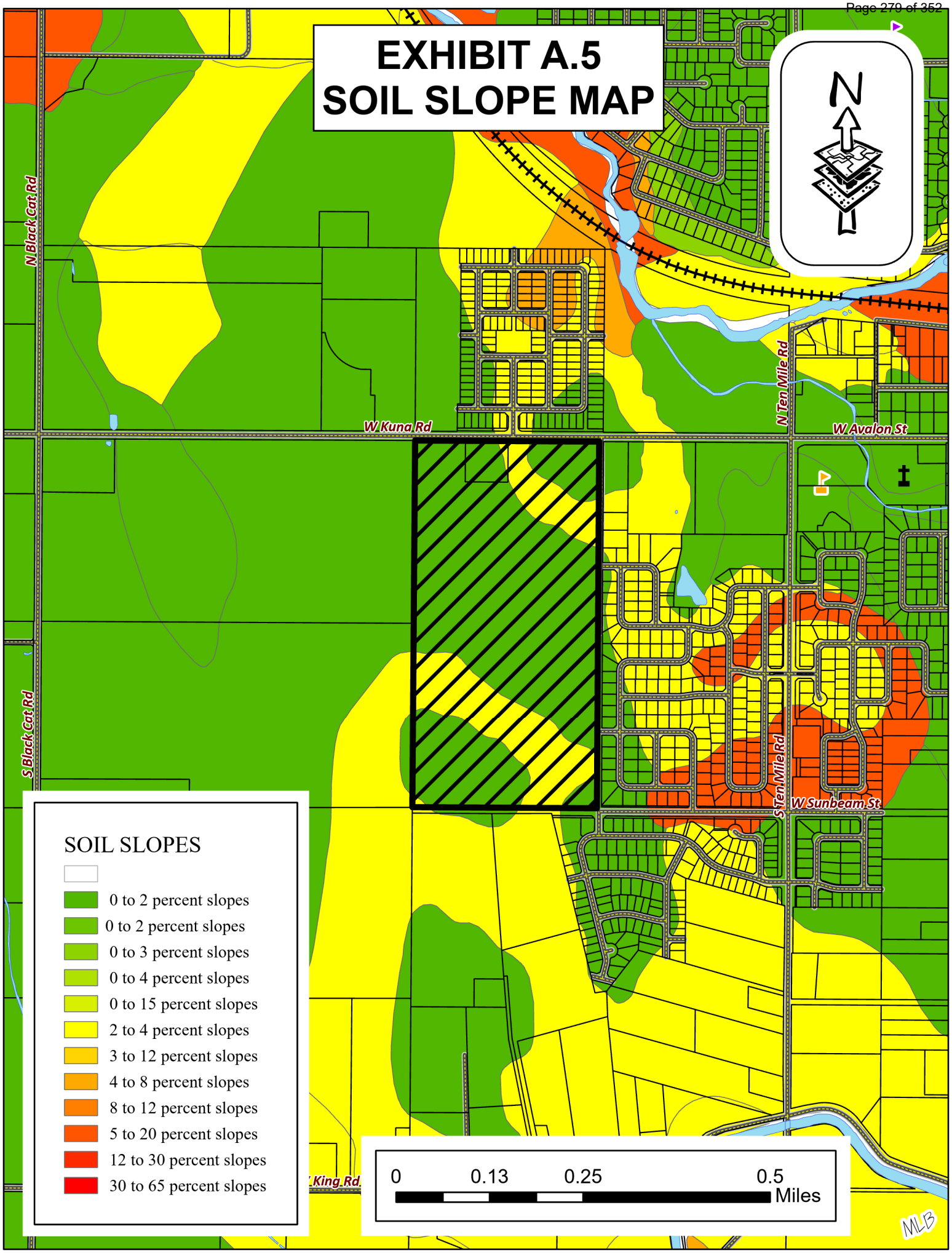


EXHIBIT A.6
COMP PLAN MAP

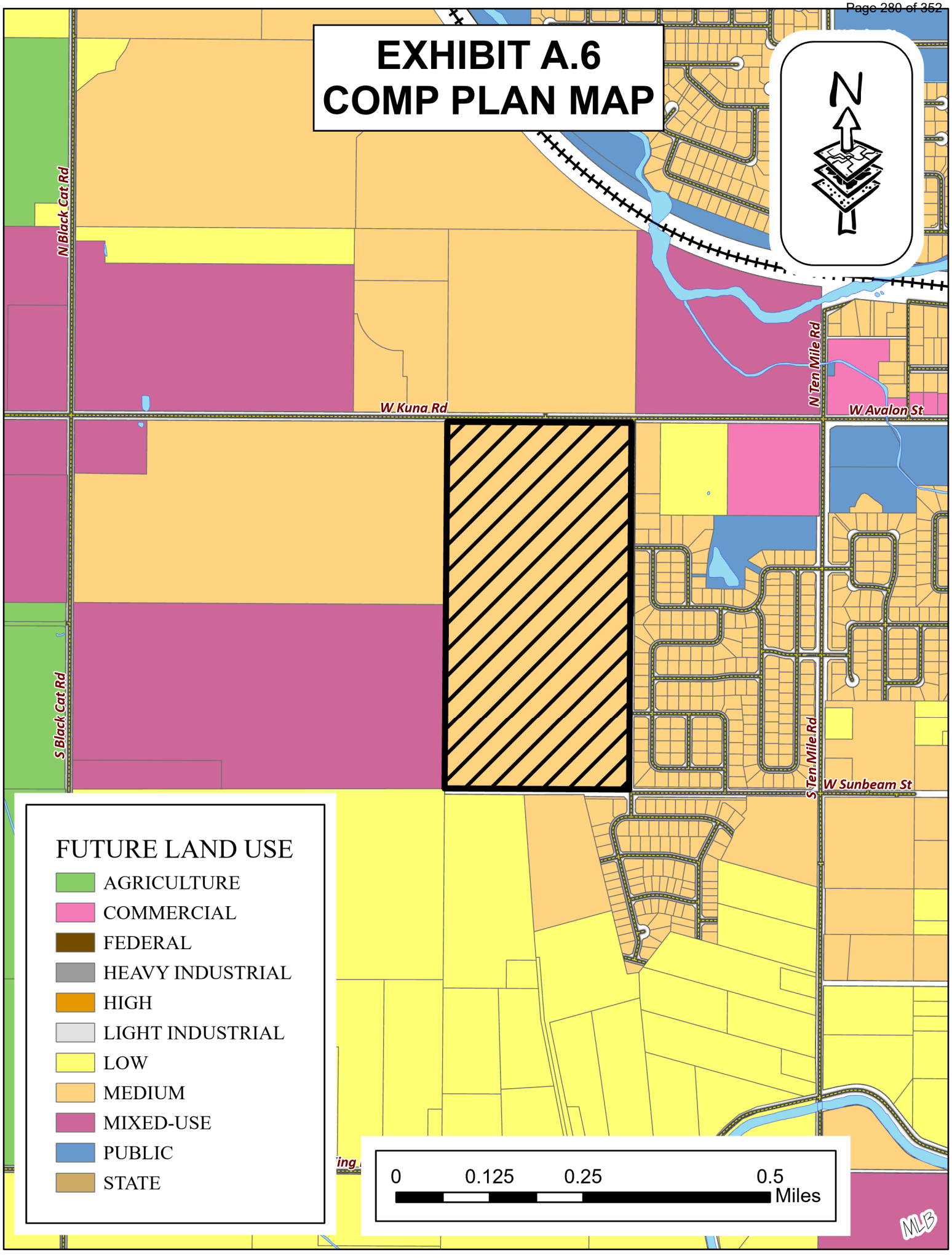
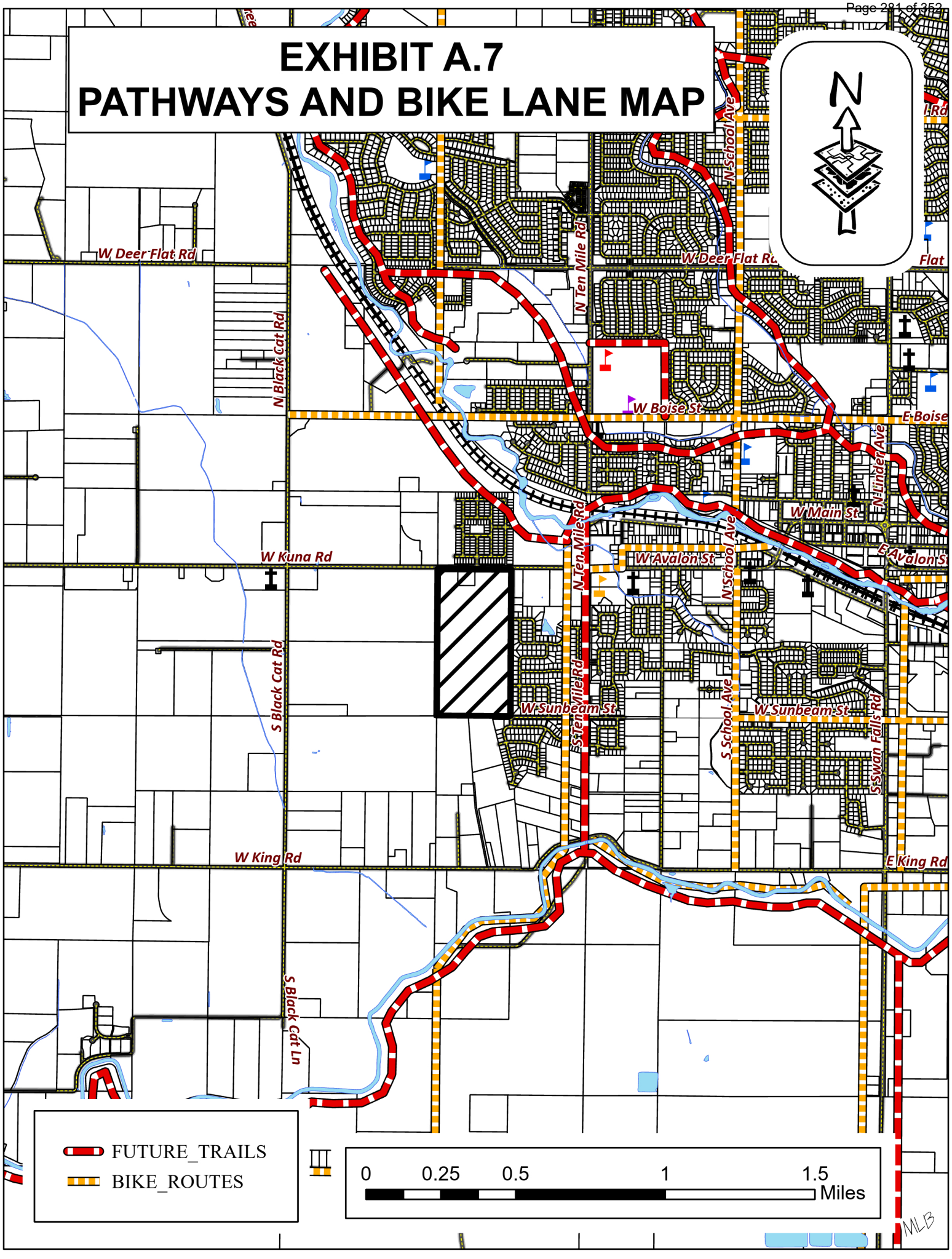


EXHIBIT A.7
PATHWAYS AND BIKE LANE MAP



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

02 January 2025

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

RE: Arroyo Indio Farm, LLC Madrone Village Sub. 24-08-AN, 24-05-S
2021 W Kuna Rd Kuna 83634
Boise-Kuna Irrigation District BK-1310
Leonard Lateral 40+50, 53+70
Sec. 27, T2N, R1W, BM.

Troy Behunin, Senior Planner:

Boise Project will not approve of this development until the issue of the Leonard Lateral, an 18 inch non-reinforced buried concrete pipeline running kiddie corner on the southwest corner of the property, is addressed and protected in the plans per the map provided.

The United States' Leonard Lateral lies within the southwest 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 27 feet west and southwest and 20 feet east and northeast 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 our cost of maintenance. All 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, to ensure public safety and prevent encroachments. No variances will be granted.

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.

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 canal 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.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

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, in order 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 the plans to include irrigation and drainage.

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.

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

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: Ray Moore Watermaster, Div; 3 BPBC
Alicia Flavel Secretary – Treasurer, BKID
File

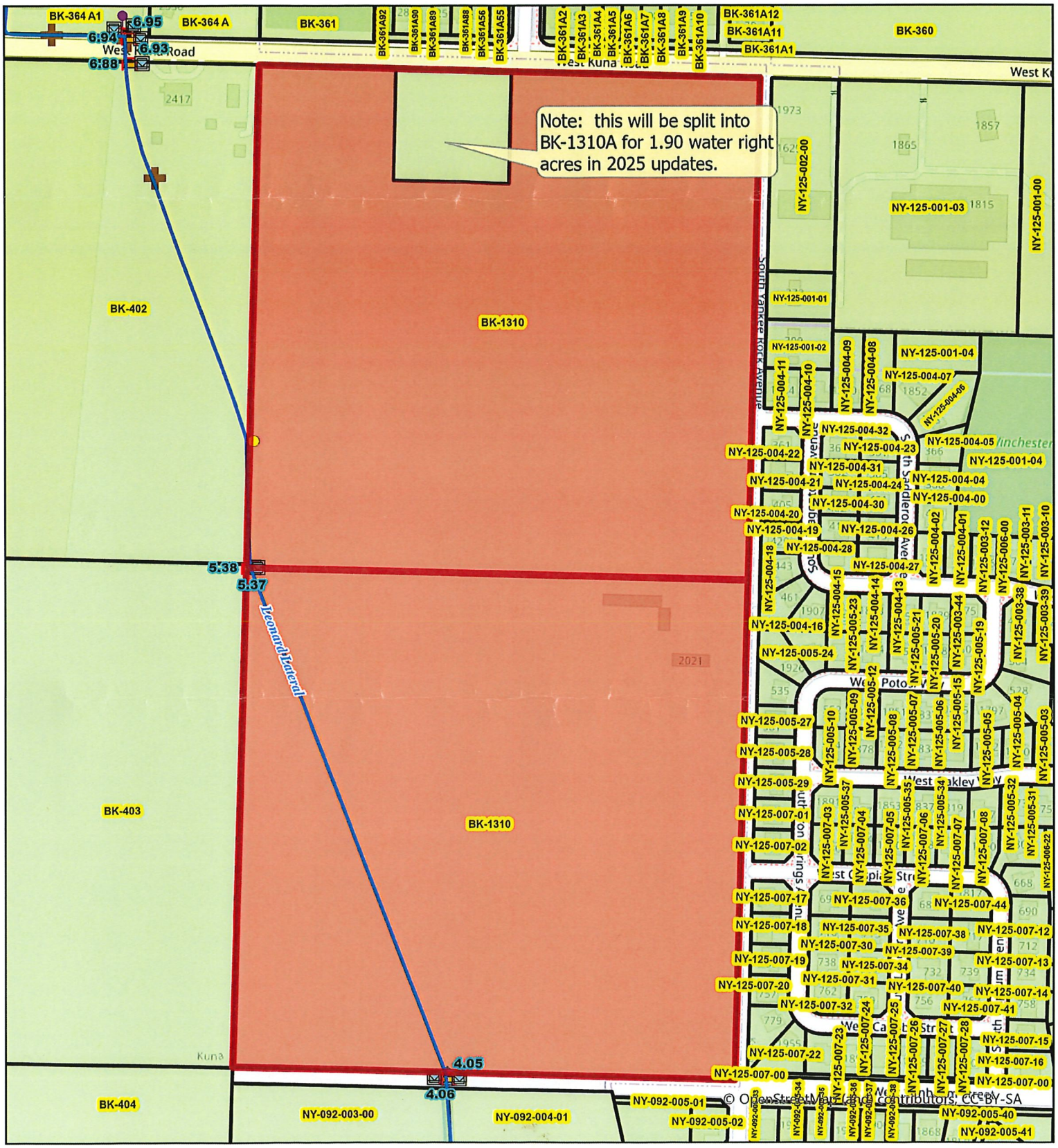
Case # 24-08-AN, 24-05-S, Annexation & Preliminary Plat Madrone Village Subdivision

BK-1310 ARROYO INDIO FARM LLC LEONARD LATERAL, TAP 4.05 38.5 WATER RIGHT ACRES
LEONARD LATERAL, TAP 5.37 39.09 WATER RIGHT ACRES
TOTAL WR ACRES FOR ACCOUNT: 77.59

Agency Contact: City of Kuna, Planning & Zoning
Contact: Troy Behunin, Senior Planner TBehunin@kunaid.gov
Hearing Date: 2/25/2025 Submit Comments by: NONE LISTED

Note: New account 1310A will be split from this account in 2025 updates for 1.90 water right acres. See Case #24-06-AN - Kuna Rural Fire Station #2.

X:\Scans\MadroneVillage



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 24-08-AM

Development Name/Section Madrone Village 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. _____

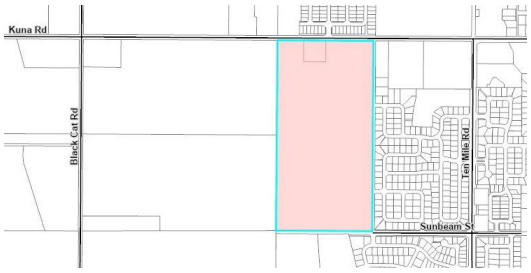
_____

_____

_____ Reviewed By: Rob Bauer Date: 1/15/25

Communities in Motion (CIM) Development Review Checklist

Development Name:	Madrone Village		
CIM Vision Category:	Existing Neighborhood		
Consistent with CIM Vision?	YES		
New Households:	385	**New Jobs:**	±110





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.

Kuna Road

Pedestrian level of stress	✗
Bicycle level of stress	✗



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 comments.

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: 1/13/25

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:	Kuna Road
Primary Use:	N/A
Secondary Use:	Freight

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

✓ Apply traffic calming measures to discourage speeding on local roads

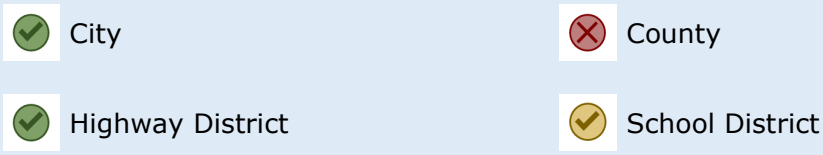
✓ Provide sufficient and covered bike parking near destinations

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

Additional Information:

- The value for the donated land for the fire department and school district was not included in this calculation. Estimating the value for this land will not significantly impact the results of the Fiscal Impact Analysis.

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/*

Kuna School District
Future Ready

Kuna School District

Empowering students to lead productive lives.

Date: 2/25/25

RE: Madrone Village

Dear Commissioners and City Council Members,

Kuna School District has reviewed the application for Madrone Village and provides the following comments for your consideration.

To reduce our reliance on bonds and to promote reasonable growth within our district, we seek partnerships with residential developers. Through these partnerships with developers, we hope to mitigate the impact new homes will have on the Kuna School District and our ability to deliver educational services without compromising the quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate proposed subdivisions or other developments. (*See* Idaho Code §67-6513).

The developer has not established a partnership with the Kuna School District for this project; therefore, we do not endorse or support this application.

Feel free to reach out to either Mr. Jensen or Mr. Reddy if you would like more information.

Regards,
Jason Reddy and Tim Jensen
Kuna School District Planning Team

Kim Bekkedahl, Superintendent
Brian Graves, *Asst. Superintendent*
Jason Reddy, *Asst. Superintendent*
Allison Westfall, *Communications Director*
Brad Steadman, *Chief Financial Officer*
Kelly Schamber, *Special Education Director*
Kevin Gifford, Curriculum, Instruction & Assessment Director

KUNA RURAL FIRE DISTRICT
EST. 1951

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

Date: 12/24/2024
From: Kuna Rural Fire District

Regarding: Madron Village
Design Review
Preliminary Plat 24-05-S
2021 W Kuna Road, Kuna, ID

Comments: The Kuna Rural Fire District can support the proposed application comprised with mixed use development under the following conditions:

- The Kuna Rural Fire District shall be included in the subsequent residential subdivision phasing and commercial building permit approval process. Final conditions of approval for each residential & commercial subdivision phase will be established during a more detailed review of civil plans with a fire code plan review concurrent with the Public Works Department and Building Department plan review process. See Fire District website for associated fees.

- Subdivision designs shall comply with the adopted commercial fire code at the time of application for plat approvals. All subdivisions shall have emergency services access roadways and firefighting water supplies complying with appendix “D” and “B” of the state adopted fire code. All commercial building permits will be reviewed in collaboration with the City of Kuna Building Official. All fire protection system permits will be deferred under a separate submittal process and issued directly through the Fire District.

- Onsite firefighting water supply shall be available prior to the storage of combustible materials for both residential and commercial subdivisions.

Regards,

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

From: Kendra Conder
To: Troy Behunin
Subject: RE: Request for Official Comments for Madrone Village
Date: Friday, December 20, 2024 10:37:24 AM
Attachments: image002.png
image003.png

Good Morning Troy,

ITD has reviewed the application transmittal for Madrone Village and does not have any comments. Due to the distance between the proposed development and SH-69, ITD does not anticipate significant traffic impact to the State Highway System.

However, please include ITD in future correspondence surrounding the school site development.

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, December 19, 2024 6:11 PM
To: ACHD (planningreview@achdidaho.org) <planningreview@achdidaho.org>; Adam Ingram (Adam.Ingram@sparklight.biz) <Adam.Ingram@sparklight.biz>; Adam Wenger <AWenger@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise-Kuna Irri. Dist. <aflavel.bkirrdist@gmail.com>; Brando Medica (bmedica@meridiancity.org) <bmedica@meridiancity.org>; Brent Moore <bmoore@adacounty.id.gov>; Brian Graves (bgraves@kunaschools.org) <bgraves@kunaschools.org>; Camille Burt (camille.r.burt@usps.gov) <camille.r.burt@usps.gov>; Chad Gordon <Chad.Gordon@jmsanitation.com>; Chief M. Fratusco <mfratusco@adacounty.id.gov>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolpfson <eadolfson@compassidaho.org>; Erika Olvera (eolvera@nmid.org) <eolvera@nmid.org>; Genna Ashley - Boise Project Board of Control (gashley@boiseproject.org) <gashley@boiseproject.org>; Idaho Power - Jacky Chris <easements@idahopower.com>; Idaho Power - K Funke <kfunke@idahopower.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; John Walburn - Cableone <john.walburn@cableone.biz>; Justin Walker <jwalker@kellerassociates.com>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Kristal Hinkle - KRFD <KHinkle@kunafire.com>; Leon Letson (lletson@adacounty.id.gov) <lletson@adacounty.id.gov>; Lori Badigian <lbadigian@cdhd.idaho.gov>; Marc Boyer (marc.c.boyer@usps.gov) <marc.c.boyer@usps.gov>; Mike Borzick <mborzick@kunaid.gov>; Mike Hickman <mhickman@kellerassociates.com>; Mikel Sangroniz <msangroniz@Kellerassociates.com>; 'Mindy Wallace' <Mwallace@achdidaho.org>; NMID <nmid@nmid.org>; Olivia McKinnon (ovielstichmckinnon@compassidaho.org) <ovielstichmckinnon@compassidaho.org>; Paris Dickerson (PDickerson@idahopower.com) <PDickerson@idahopower.com>; Robbie Reno (rreno@kunaschools.org) <rreno@kunaschools.org>; Sam Feist <SFeist@kunaid.gov>; scott arellano KRFD <scott@fccnw.com>;

Stacey DuPuis <sdupuis@adacounty.id.gov>; Steve Taulbee - MFD <staulbee@meridiancity.org>; Terri (terri@nyid.org) <terri@nyid.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Tom Ritthaler (TRitthaler@boiseproject.org) <TRitthaler@boiseproject.org>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>
Cc: Doug Hanson <dhanson@kunaid.gov>; Ashley Wolgast <AWolgast@kunaid.gov>
Subject: Request for Official Comments for Madrone Village

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.

Evening Greetings Everyone,
The City of Kuna requests official comments from your organization for this project in relation to the services it provides.

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 – December 19, 2024

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

CASE NUMBER(S):	24-08-AN (Annexation) & 24-05-S (Preliminary Plat) – ***Madrone Village Subdivision.***
PROJECT DESCRIPTION	Arroyo Indio Farm, LLC, requests approval for Annexation of approx. 79 ac. into Kuna City and proposing the R-6 (Medium Density Residential) & C-1 (Neighborhood Commercial) zones; and requests Preliminary Plat approval to subdivide the same lands into 384 single-family lots, 42 common lots, 12 common driveways, **1 School Site**, 1 City Park and 2 deeded access lots. The site is in Section 27, Township 2 North, Range 1 West (Parcel numbers; R7321001020 & R7321001040. *Please take special note a school site has been integrated into the proposed site plan.*
SITE LOCATION	Near the SWC of Kuna and Ten Mile Roads., Kuna, ID 83634.
REPRESENTATIVE	**Connor Lindstrom** 5725 N Discovery Way Boise, ID, 83713 208.639.6939 clindstrom@kmengllp.com
SCHEDULED HEARING DATE	Tuesday, **February 25, 2025,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Senior Planner 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 us know if you have any questions or need additional information.

Troy

PLANNING & ZONING KUNA IDAHO

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

Troy Behunin
Senior Planner
City of Kuna | Development Services
Phone: 208.922.5546 Ext. 4
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.

June 9, 2025

Hello Kuna Planning and Zoning Commission Members:

On behalf of our Bluum team and the Sage International Network of Schools leaders, we truly enjoyed presenting at your March 2025 meeting. We appreciated the opportunity to share information about Bluum's education-focused work across Idaho and, more importantly, our excitement about the possibility of providing high quality school choice options for Kuna families. While we are not able to attend tonight's meeting in person, please know that we remain committed to pursuing the Madrone Village opportunity in partnership with the City and the developer.

If there is any information we can provide beyond what we shared in March, please do not hesitate to let us know. We look forward to serving the Kuna community.

Thank you.

Keith Donahue

Keith Donahue
www.bluum.org
Director of School Strategy

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

IN THE MATTER OF THE APPLICATIONS OF **MADRONE VILLAGE** *Related to the development of real property located near the SWC of Ten Mile and Kuna Roads.*	)	**Case Nos.:** 24-08-AN (Annexation) **DECISION**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THIS MATTER came before the City on 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 Commission on March 11, 2025, and was continued to the June 10, 2025, where the Commission voted to recommend denial of Case 24-08-AN. Thereafter, this Decision was prepared and presented to the Commission on July 22, 2025, for formal adoption of the Commission recommendation and decision.

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 (24-07-AN) is hereby *Recommended for Denial.*

SECTION 3
RECORD OF EXHIBITS AND WITNESSES

I. List of Exhibits.

- AFFIDAVIT OF LEGAL INTEREST
- AMENITIES EXHIBIT
- ANNEXATION AND ZONING APPLICATION
- COMMITMENT TO POST PROPERTY
- CONNECTIVITY EXHIBIT
- CONNECTIVITY COLOR RENDERING
- DESIGN REVIEW APPLICATION
- LANDSCAPE PLAN
- LEGAL DESCRIPTION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- OPEN SPACE EXHIBIT

- OVERALL COLOR ILLUSTRATIVE
- PZ APPLICATION COVERSHEET
- SOILS REPORT
- SUBDIVISION NAME RESERVATION
- TRAFFIC IMPACT STUDY
- VICINITY MAP
- WARRANTY DEED
- APPLICANT PRESENTATION
- IP PUBLICATION PZ 02.07.2025
- PROOF OF LEGAL NOTICE MAILER PZ 02.07.2025
- PROOF OF PROPERTY POSTING PZ 02.07.2025
- AGENCY TRANSMITTAL
- ACHD LETTER
- ACHD REPORT
- ADA COUNTY DEVELOPMENT SERVICES
- BPBC
- CHDH
- COMPASS
- ITD
- KRFD
- KSD
- PUBLIC WORKS
- Updated LANDSCAPE EASEMENT SECTION 5.12.25
- Updated PRELIMINARY PLAT 5.12.25
- Updated LANDSCAPE PLAN 5.12.25
- Updated RENDERING 5.12.25
- COMMISSION MEETING MINUTES 3.11.2025
- COMMISSION MEETING MINUTES 6.10.2025

II. Public Hearing Witnesses.

a. Those who testified at the Commissions March 11, 2025, hearing are as follows, to-wit:

1. City Staff: Troy Behunin, Senior Planner

2. Appearing for the Applicant:
Stephanie Hopkins, KM Engineering, 5725 N Discovery Way. Boise, ID

3. Public Testimony:
Tim Eck, 6357 Buena Vista Ln, Star, ID
Terry Ryan, Blumm Companies, 1312 N 20th St. Boise, ID
Keith Donahue, Blumm Companies, 1811 W Resige, Boise, ID
Bob Wilson, 718 E Tuffman St, Kuna, ID
Andrew Johnson, Sage International Schools, 3496 W Forsythia, Boise, ID
Tim Jensen, Kuna School District, 711 E Porter St., Kuna, ID
Michael Rocco, 1286 E Fort Eerie St., Kuna, ID
Todd Zimmerman, 7206 Lyman Dr. Nampa, ID
Emily Downey, Sage International, Schools, 609 Red Oak D. Kuna, ID
Steve Welch, 9085 S Ten Mile Rd. Meridian, ID
Megan Smith, 443 Wagontown Ave., Kuna, ID

Chief TJ Lawrence, Kuna Rural Fire District, 3065 W Granny Smith Ct. Kuna, ID
Jamie Maskosian, Kittelson & Associates, 101S Capital Blvd., Boise, ID

b. Those who testified at the Commissions June 10, 2025, hearing are as follows, to-wit:

1. City Staff: Troy Behunin, Senior Planner

2. Appearing for the Applicant:
Stephanie Hopkins, KM Engineering, 5725 N Discovery Way. Boise, ID

3. Public Testimony:
Tim Eck, 6357 Buena Vista Ln, Star, ID
Cindy Giesen, 1363 S Ash Ave., Kuna, ID
Tim Jensen, Kuna School District, 711 E Porter St., Kuna, ID
Michael Cline 475 S Midpine, Kuna, ID

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 P&Z 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, June 10, 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 00:00:12)

Vice Chairman Bryan Clark All right, 6:00, we'll go ahead and call to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, June 10th, 2025. First on the agenda is roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis…Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Ginny Greger.

Commissioner Ginny Greger Present.

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT
Chairman Dana Hennis - Absent
Vice Chairman Bryan Clark - Present
Commissioner Ginny Greger - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT
Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, Planner
Matt Johnson, City Attorney

2. *CONSENT AGENDA:*

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.
(Timestamp 00:00:35)

A. Regular Commission Meeting Minutes Dated May 27, 2025

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

(Timestamp 00:00:35)

Vice Chairman Bryan Clark All right, first on the list is the consent agenda.

Commissioner Bobby Rosadillo I'll make a motion that we approve the consent agenda.

Commissioner Jim Main I'll second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Motion passes.

(Timestamp 00:00:41)
Motion To: Approve the Consent Agenda
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Greger, Clark
Voting Nay: None
Absent: Commissioner Hennis
4-0-1

3. PRESENTATIONS:

(Timestamp 00:00:51)

A. Idaho Transportation Department SH69 Corridor Traffic Study Presentation

Vice Chairman Bryan Clark All right. First on the agenda this… or next on the agenda this evening is a presentation on the Idaho Transportation Department SH69 Corridor Traffic study. And if you'd say your name and address for the record, please.

Mark Wasdahl, Idaho Transportation Department Mark Wasdahl, Idaho Transportation Department, 8150 Chinden Blvd. Garden City, 83714.

Meagan Romenesko, DKS Associates Meagan Romenesko, DKS Associates. 704 E United Heritage Ct.

Mark Wasdahl, Idaho Transportation Department I would like to thank the Planning & Zoning Commission for hearing our presentation of our project. You see the name Leah Kelsey. She is because this is baseball season. She is on the disabled list and she is not moving very well right now. For our project, we'd like to cover the background and purpose of our study. We're gonna look at traffic and crash history, proposed vision, and public feedback. Our project, looking at the background of the state highway. It was widened from a two-lane rural highway to a four-lane current cross section in two different projects, one in the early 1990s from Amity Rd. north up to the Interstate, and the early 2000s from Kuna all the way to Amity. Due to increased traffic development, crashes, delay times. Background of our project is that we started ours as a traffic study and we sort of did more from there after a while. But we had a corridor vision. We wanted to keep traffic moving. We wanted to allow for safe and efficient access on and off the corridor, and also for multimodal facilities as it became more of a suburban facility. We started our project in 2019. We used the 2045 future year. Our last project we had there in 2000 that we constructed from Kuna to Amity. The document behind that project looked at traffic out to the year 2022. So it was time to look out further and we pretty much exhausted the out years on that document. We wanted to develop a range of conventional and non-standard and people say what's non-standard intersection? If you at State Street and Veterans Memorial Parkway. That's an example where you drive past the light in order to make a U-turn and then continue and then make a right turn instead of making it direct left. So we looked at those in 2019. In 2020 to 2021, we had a virtual open house, and part of an open house is to identify points of controversy as well as points of agreement. And as part of our process, separately with a team, ACHD was not interested in non-conventional high-capacity intersection treatments at that time. We were interested in them. There was pretty much a 5 to 1 dislike of the "Thru-U" intersection we showed which was. As I said before, the example of State Street and Veteran's Memorial. There was some support for an Expressway.

From 2021, 2023 we put a pause on it as ITD internally was debating the efficiency of non-standard intersection treatments which do give you better performance versus driver expectations of conventional intersections. That was actually played out in a separate project, so we sat back and watched them from the sidelines. That was the Karcher Rd. widening project that actually started construction, but because they were a designed for construction project and we weren't, they were the better ones to work forward with our headquarters and make decisions there. Also in the meantime, the City had started a study

looking for a southern extension of Meridian Rd. for a railroad crossing, and so that added some more information we needed to tie into our study.

So then we hit the second phase where we had decisions made to not pursue non-standard intersection treatments. So we rescoped, negotiated, and updated our contract agreement with Six Mile engineering. You'll hear DKS. DKS purchased Six Mile. So for us, they're synonymous for you might be a little confusing to keep throwing different around. In summer of 2024, we adopted the 2050 COMPASS forecast, so we went up five years. Met with technical team there in the summer of '24 and we developed roll plots and cross sections. Those have been something else that was asked of the team, not only by our Development Services department at District 3, but also cities of Kuna and Meridian. They were getting a lot of development applications in and they needed to have a picture and some calculations to show what applicants were going to build to build towards in this corridor.

Also, our headquarters selected a full access scenario, which means access at the mile and at the half-mile, signalization of the half-mile when warranted. And we'll cover that as we go on. We presented that to the technical team in the spring of this year at a virtual open house, April 7th through 21st, which we'll cover at the end of our at our slide deck. And we're doing agency presentations to let agencies, cities, know what we've heard and what our steps are going forward and we're expecting to probably finalize the traffic study next month.

Meagan Romenesko, DKS Associates Okay, so to give you an idea of what the existing and future traffic looks like. So the segment or the project is broken up into kind of two segments. There's the north-south segment, which goes from Overland Rd. to Kuna Rd and then there is the east-west segment that goes from. Orchard Ave. to Kuna Rd. And so on the north-south portion of the project on the north end, existing volumes are about 37,000 per day. And looking at the 2050 volumes, those are expected to more than double and be about 77,000 cars per day, which exceeds what we see on Eagle Rd. today. If you look at the east-west portion of the roadway, traffic is actually expected to decrease and we're seeing this because of the plans to extend the Meridian Rd. south of Kuna Rd. and also because of the plans to reconfigure kuna to a standard four leg intersection and just something to note, there is both of those improvements were included in the COMPASS modeling to develop volumes for the project and our traffic models as well.

So looking at the travel times when driving the corridor existing, it's going to take about 15 minutes for the dominant northbound direction in the morning and 13 minutes for the dominant southbound direction in the PM. If you take the 2050 volumes and you do nothing, we will increase but the travel times will increase by 3 minutes for the southbound PM commute, and they will increase to up to 42 minutes for the northbound commute. If you look at the travel times for the proposed vision that we're sharing with you today, the 2050 travel times for the northbound AM goes to 14.8 minutes, which is just slightly better than what you see existing and 11 minutes for the southbound PM commute.

We did a summary of all the crashes on State Highway 69 between 2019 and 2023, and there were 579 crashes with most of them being intersection related crashes. There were 5 fatalities on the corridor, with 3 at the North End, one of those being Calderwood, and 2 at Victory Rd. And then there was 1 fatality between Columbia and Hubbard and 1 at the Kuna curve. A side note for these crashes, 3 of the 5 fatalities were due to a drug or alcohol impaired driver. This helps gives an idea of where the crashes are happening, so a lot of the crashes are concentrated at the North End of the corridor. That's the higher

volume section of the corridor. So that makes sense. And then there's also a lot at the major mile intersections. 47% of the 579 crashes were serious crashes, meaning that they were injury or fatal crashes, which is greater than the Idaho Statewide rate of 31% for all roadways in 2023. This corridor was also marked by ITD as a priority safety corridor because most of the state Highway 69 segments have a greater frequency of crashes compared to similar corridors in Idaho.

So, getting into the proposed vision, so this is for the north-south segment of State Highway 69, the plan is to widen it from 5 lanes to 7 lanes and install a continuous raised median along that whole segment, which will limit access to 'right in- right out' everywhere except the half mile and major mile intersections, which will be full access signalized at the one mile and signalized as needed at the half mile. There will also be a 10-foot multi-use pathway separated by a buffer on both sides of the roadway and then right turns added everywhere for safety at the intersection access points. This is the cross section for that segment, so there will be a 30-to-50-foot landscape buffer outside of the right of way on both sides of the roadway, which will include that 10-foot multi use pathway. In addition to that there's three lanes in each direction with 12-foot lanes and an 18-foot raised median in the middle- and 8-foot shoulders. The existing right of way is ranges from 125 feet to 140 feet and for the cross section above the minimum right of way that we need is 122 feet. So the goal will be to fit the proposed improvements within the right of way where possible; however, in some instances for drainage improvements or additions of right turn lanes or dual left turn lanes, it's likely to require some additional right of way or easements at those locations.

For the East-West portion of the project, the plan is to widen Avalon St. to five continuous lanes, and this section is broken up into two segments, per say. There's a more urban segment between the Orchard Ave. and K Ave. which will have a 7-foot attached sidewalk and then it will transition into a 10-foot multi use pathway between Kay and Kuna and similar to the north-south segment. Here right turn lanes will be added for safety reasons. This is the Kuna Rd. to Kay Rd. Cross section. It's almost identical to the north-south segment cross section with the center turn lane instead of an 18-foot raised median. It's a 14-foot two way left turn lane and of course it's only two lanes in each direction. This is the more urban cross section, which also has a two way left turn lane and two lanes in each direction. But instead of the detached multi use path it has attached curb gutter and then attached 7-foot sidewalk. Here's an example of the 18-foot raised median we went through. We looked at a lot of different median widths for this project and we landed on the 18-foot raised median because it allows for F-350 passenger vehicles. Some would say that's like the Idaho design vehicle, U-turns at the Mid-Mile and Major Mile intersections. Here's an example of that detached 10-foot multi-use path, so this would be at the north-south segment and east of Kay Ave. with it likely with it having at least a 8-foot minimum buffer between the roadway and the multi-use path, but it would likely be larger. And then just reiterating that the Avalon Rd. segment between Orchard and Kay would have 7-foot attached sidewalks instead of the 10-foot multi use path.

The pedestrian crossings at the one-mile intersections and the half mile intersections will be single stage pedestrian crossings and these half mile roadways will be signalized as needed when the volumes warrant signals. There's a few special considerations that we ran into during the project and a few of those being a limited right of way or steep cut and fill slopes, and so some options when we run into this could be to do tiered pathways which would place the multi-use pathway closer to the road, but it would be elevated. And separated by a barrier and in the areas where there's steep slopes you could use retaining walls to help limit the right of way that needs to be taken.

Mark Wasdahl, Idaho Transportation Department During the city of Kuna. Effort to look at the Meridian Road extension. It was identified that the unit curve was not going to be continued with. We go back to, I guess three-way long term four-way intersection standard. If you go back to 1931 when the state built the roadway, it was a four-way intersection then, so we're back to the future. We also are potentially doing a future planning and environmental linkages study. We had worked with COMPASS to put in a grant which is supposed to be announced winners and losers this month, which would cover the extension of the Meridian Rd. down to Kuna-Mora Rd.

For special considerations, when we had originally done the traffic study, we had looked at a high-capacity intersection, Overland Rd. standard intersection will not handle the traffic. It's also problematic because it is so close to the I-84 interchange. ACHD was not interested in putting legs of a continuous flow intersection on Overland. At this point, we wouldn't either. That leaves the only option being going vertical. If the horizontals are ruled out. We know that there was disappointment that we did not include that in. But big picture is on this that with any project you have scope, time, and budget. We didn't budget to go through 3D and also with our original contract and what was advertised and what 6 mile / DKS was awarded on did not include survey work. And once you go to a 3D structure, you need topographic survey and we would not be able to add that on to this existing contract. So we're looking at doing a cooperative project with ACHD or bringing that before them. We're actually presenting to the ACHD Commission tomorrow. We'll get their direct feedback on it, but we have done cooperative projects on intersections before with ACHD. I was on one for the Glenwood and State Street intersection, so we've done them in the past and we'll bring that forward with them. I think our next cooperative meeting with them is in August. So we know this is a highly desired improvement and in terms of the inner interchange there, I'm also managing the project to develop a construction bid packet to put a second northbound on ramp and auxiliary lane on I-84 eastbound, which would exit at Eagle Rd. As part of our study, we determined that we need to put a second right turn southbound lane in. And so that project we just got a floodplain permit. We're pretty much expecting to finish it up in around October. Right now it has a 2031 construction year. It will…our board is meeting on this Thursday. They will see our new proposed 7-year budget in that new 7-year budget. It's still in 2031, but I've been told that it could move up. There is money available. But that's based upon another project we have, which is called the I-84 mobility study. That project is a modeling project. It's looking at I-84 from the Y, west to Garrity.

And the questions are once the Five Mile overpass is taken down, that's the last original 1960s rural overpass it has limited traffic underneath it to four lanes. Everything else is open to five lanes, so this mobility study is looking at do we want to do 5 through lanes? Do we want to do 4 through lanes and an auxiliary lane between each interchange? We don't have any data on that. We want to have it. So we can say which whichever decision we make, we have backing for it. We're also looking at ramp metering, we know that helps the Interstate, but it also can put a lot of traffic back on the local roads. Again, we want to have that specifically part of this to be able to tell the public, Okay, this is what you get if you do this. It's not an advocacy project for either of those, or for the ramp metering, but it's an informational one, so we can make decisions and point to the reasons why.

Meagan Romenesko, DKS Associates Yeah, and just to piggyback off what Mark said a little bit about those two special considerations, the like I mentioned before, the Meridian Road Extension and the Kuna Rd. configuration was included in the compass model and our traffic models. And then the Overland Rd. intersection was assumed to be a high-capacity intersection in the compass model as well as our traffic

models, just to ensure that our models got the appropriate amount of vehicles through overland so that we ensured that the State Highway 69 was sized appropriately for the 2050 volumes. And so we did look at a few other design options with this second phase and between the three design options, the major mile intersections all were signalized intersections. However, what varied between the alternatives was the half mile intersections and what access they had. So there was the full access option at the half mile intersections and then there was a more restricted option where it was restricted to right and right out, left in and then an even more restricted option where it was only right in right out at those intersections. And we did a lot of extensive modeling where we compared the alternatives and what we found was that they all performed really similarly to each other and within one minute of travel, like the travel times were within one minute of each other. It wasn't like phase one where we looked at like more high-capacity intersections like the through turn. The meeting you turns. And there was like, a clear winner. These ones all performed really similar to each other, and what we did see with the full access option was that when you made the half mile intersections, full access vehicles would reroute to those intersections from the major mile intersections, and it actually made those major mile intersections better because less volumes and there was less delay.

Mark Wasdahl, Idaho Transportation Department So our public open house, we had virtual in April 7th through the 21st. 1900 people visited the online meeting site. 135 comment forms were submitted through the web page. 18 people gave comments via e-mail or phone call more or less, the reaction was 55% of participants expressed support, 29% did not, 16% remain neutral. And if you actually dig down into likes, dislikes, converting the unit curve into a standard intersection was unanimous. There were no negatives on that, so we've been telling people if you want a safe project that's not going to be controversial. Remove the Kuna curve, Put a standard intersection there. widening increasing capacity. That was like a 7 to 1. I think that for the most part people wanted that. The ones who did not, they had three different points. They brought up. One was that you can't build your way out of congestion, so don't build it at all. Put transit in instead, or you'll only encourage more growth if you give another lane. For buffered multi-use pathway that one was like 28 positives and 6 negatives. Pretty much the negatives were people envisioning 5-year-olds on bicycles right next to the travel lane instead of being offset. That's tended to be what the negatives were on that. There were likes for a raised median to increase safety. You'll see also down below that people did not like a raised median too. It was more positive than negative, but on the safety side, people liked it. We showed right hand turn lanes and that was another universal everyone like that and concurred with us showing that. Otherwise, overall safety improvement concerns, dislike unanimous that there was disappointment there was no plan for an improvement at Overland Road, and the I-84 interchange. I think we did have a link in our site to the I-84 project we have, but we… that's a safe one also to do something there. Terms of public comments. A lot of people did not like half-mile intersections but signalized. I think in Eagle Rd. That's actually within our IDAPA policy, Idaho Administrative Policy Act on types of highways and access. So there was dislike of the that. A number of people wanted an Expressway to be considered. We had originally looked at that and in the end it did not perform very well on a cost-benefit ratio. It does move traffic better, but also you're in. That's a free flow facility and pretty much it runs you into a non-free facility. Unless you end up putting in a system interchange, which is what we're actually doing at Highway. 16 there and 84, we built the standard. Money came in and they said just build the system interchange so it needs additional pieces to function as an Expressway. There was some requests for acceleration and deceleration lanes. We actually have deceleration lanes, but with the speed of the facility and the spacings of access points. They would

just blend into a single-lane and so it would lose its functionality. And then also there was raised medians. Didn't like that with limit access for the most part, there was a general sense that people on the North End of the corridor felt like they were losing their access, that they have now. They're left-ins to accommodate growth further to the South. And that was pushing a lot of the position to raised medians.

We were surprised that there were a number of people who were we had our first public open house must have been the ones who liked the continuous flow intersections through use and roundabouts and pretty much it was. Don't listen to those naysayers. Put them in. I wasn't really expecting to see those. There was concern about increasing noise and essentially asking about sound walls. Ours is not a construction project that gets handled at the design for construction phase. We know there's port left ends but not left outs at Calderwood. That would actually when looking at any improvements at Overland and Meridian Rd. that's within the intersection influence area and they'll get a second look. There was some lamentation at the loss of a rural environment and rural community as growth hits.

And there were ups and downs on speed limit changes, I've learned that you'll get probably anywhere from 50- to 55% wanting you to go faster and the other ones say you better not, go slower. It's just What you get on comments on speed limit changes the most interesting one was someone saying when you put the 3rd lane in actually a couple of people make the left lane a passing lane because right now you get 2 people who drive the speed limit. No one can speed then it's like no, no, I just not want to encourage speeding, so we would not put that as a passing lane.

So our next step is to complete the traffic study report. There's no funding for improvements identified within the 7-year budget. The new 7-year draft budget just came out an e-mail before I left, so I can't say what's there now, but I don't think they have anything extra. Regular maintenance project is scheduled for '29. I don't know whether that moved since I didn't have a chance to find it, and in February the Idaho Transportation Board approved for staff to pursue a star sales tax anticipated revenue agreement with Brighton Development. We've gave it a key number in our financial document. We're expected to complete it this summer. The agreement is for a maximum of $35 million of improvements. From what I've heard that they're around the preliminary design phase with ITD one we're at that we have a 30% variance. I've talked to Brighton and they say they have a lesser percent, but they're really looking around $30 million right now supported by their level of design. It wouldn't all be on Highway 69. It would also be along Lake Hazel, so the ACHD roadway would be approved. Also I managed to miss that meeting today, I had physical therapy instead, that the priority for me. So sometime this summer that we'll have an agreement based upon the developments that they are working on that gets written into the agreement. So we thought we'd get it this June, but they're still designing, which means they're still putting together the agreement.

The last item, there was a Boise Dev article that came out yesterday. We have still another project to look at, Kuna Mora Rd. It's actually a transportation connectivity study. Some of it would look at are we…Do we need to… Would it work better if, like Eagle Rd. went through the soccer fields, etcetera. But it's looking at extending. It's called State Highway 69 extension down to Kuna Mora and then Kuna Mora out to Blacks Creek interchange. Each e have a selected consultant. We're still working through the scope of work. We'd actually look at out to State Highway 45 and Beaumont, we would look at an extension of highway 16 to the South. We'd look at Ten Mile, etcetera, all the way over and it would be a study part of the frustration of media trying to interview us on this is that we're just going to have a white background. We're not doing an alignment study, we're not going through people's properties or houses, its links and

nodes and traffic modeling software, and through that we're looking to see what pieces we need to connect together. I'd recommend looking at the Boise Dev article is going to do a better job than me trying to explain it here. That one is actually looking at a nine month once we go to notice to proceed on our contract. But a lot of planning work being done. At this point, we'll be quiet and stand for questions.

Commissioner Bobby Rosadillo When you looked at the amount of accidents on Meridian Rd. did you see any trends for the causes of those accidents? And if so, is that… were those considered when making these proposed improvements?

Meagan Romenesko, DKS Associates The largest type of accident was rear-end accidents. Outside of, you know, some of the alcohol or drug impaired accidents that caused like head on collisions or like side swipes was also a common one. One thing that will help with the rear-end accidents is adding those right-hand turn lanes everywhere. But yeah, that's rear end accents are pretty common with signals and one of the biggest ways to help them is by adding right turn lanes.

Vice Chairman Bryan Clark Regarding the landscape buffers outside of the right of way. In theory, who would own that? Would that be retained by the agent? The governing agency? Would that go back to ADHD? Would that be with city? Is there any concept on that?

Mark Wasdahl, Idaho Transportation Department I have not read state code but my district engineer assures me that the state code does not permit ITD to maintain pedestrian facilities. We have built them on Chinden as part of the widening project there. I know there's some disagreement as to who actually maintains them. That's above my pay grade for working out who does that. We did put them in because both Meridian and Kuna have Highway 69, a special corridor in their comp plans. I know Kuna has a 50-foot offset for residential, 30-foot for commercial. I think Meridian Rd. or City of Meridian has a 50-foot standard set back and I think both are 10-foot separated pathways, so we've put it in there, just like we have for other widening projects. I did ask about the State legislature passed a bill and I was told that that only affects the prohibition on pedestrian facilities; is only in effect if you are shrinking the size of existing lanes. Because we are adding, we can put pedestrian facilities in like pedestrian facilities. If we were to say take our 12-foot length and shrink them to 11, and then put something in that would be… Go against the statute that was passed by the legislature.

Vice Chairman Bryan Clark Okay, related question. In most of these reaches where we have these buffers, do we already have the existing space or are we looking at potentially having to claim eminent domain? Is this above your pay? Because we… you mentioned that the right of way is 122 feet, that is not inclusive of that 30-to-50-foot buffer. So we're talking about an additional 60 to 100 feet that isn't accounted for… or is it accounted for yet?

Mark Wasdahl, Idaho Transportation Department Actually the pathways we're looking with the separation of… *How many feet is the pathway?*

Meagan Romenesko, DKS Associates *It's a minimum 8-foot separation.*

Mark Wasdahl, Idaho Transportation Department All I can look at is what Brighton's looking at and I know there's sidewalk pathway was added as part of a Meridian project closer to Amity that there's it… looks like when it's being redeveloped, there's room. Potentially, if it's not redeveloped it you could end up in situations like that. I'll say that we don't have projects, some of it is we're waiting for Brighton

Development to come through and understand what work they're doing essentially work around them, that they're doing the first piece in the middle. If you look at our document, at least, I don't think it's changed. They gave project limits from Victory to the north to Columbia and the South, not including the intersections, but the amount of money they have there are they are going to be able to do all that, so... We'll find out as they move forward how much they're actually going to do then I think you end up filling in the pieces after that.

Vice Chairman Bryan Clark Okay…

Meagan Romenesko, DKS Associates One thing I want to add, Leah said something like this might come up. Not totally familiar with this, but she said this so the 30- and 50-foot setbacks are for state highways and assuming that that Meridian Rd. extension gets built, there is, I believe the possibility that it becomes a lower classified road So that that 30-to-50-foot distance decreases. I'm not sure what that value but it would go, it would be less right or less take essentially.

Vice Chairman Bryan Clark So through the areas that we're potentially going to be widening, from Avalon north, The existing facilities that have been that have been entitled in the last 30 years, let's say have sufficient setbacks generally speaking. So it would really only impact any facilities that are potentially still rural in classification is that kind of what I'm hearing?

Mark Wasdahl, Idaho Transportation Department I think just looking at the rural plots that we have, I think Kuna looks clear. There are pinch points as we showed up in Meridian, especially between Harris and Victory when they widened it in 1990. I think we took a 10-foot slice off the front of the Subdivisions there, and we did have some contact. It's like, yeah, there's just, there's not much bike left there. That's why we're looking at… Well, you've got the cut. That you how do you level it and get that to fit in there? So that's going to be some tough engineering in some places. In talking with Brighton, they said do you want us to grade down to road level to put the bike-pedestrian facilities in? And we said no, having vertical difference is fine. I guess as long as when you get down to the next intersection you drop it down to that level. And I think that makes more sense for them more sense for people to have not only horizontal but vertical separation. And I think it makes it less expensive for them to do that.

Vice Chairman Bryan Clark Any other questions?

Commissioner Jim Main Yeah, one question. I don't assume that the Highway 69 extension is going to happen in the next couple of weeks. So, thought process behind the curve that's out there now? The speed limit is 45. Nobody drives 45 around there. Trying to get out of Kuna Rd. and go East into town. You're taking your life in your own hands. Is there any way to reduce the speed limit from, say, Deer Flat all the way into town?

Mark Wasdahl, Idaho Transportation Department Our speed changes are done as a result of studies done by our traffic engineer. I can bring that up I guess as a separate… Probably the Planning and Zoning wants to send a request in to our district traffic engineer. The caveat we give is that they look at current 85 percentile speed and sometimes you end up going faster instead of slower. It's… I think of it as an anti-speed trap. That you because based upon current quote 'safe speed,' so you just can't drop the speed arbitrarily on a facility that looks like it's drivable at that speed limit. But yeah, that's something that we go through our traffic section.

Commissioner Jim Main When we're trying to cross traffic on a curve, it's hard to tell which lane cars are in when they're coming into the curve, and I assume I live close to there and I hear sirens all the time. So I assume that it's not a really safe curve.

Meagan Romenesko, DKS Associates Yeah, one of the fatalities, I can't remember the details exactly of the fatalities, but it was at the Kuna curb, so it's probably something…

Commissioner Jim Main yeah, thank you.

Vice Chairman Bryan Clark Any other questions from the commission? Thank you so much for being here. Appreciate it.

Mark Wasdahl, Idaho Transportation Department Thank you.

Meagan Romenesko, DKS Associates Thank you.

4. PUBLIC HEARINGS:

(Timestamp 00:42:27)

Vice Chairman Bryan Clark Moving to a public our public hearings.

A. Case Nos. 24-05-S, 24-08-AN, & 24-23-DR (Preliminary Plat, Annexation, & Design Review) for Madrone Village Subdivision – Troy Behunin, Senior Planner -**Continuation from March 11th, 2025.**

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, 38 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 (APN: R7321001040).

Potential Motions:

- *Motion to recommend Approval/Conditional Approve/Denial of Case No. 24-05-S and 24-08-AN, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-23-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:42:30)

Vice Chairman Bryan Clark First on the docket this evening, case #24-05-S, 24-08-AN, and 24-23-DR for Preliminary Plat, Annexation, and design review for Madrone Village Subdivision. This is a continuation from our meeting on March 11th, 2025, Troy.

Senior Planner Troy Behunin Thank you, Bryan. For the members of the Commission, this is Troy Behunin. Good evening, Members of the Commission. The applications before you this evening are a continuation from the March 11th, 2025, meeting. They are a request for annexation of approximately 79 acres into the City of Kuna and to apply the R-6 and C-1 zones. The applicant is also requesting preliminary plat approval in order to subdivide the property into 354 single family lots, 38 common lots, 12 common driveways, a school lot, and also a City Park. The site is located near the southwest corner of Ten Mile and Kuna Rds. Staff would like to highlight that the developer is also working with the Kuna Rural Fire District as well as the Charter school for that on site school lot and also working with public… with the Parks and Rec for a City Park.

Tonight's meeting is a continuation and at that meeting on March 11th of this year, the Commission had three requests from the… for the applicant. There were other requests inside those requests, but there were three main ones. One was getting it and it and accepted TIS traffic impact study from ACHD, and there was supposed to be a transition of homes, and the third was a central open space connecting the south part of the site to the north part of the project which the applicant has responded to the Commission's request and also to other outside agencies request and those updated preliminary plat and the landscape plans are included inside the packet and they are also available online for the public. The applicant has also made necessary adjustments to accommodate a 40-foot Boise Project Board of Control easement along the Sunbeam St. and Bead Lily Ave. frontages. An exhibit demonstrating the cross section of those frontages is also included in tonight's packet.

Staff has reviewed the proposed annexation and the preliminary plat design review applications for compliance with Kuna City Code, State Code, and Kuna Comprehensive Plan and should the Commission recommend approval for the annexation and the pre plat applications and approve the design review application staff would recommend that the applicant be subject to the proposed recommended conditions of approval that are outlined within staff's report. The applicant is present tonight. They do have a new presentation to demonstrate their compliance with the Commission's request and also that of Boise Project Board of Control. And I will be here for any questions that you might have.

Vice Chairman Bryan Clark The applicant would like to come forward.

Stephanie Hopkins, KM Engineering Good evening, Mr. Chair, Members of the Commission, Stephanie Hopkins of KM Engineering. Our address is 5725 N Discovery way in Boise. I'm excited to be here this evening. Thank you for having us. We are thrilled that we were able to fulfill the request that we had the last time we met in March. As Troy mentioned, we now have an accepted TIS from ACHD and we have an accepted or final staff report from ACHD as well. The final staff report from ACHD is reflective of what their draft report was so I can. *Troy, I don't give my presentation or if that would be helpful, but.* We've also made some changes based on the Planning & Zoning Commission's recommendation and conversation about the transition and lot sizes.

[Inaudible] Oh, it's on there. Okay. Sorry. I'm playing with your files now.

We resubmitted A revised from our plat that has those changes. So Boise Project Board of Control has a facility that actually crosses through the site will be relocating that to the periphery along Sunbeam and Bead Lily which is the proposed collector roadway that we'd be constructing with this property. This is the original layout that was discussed the last time around north is facing to the right. This is bead Lily, which is where the 40-foot irrigation easement will be. It stops right about here and then there's a section of it that'll be a long sunbeam, which is the Southern Rd. here. So this is the original layout. This is the revised the. The big thing that you'll notice is that the landscape buffer here along Bead Lily and Sunbeam has been extended 40 feet. So we're going to include some landscaping within that that would include like boulders and some things that we've gotten approved from Boise Project Board of Control. It'll be a really nice buffer as well to the agricultural uses and larger property to the West, which was a discussion we had the last time more of a transition for those properties. We also readjusted some of the lot sizes along this boundary as well to make them a little bit larger we did used to have. We've basically swapped out 24 of these skinnier, the kind of smaller single family residential lots, with the larger standard single family residential lot. So there are now 24 of the larger lots to provide more of a transition and just larger products. And then a smaller lots are still located in this in the center of the subdivision to buffer existing uses.

We did… We heard you on the open space. More in the South part of the development. So we included a nice little pocket park that will provide, kind of, a central open space for folks that's connected with a pathway that goes to the north on the kind of in the center of the site. And we also added a couple of pathways that connect from Sunbeam and the internal sidewalks up to the north to the commercial area. So these are the kind of vegetated areas here. Our rendering shows that those would have trees alongside the pathway north. So those were those are all discussions we had the last time we met with you all and changes we made because of the that discussion.

Let's see, I wanted to discuss there, so this is the revised layout highlighting the change in lot. So the overall lot count changed minorly from 414 to 409, and that was really to decrease the number of common lots that were needed for landscape buffers between like end caps, essentially because we increased the size of losses lots within the development. And then as mentioned, we swapped out those smaller product type for the larger. This is the section that Troy was talking about, so highlighted here. This is what would be along Bead Lily and Sunbeam. So just an extended landscape buffer to provide a nice transition from existing uses and the collector roadway with some landscaping and fencing. And then our standard section here that includes fencing, landscaping same boulder. So it'll be really consistent and carry nicely forward above where the irrigation easement is not located.

So the ACHD staff report we received on April 22nd and the site-specific conditions were the same as they were with the draft report. They are requiring that the school complete its own traffic impact study, which is a standard that's usually required for schools and gives them the opportunity to look at their traffic separately and require any mitigations would be appropriate for that use specifically. And then they'd like to see an updated intersection analysis for Black Cat Rd. and Columbia Rd. And that's prior to the 200 slot. So that would be, you know, one of our later phases probably phase four or five, they want to see that updated intersection analysis before they would sign the final plat for that for that phase.

There was some discussion the last time around about traffic at the Ten Mile and Kuna intersection and just really wanted to highlight that this development will be providing 2 points of access to Kuna Rd. that don't exist now, which will provide a really great option for north-south traffic to not use Ten Mile if

needed and we'll be adding turn lanes and other things to make sure that traffic is able to go in to and from the site efficiently. Another thing that was in the ACHD staff report are the improvements that we already planned on doing. So those are the other site-specific conditions in that report including widening or including Madrone Ave. as the 36-foot St. section. They mentioned the vacation for Yankee Rock, which is unopened right of way on the east side of the site and dedication of Kuna Rd. as well as the construction of Bead Lily, which is the collector on the West side of the site. So we are really excited about this project. It's proposing additional housing options for this area of Kuna will provide a nice site for a charter school and future commercial opportunities which don't currently exist South of the tracks. It's also going to provide major infrastructure improvements that will provide a very important connectivity alternative travel options and if approved, this project could alleviate costs that are associated with infrastructure that will be needed for the fire station. We've had discussions with the Fire Chief and understand that they don't currently have improvements that are related to sewer extension and some other things that are pretty costly within their budget. So it'd be really great to partner with them on this development and I think we, I think that's it. So look forward to your discussion and I'll stand for questions.

Vice Chairman Bryan Clark Any questions to the applicant on this?

Commissioner Jim Main Yeah, if you could, could you kind of walk me through the intersection improvements. It looks to me like we're going East on Kuna Road, across the tracks through town out to Highway 69, correct?

Stephanie Hopkins, KM Engineering Mr. Chair, Commissioner Man.

Commissioner Jim Main Main.

Stephanie Hopkins, KM Engineering Apologies, that's okay. I might need classes I might need to talk through your question a little bit. So you're saying that intersection improvements that would be required for this development or for just in general? so that this is a graphic that was put together by our team to show what ACHD's capital improvements are planned for the city of Kuna. Everything in blue are developments that have been approved or are in process. So everything that we are proposing with our development will be improved so the red is the Bead Lilu Collector, Green is Madrone Ave. which is a new a new street for the main point of access to the subdivision that would be completed with ours. And then we're going to be. Completing a section of Kuna Rd. as well as Sunbeam. We're not the traffic impact study and the ACHD staff report didn't require any improvements to intersection specifically with this development, but they did ask that we reanalyze Black Cat in Columbia in the future. So they can assess whether there are mitigations needed at that time. Does that answer your question?

Commissioner Main No.

Stephanie Hopkins, KM Engineering Maybe you could ask again or somebody else on my team knows what.

Commissioner Jim Main No, I've been going through your traffic study here and. Some of the improvements and I'm looking at this sheet.

Stephanie Hopkins, KM Engineering Okay, do you have a page number for chance?

Commissioner Jim Main And some of those intersections on ACHD plan around 15 years for the improvements. And I'm just wondering how we're handling traffic going east on Kuna Rd. Are we going through downtown, Kuna?

Commissioner Jim Main Stephanie Hopkins, KM Engineering options for folks. So I would venture to guess that a lot of people that are traveling East should go to work or whatever in the morning probably won't want to go through downtown kuna, they may go West and then north or South on Black Cat, *thank you*. Rather than going through downtown Kuna, but again our traffic engineer isn't… didn't find that we would need to make improvements in the intersections there. There's a there is analysis about, you know, what the percentage of traffic is during the PM and AM peak hours and where they would be going and ACHD made their recommendation based on the traffic impact study, so…

Commissioner Jim Main Thank you.

Stephanie Hopkins, KM Engineering Thank you.

Vice Chairman Bryan Clark Any other questions for the applicant at this time? Okay, thank you very much.

Stephanie Hopkins, KM Engineering Thank you.

Vice Chairman Bryan Clark All right. With that, we'll go ahead and we'll open the public hearing at 6:56 here. Is there anybody who wanted to sign up and testify on this application that has not had an opportunity to yet? If you come up in the sign your name, please.

[Brief Silence]

Vice Chairman Bryan Clark All right, first on the list, we have Stephanie Hopkins. *Ah. Thank you.* Next, I believe that sorry if I butcher this bat Huffaker? Pat Huffaker? Thank you. Next on the list we have Cindy Gieson.

Cindy Gieson Good evening, Commissioners. My name is Cindy Geisen. I'm at 1363 S Ash Ave. Kuna, Idaho. I just… Mostly I'm neutral on this. I just had some questions and have made some observations. I'm hoping that you'll pay attention to as you go forward. First the original layout and this other one is seems to be a great improvement. So great work to the staff and the people that consider all those other things. So that was nice to see. I'm just, you know, we get promised a lot of things like land giving land away for certain purposes and for commercial. And so you've made this a multi, you know, use kind of property and in the past we always get burned on the commercial and that side of the tracks. By having commercial there, it might reduce some of the traffic trips the trip in. On these 304 hundred homes, so like in the past, it would be awesome if you can make that a priority before they do a lot of, you know development that they actually have a buyer and people who are going to develop there. And personally I have 2.5 acres and this commercial. This 2.5 acres and what I see in there is a dream. Okay, it's not going to happen. I think the best we'll do is get another Jackson sign. Post it. They're saying coming. So I'd like you to really pay attention to that and make it happen. And let's start a standard of making them do some of that commercial have contracts before they start. You know, digging up the ground I live on ash which has sunbeam going through it and we've fought hard to keep it traffic from dumping in there because we have a very small Rd. that we kind of have to pull over to let other people pass by when we don't want improvement. Because they like their lifestyle, being able to park on the road. So in the past you've

blocked it and I can see a straight path through to our street and it ends at our street. It'll never go to school for a long time. So I'm wondering what kind of if you pay attention to that and what kind of, you know, what are you going to do? I know there's another a person on Sunbeam that might open that up, but before you let it be open, please look at our street and leave it alone and just don't try to. I think they've got a lot of diversion there that might be helpful, but please do something to help us out there because we've already approved something across the street they haven't developed yet, but that was already going to impact our yard, our street greatly. And so finally when we when you guys approve at a Community like this? It seems like you're not paying attention to 5G towers and energy storage areas. If you look at the development that you approved on school, some reason you put it right next to 5G power and you put in lithium batteries surrounding it, which totally degrades the property value. And there's acres next to it, and it's, you know, they're just putting them everywhere. And Ada County is doing new code. And I'd like you not to put any more of those in place around neighborhoods until you update your code. And I think Ada County might come up with some good energy solution, code that actually, if a fire happens even with the fire department there, they aren't going to put this out. The solution has always been let it burn and the 5G towers are harming people. If you do, you do your studies, there's people out there fighting it in Ada County. So that's what I have. Thank you.

Vice Chairman Bryan Clark All right. Next up, Tim Jensen.

Tim Jensen, Kuna School District Tim Jensen with Kuna School District 711 E Porter St. here in Kuna. Just wanted to get up and reiterate our sense in opposition to this. We weren't able to come to an agreement with the developer on this, and I know part of their conversation is by putting a charter school in it takes away that impact and I would say it might lessen the impact, but there's still gonna be kids that come to our schools that are overcrowded. As you guys know, I'm principal at Fremont Middle School and as of right now, we're over capacity in all three of our grades and we barely got done with this school year. And so there is an impact, I know Assistant Superintendent Reddy has been in contact with Mr. Eck and kind of explained the board's wishes for these things and. But anyway, just I know we've spoken about it and you got a letter on. I just want to get up and give that position again and I'll stand for any questions.

Vice Chairman Bryan Clark Thank you, Tim

Tim Jensen, Kuna School District Thank you.

Vice Chairman Bryan Clark Tammy Huff.

[Inaudible In Background]

Vice Chairman Bryan Clark Thank you. And Michael Cline.

Michael Cline Michael Cline, 475 S Mid Pine, Kuna from the Sutters Mill subdivision. That's right next… and I can't believe that the ACHD, or the traffic study, means that nothing is going to be done to the Ten Mile intersection. It's already getting to be a pain at high traffic times and with all those extra houses there, it's going to be… It's going to be much, much worse. I want us to be looking forward. I want something in place for that intersection because it's just going to become an unusable for the people who come in and out of their constantly. Especially with a whole bunch of more cars and people, you know, they were saying that there's other ways to go in and out, but. A lot of people are going to be coming

through Kuna, and that means they're going through that Ten Mile intersection on Kuna. And that that is my main concern. I'm not. I put myself opposed. I'm not opposed to the subdivision. I just want it to be planned better for the traffic because it's going to cause headaches for those who live around it right now. Thank you.

Vice Chairman Bryan Clark Thank you. All right, last call for this application. If there's anybody who wanted to speak and have an opportunity to? We'll go ahead and close the public hearing at 7:05. Stephanie, if you'd care to rebut

Stephanie Hopkins, KM Engineering Thank you, Mr. Chair, Commissioners. The developers up here too. So we'll both kind of tackle the discussion, but I think in regard to Miss Eason's comments. The commercial lots that we're proposing within the development are in the first phase that tenants do tend to follow residential development. So a lot of that stuff, you know, we obviously are excited about the commercial component, think it'll be really great for this part of Kuna and it'll be a really great benefit, but that will depend on the users that come in for the most part we will plot. Though with the first phase and then I just wanted to, I guess, emphasize, and mentioned that we did donate, the developer donated the fire station lot to the Fire district. So that is one expense that they will not have to cover with the bond or otherwise. Let's see the… As far as schools are concerned, I think charter school in this location will be a really nice option for folks. There were quite a few folks that came to the last hearing that were supportive of SAGE in particular, and we're currently driving to Boise to have their children go to the school. I think it'll be a nice it'll add variety to Kuna and provide an option for folks, especially in this part of town, to have their kids go to a school like that and then as far as the Ten Mile intersection, so this project will be developed in about 5 to 6 phases. It'll probably be over a 10-year period. A lot of the roadway improvements will be assessed as the project continues on and there are a lot of developments that are happening in this area that will also contribute to improvements to intersections and the roadways within this area, so. It's not that this project isn't doing any improvements, it's just not being required at this point. beyond that…

Tim Eck Yeah. Good evening, Commissioners. My name is Tim Eck. I am the applicant. I live at 6357 Buena Vista Lane in Star, ID. Within our first phase, we will be providing 2 fully functional 1 as a partial mid-mile collector and the other is a local connections to Kuna Rd. These roads will have… Kuna Rd. be widened with left turn lanes, right turn lanes, acceleration-deceleration lanes. So these intersections that we're providing will be far more functional than the existing Ten Mile Kuna Rd. intersection. The placement of the Falcon Crest Charter School would never be approved today because their accesses on the Ten Mile don't meet any of the offset stand. We'll be able to provide the people that live in Sutter's Mill and the other subdivisions two more points of which they can get onto Kuna Rd. with fully functional intersections versus the two lane two lane with no turn lanes. No left turn lanes. So we mitigate the traffic on that intersection significantly by tripling the connectivity to Kuna Rd. for them. And then with the with the schools, while our charter school that goes in there. It's not going to accommodate K through 12, but it will at full build out accommodate approximately 3 times the amount of students that will be produced by our subdivision. So while we might not be taking care of high school students, we're providing three times the seat capacity of the students that are being generated in the global picture, which will help mitigate the impact on the grade schools and the middle schools. And just provide that charter school option for Kuna residents.

Stephanie Hopkins, KM Engineering I don't have anything to add, thank you.

Tim Eck And the stub of Sunbeam that goes, I believe, where she was talking to Ash Lane is East of Ten mile. Is that correct? Yeah. It's east of 10 mile. So Sunbeam already exists for half mile. And we'll be extending Sunbeam over to Bead Lily. Which will allow any of the traffic that might want to go Sunbeam E It will provide them a connection to be there which is in the mid mile that will get them to the Kuna Rd. So there's just a lot more access to Kuna Road to take them off of Ten Mile and Kuna Rd. And if you have any questions, I'm glad to answer.

Vice Chairman Bryan Clark Any final questions before we go to deliberation?

Commissioner Jim Main I have one question for the traffic engineer. How many trips are generated by this development?

Stephanie Hopkins, KM Engineering Mr. Chair, Commissioner, Main. I'm not the traffic engineer, but I am planner representing the client, our client, so I can look and see. I can't remember offhand. Commissioner Main, I apologize, I don't know exactly where it is in the report. Do you happen to know where it is? And do you have the number?

Commissioner Jim Main No. I wasn't testing you.

[Laughter]

Stephanie Hopkins, KM Engineering I thought maybe it was a little test. I know and I just have the ACHD report with me right here so.

[Brief Silence]

Mr. Chair, Commissioner Main, one of our development team folks is saying it's usually 10 per household, so it'd be around like 3000, probably. So we have…

[Brief Silence]

Senior Planner Troy Behunin Thanks. Hey, Commissioners, this is Troy Behunin, Development Services Department. It is on page one. What the April 22nd, 2025, report from ACDC indicates is it will generate approximately 6053 vehicle trips per day and 484 vehicle trips per hour at the PM and that's just based on the impact study that they've accepted. So we had a significant lot count reduction. But the staff report was based on the original lot count, so how many months we?

Stephanie Hopkins, KM Engineering Have we've lost like 80 lots since the original.

Tim Eck So the numbers are representative of 80 lots more than we actually had.

Chairman Bryan Clark Which, if I heard correctly, is about 800 trips reduction. So we're looking closer to 5200 and 5500 somewhere in there.

Stephanie Hopkins, KM Engineering Correct. Thank you.

Commissioner Ginny Greger I have a question that I don't know if the developers can answer or Troy about how the City Park is going to work with the school.

Senior Planner Troy Behunin For the record, this Troy Behunin, Development Services Department. So that's an excellent question. I can answer part of that. I know that they're working directly with Bobby

Withrow, Parks and Rec, and the developer Tim Eck and his team have collaborated with Parks and Rec, and they will come up with and they've also included a potential school into a three-way agreement. So, for that, I would turn it over to Tim to kind of expound on that, but yes, it's a detailed agreement.

Tim Eck So the plan was to put this park facility right next to the school. So the school will have priority use over the park during session. Which is the time when parks are not generally publicly used and tends to be the time frame when vandalism occurs. So we'll mitigate the vandalism in the public school on the public park by having the school there, supervising, watching and the school using it. Then once school's out of session it's fully open to the public and we work with parks and Rec. We put in all the improvements that are that are laid out on the preliminary plat, the multi-use sports fields and what we have in there.

Stephanie Hopkins, KM Engineering It's just, yeah.

Tim Eck Basketball courts.

Stephanie Hopkins, KM Engineering You have your sports courts and then it's a concept showing like a soccer field.

Tim Eck It's…

Stephanie Hopkins, KM Engineering And a tot lot.

Tim Eck Yeah, it it's sized to be large enough for football, soccer, or lacrosse. So it it's an amazing amenity for the school to have next to it. We have suggested there would be a cost sharing agreement for the maintenance between the school and parks and Rec, so parks and Rec is not picking up the total maintenance cost. The school will be sharing that cost with them.

Commissioner Ginny Greger So a mother that works in the lives in this subdivision and wants to take her three-year-old to the park at 10 AM Monday through Friday is not going to be able to go to that park?

Tim Eck You know the final…All those final details and still have to be worked out with parks and Rec and the school. But the concept was to have the school have the priority use. I don't know that they're going to have issues with mothers with three-year old kids coming over there and using the park when the kids are in school, but they're not going to want mischievous kids out there hanging out, interrupting the school activities.

Commissioner Ginny Greger Okay.

Vice Chairman Bryan Clark So on that note, just real quick, the additional green space, the additional park down at the South end of the track. Was there concept for top lot or any kind of amenities at that location?

Tim Eck We plan on having a top lot in the main park but at the last meeting, Mr. Main inquired about having some sort of an open space up at this end, and at that time before we had this canal leave that we had to add, we had like a 40-foot-wide pathway going through the subdivision. Well, the try and keep everything to fit, we had to squeeze that pathway to a more traditional width pathway, but then we backed out a couple of lots right there and that could be in that particular block or it could be moved to any of the next two blocks, if there was a better location, but we put it in that lot and consume, you know, lost two

residential lots to put it there so that you have that park resting sitting area, but we pretty much just plan on it being you know an open grassy area with landscaping and some benches as requested.

Vice Chairman Bryan Clark Okay, thank you kindly appreciate it. And we have closed testimony. Okay, that brings us to our deliberation.

Commissioner Jim Main I'm kind of torn of that. You know, I appreciate the fact that Tim's willing to donate land to the fire department, which is needed, needed on the other side of the track. And I do like the Charter school there, whether the school district thinks it will alleviate any load to the them or not. I still have issues with traffic. And you know, I see a lot of traffic actually going in Kuna through town out to Highway 69. You've got railroad crossings there. I'm not sure how that's going to work. You know, and I realize we're in several phases here in phase one could take five years to build out, so. Yeah, I'm torn here on creating a traffic problem and the amenities that we can get from this.

Commissioner Bobby Rosadillo I have similar feelings as Jim. My concern is the traffic.

Commissioner Ginny Greger Again, the traffic, but I do agree there's lots more access. Different ways to go, but I still think 10 mile and you know Rd. is going to be a problem because it's already a problem I also see people going out Sunbeam and down Ten Mile to King Rd. That's the best way to avoid the railroad tracks and I honestly I think probably can handle it I absolutely to test the idea of a City Park being used by a charter school. And also the I admire this charter school. I have some people I know that are going to it and I think it's a great charter school, but by only going to the 8th grade. Where do those 9th graders go? Probably the high percent of them will funnel into Kuna High, which is already overloaded, and I just that becomes more of a problem for the. School district. So that's some of my thoughts.

Vice Chairman Bryan Clark And at the end of the day, the unfortunate thing about the traffic is we're in an interesting situation with our relationship with ADHD and You don't get it till you need it is kind of the position we've been put in so that's always the hard conversation when it comes to traffic. I like the… I love the fact as we as we've all stated. Bringing the fire station down here is really important to the community. And having the additional options of the school is good. I really appreciate the effort that the developer and the and their team have put in to reducing the number of lots and creating a better, more usable community. The walkability of this community is admirable and I really appreciate the fact that we've added the additional open space as you enter the track. So I mean. It's a hard it is. It is hard. We're getting tight down there, so…

Senior Planner Troy Behunin For the record, Troy Behunin, just want to touch on just a couple of things real quick for the Commission's consideration. As you pointed out, a lot of a lot of the traffic issues that all communities go through, they're driven by development. Its developer motivated… developers that are motivated to put these developments in and those improvements are on the developers dime so…You know, it's nice to be concerned about traffic. But being concerned about traffic is only half of the issue you also have to think about how it's going to happen when it's going to happen, who's going to fund it, and the fastest way to get improvements is to allow the professionals take care of it. ACHD has reviewed this ITD's reviewed this. ITD has also reviewed the traffic impact study. Whenever a traffic impact study is required by a development anywhere in the city ID also reviews it and they didn't actually have any concerns or they would have commented on it. The other thing is, yeah, this is something that will be tiered. Black Cat and Columbia will also be an intersection that will be re-studied at the 200th lot. Any

idea how far away Black Cat and Columbia is from this project? It's a long way that tells you where ACHD believes most of the traffic will go. A long-time people were started complaining about not having emergency services on the South side of the track. Now developers working with them to not only give them the land, but also to bring those improvements which they haven't planned on. Anyway, I'll stand for any questions if you have any.

Vice Chairman Bryan Clark I think with that I'd stand for a motion.

Commissioner Bobby Rosadillo I'll make a motion to recommend denial of case #24-05-S and 24-08-AN.

Commissioner Ginny Greger I'll second that.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Thanks. Motion passes to deny… I'm sorry?

Commissioner Jim Main Recommend.

Vice Chairman Bryan Clark Recommend. Yeah, recommended. Recommended recommendation for denial.

(Timestamp 01:24:02)
Motion To: Recommend Denial Of Case #24-08-AN
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Ginny Greger
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Greger, Clark
Voting Nay: None
Absent: Commissioner Hennis
4-0-1

Vice Chairman Bryan Clark Okay, next on the docket this evening. Do we need to make a motion for a short recess or… Okay, I'd Like to take a short 5-minute recess.

~ Enter Recess At 7:24 PM~

~ Exit Recess At 7:29 PM~

Vice Chairman Bryan Clark All right. We'll come out of recess at 7:29 PM and moving on to the next case.

B. Case Nos. 25-02-S, 25-01-AN, 25-03-DR (Subdivision, Annexation, & Design Review) for Crimson Square. - Marina Lundy, Planner

Applicant requests annexation and zoning, subdivision preliminary plat, and design review approval to divide the site into subdivided commercial lots. The site is located on the corner of N Ten Mile Rd and W Deer Flat Rd (APN: S1315449280) S15 T2N R1W.

Potential Motions:

- *Motion to recommend Approval/Conditional Approve/Denial of Case No. 25-02-S and 25-01-AN, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

- *Motion to Approve/Conditionally Approve/Deny Case No. 25-03-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 01:29:48)

Vice Chairman Bryan Clark Next on the docket this evening, item B is case #25-02-S, 25-01-AN, and 25-03-DR for subdivision, annexation, and design review for Crimson Square, Marina.

Planner Marina Lundy Good evening, members of the Commission, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests annexation, preliminary plat, and design review approval for approximately 5.98 acres with a proposed zone of C-1 neighborhood commercial and to subdivide the site into 7 commercial lots and one common lot. The site is located at the corner of N Ten Mile Rd. and W Deer Flat Rd. Staff recommends that there be a clearly identified pedestrian crossing at the entrance on north Ten Mile Rd. That there be a transition from the existing 5 foot sidewalk to the proposed 10 foot sidewalk on N Ten Mile Rd. and that any landscaping that will grow taller than three feet be pulled 10 feet back from the N Ten Mile Rd. and Westland Black Dr. entrances staff would also like to note that the staff report states six commercial plots, which is an error and will be corrected to reflect 7 commercial. Staff has reviewed the proposed application for compliance with Kuna City Code, State Code, and the Kuna Comprehensive Plan, and should the Commission approve the design review application and recommend approval for the annexation and pre plat application and staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have about the application and the applicant is present tonight.

Vice Chairman Bryan Clark If the applicant would like to come forward. You have a presentation this evening.

Glenn Walker Mr. Chair, Members of the Commission, my name is Glenn Walker. I reside at 1831 E Overland Rd. I appreciate the opportunity to speak with you tonight regarding the proposed Crimson Square development. I'm here today on behalf of the owner to respectively request your approval for the following entitlements, annexation, annexation and zoning, preliminary plat approval, and design review.

Crimson Square is located at northwest corner of Ten Mile Rd. and West Deer flat Rd. the project site consists of approximately 5.9 acres. Currently designated as vacant agricultural land within the rural urban Transition Zoning district. our proposal includes annexing the property into the city of Kuna, Rezoning the parcel to a C-1 neighborhood commercial in alignment with the city's future land use map, subdividing the land into 7 commercial lots and one common lot and beginning the design review process. The property is surrounded by existing commercial and residential uses: north zoned C-1, east zoned R-6, and the South and West is zoned C-1. Existing adjacent roadways include W Crenshaw St. and W Land Black Dr. to the North, N Ten Mile Rd. to the east, and W Deer Flat Rd. to the South. Also, there is North Waspy to the north and Madderlake to the West. The project aligns with the City of Kuna's comprehensive plan, which designates this area as commercial on the future land use map specifically the site development supports the following goals and objectives: Goal #1, is creating a vibrant and economically diverse community which promotes business creation and expansion and relocation, and then also encourages shovel ready commercial parcels with adequate infrastructure; Goal #2 is enhancing the quality of the character of the commercial development and supporting connected well designed commercial areas. The preliminary plat proposes a 10-foot-wide sidewalks along Ten Mile and W Deer Flat for enhanced pedestrian experience. A designated pedestrian crossing at the Ten Mile Rd. entrance, a transition from existing 5-foot to 10- foot sidewalks, landscaping setbacks of 10 feet for plants taller than three feet near the entrances and internal private streets and lot access designed in accordance with the ACHD and City standards.

We are in agreement with Staff's recommendations, conditions of approval, which include coordinating with ACHD and city staff on access, easements, traffic improvements, and lighting. Compliance with Kuna city codes for fencing, landscaping, signage, and utility installation. Commitment to maintain landscaping in a healthy condition year-round and ensuring that all future building projects within the development will go through individual design review. We also held a neighborhood meeting a few months, or a little while ago, and no one was opposed to the development at that time. We understand that the development will set the foundation for future commercial activity in this growing area of Kuna. And we are committed to delivering a high quality, thoughtfully designed project that aligns with the city's long-term vision. On behalf of the owners I want to thank the Commissioners and the city staff for their time, review, and consideration of Crimson Square development. We respectively request your approval of the annexation, preliminary plat, and the design review process. And I appreciate your time and thank you. And I'm here to stand for any questions that you may have.

Vice Chairman Bryan Clark Any questions?

Commissioner Ginny Greger I'm good.

Vice Chairman Bryan Clark Thank you.

Glenn Walker Thank you.

Vice Chairman Bryan Clark Okay, we'll go ahead and we'll open public testimony at 7:35. I've got 1 sign up. Is there anybody else who would like to sign up to testify on this application? I've got Steve Nelson.

Steve Nelson Hi, I'm Steve Nelson, 1849 N Madderlake place. I live right next to Crimson Square. It's a very tiny place and I like the potential. Hope the builder prospers. I hope the residents get to use an

awesome place in the future with those seven commercial lots. I'm just speaking briefly about not just the decision to build and the quality impact when it's done, but the process, how it's done. I may not be able to make other hearings. So I had to speak now. You know, but I really want construction excellence and what I mean by that is in two points, clean and in order too many times from big cities and small towns under the banner of it's under construction, sites are left out of order. Signs are crooked, like that one on the back wall, you know, construction debris is just floating around. There's muddy things left on the road until rain washes it away and it's just not good enough for the people who have to drive by it twice or more a day for a year or more to see that happen. And I ask that the applicant, that the city, that all residents encourage a high standard of keeping the place in order, please, when you're building that and my second point is really about the neighborhood impact by the workers, I hope the workers have a good experience and everybody's safe and make good money and everything. But I've seen too many times even in, very safe, Idaho that some of the workers, especially those coming from outside of Kuna, drink on the job, especially Friday at 5:00. They smoke marijuana on the job, they leave their trash on the job. And when I've got a teenage daughter and her friends walking by, I don't want 20- and 30-year-old construction workers gawking at them and such.

And I just ask it's never too early to plead for common courtesy and respect of the impact you make because they may go back to Nampa or Meridian or Kuna or Boise or whatever, but for the people who live here, we want not just a safe environment from construction debris, we want safe attitudes that make people feel like it's okay to walk around. It's okay to be in town. It's okay to live next door to that construction site. So thank you for the chance to share and I hope quality things happen in decisions, in the process of how it's built, and the following impact. Thank you.

Vice Chairman Bryan Clark Thank you.

Commissioner Bobby Rosadillo Thank you.

Vice Chairman Bryan Clark All right. And if there are no others who would like to testify, we'll go ahead and we'll.... *Or? Yeah, if you wouldn't mind signing up then.*

Michael Olsen *Sure.*

Vice Chairman Bryan Clark Okay, go ahead and yeah, we'll pull. It out afterwards. That's fine, that works. *I think that's your pen, right? Okay.*

Michael Olsen Hi, my name is Mike Olson at 2230 E Fairview Ave. Thank you very much, Commissioner, Chairman and Commission for let me rebut some of the things that have come up. Mr. Nelson pointed out in terms of construction excellence and the neighborhood impact and I just wanted to address that. One of our sister companies, the TECO 1 is the Ewing Company. They've been around for 55 years. General contractor. We're held to the highest standards. We do a lot of public work for cities. We've done a lot of the wastewater treatment plants around. We are very stringent on where we demand of our workers and the cities that we work for. Also demand that. And so we're very used to that. And so there won't be a problem with any of that. I did want to address one of the points that Marina brought up in terms of the transition for the 10 foot sidewalk going to the current 5-foot sidewalk on Ten Mile. Actually, ACHD's plans do call for a 10-foot all the way through and so it's just going to be a matter of who gets to the construction. Whether we're there ahead of time or they are, we will work in tandem with them to make sure that that transition, their actual... the current sidewalk is actually presently W it will

move east slightly when it becomes the Ten Mile or 10 foot section. So. All the people we've talked to in terms of this project have all been very supportive. I kind of lack of better terms, but I view this is the West Horseshoe West Point, part of the horseshoe for Kuna Meridian Rd. Coming down, you hit downtown, Ten Mile takes goes back out and there's some very much needed Commercial Services for all of those residents over there and everyone we've talked to has given us their laundry list of what they're looking for. So we're actively working to bring some very good, much needed services there. Thank you.

Vice Chairman Bryan Clark With that, we'll close the public testimony at 7:42. Is there any other further rebuttal from? That was the rebuttal I assume. All right. That brings us to our deliberation.

[Noise From Microphone Activation Followed By Brief Silence]

Commissioner Jim Main *That was me. I turned it off at the break.*

Vice Chairman Bryan Clark *There you go.*

Commissioner Jim Main *There you go.*

Vice Chairman Bryan Clark Questions, Comments?

Commissioner Jim Main You know, I think it's it looks like a good project. I think Ten Mile and Deer Flat is a good location. I think we need to see some more stuff built along Ten Mile so we can get some traffic flowing out that direction as well.

Vice Chairman Bryan Clark Quick question for staff. There was a point in time where public mailers were issued to this area regarding a potential roundabout. Do we know anything about ACHD plans for this intersection?

Planner Marina Lundy I believe that ACHD's long term plan is a roundabout, but I would have to look at their long-term comprehensive plan to confirm that.

Planning & Zoning Director Doug Hanson And for the record, Doug Hanson, Kuna Planning & Zoning. Just a little bit more context, this development has factored in the right of way dedication for whatever that intersection improvement will be.

Vice Chairman Bryan Clark Yeah, no the geometry looks fantastic for that, I just wanted to…

Commissioner Bobby Rosadillo Is that what you guys were going to say?

[Inaudible]

Vice Chairman Bryan Clark Cool, they know. Okay. And that puts this in context as well and it puts the geometry in context of the intersection.

Commissioner Bobby Rosadillo Yeah. I mean the area, it's so small, but with it being in that area, I think commercial is a good use of the, You know, the land.

Commissioner Ginny Greger That lots been empty for a long time and I think that's commercial is a great place. That's a great place for commercial. I and it looks like they've gone to the work to put a lot of thought into what they want in there that would be really good for what the neighborhood could utilize, so…

Vice Chairman Bryan Clark Yeah, personally, I'm kind of torn on it. It is close to home, but it's it is a good use for the space, so… and I can see the benefit to the community at large for it. You know, it's got a gas station only a mile away. But no, I think that is a great a good use for the space. Especially with that, that round about coming down the line, that's not going to be or could be a lot of other options there, so. Yeah. Any other questions for the developer or staff?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Okay, I think I'd stand for a motion.

Commissioner Bobby Rosadillo So I'll make a motion to recommend approval on case #25-02-S and 25-01-AN.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark That motion passes.

(Timestamp 01:45:34)
Motion To: Recommend Approval Of Case #25-02-S And 25-01-AN
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Greger, Clark
Voting Nay: None
Absent: Commissioner Hennis
4-0-1

Vice Chairman Bryan Clark And we have one more on this case.

Commissioner Bobby Rosadillo Yeah. I don't see anything that stands out to me there.

Commissioner Jim Main Mr. Chairman, I move that we approve case #25-03-DR with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark That motion passes. Thanks very much.

(Timestamp 01:46:07)
Motion To: Approve Case #25-03-DR
Motion By: Commissioner Jim Main
Motion Seconded By: Commissioner Jim Bobby Rosadillo
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Greger, Clark
Voting Nay: None
Absent: Commissioner Hennis
4-0-1

C. Case No. 25-01-CPF (Combination Plat) for Paul Bunyan - Marina Lundy, Planner

The applicant is proposing a combo plat in order to further subdivide Lot 1, Block 1, Parcel No. R6949010100, in Paul Bunyan Subdivision.

Potential Motions:

- *Motion to recommend Approve/Conditional Approve/Denial of Case No. 25-01-CPF with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 01:46:30)

Vice Chairman Bryan Clark Okay, next on the list we got case #25-01-CPF combination plat for Paul Bunyan, 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 combination plat approval to subdivide Lot 1, block 1 of the Paul Bunyan Plaza subdivision which is approximately .96 acres and is already zoned C-2 area commercial. The West side of the lot will be a Mo'Betta's fast food restaurant and the east side will be a Take 5 oil change facility. The site is located at 1460 E Deer Flat Road near the intersection of N Meridian, E Deer Flat. Staff has reviewed the proposed combo plat for compliance with Kuna City code state code and the Kuna Comprehensive Plan. And should the Commission recommend approval of the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have about the application and I believe the applicant is present tonight as well.

Vice Chairman Bryan Clark Okay, was there an applicant presentation?

Jeff Likes, ALC Architecture Not much a presentation, just more of just a kind of just agreeing with staff. Jeff Likes, 1119 E State St. Eagle. ID again before you is a combination preliminary final plat to subdivide the existing lot 1 in the Paul Bunyan Subdivision Deer Flat and Meridian Rd. Right there we have two users for the site that was mentioned and the goal is to create basically 2 lots for those two users to be on their own standalone lot. Neighborhood meeting was held, there was no opposition and no one showed up to that neighborhood meeting. The design review for those two buildings actually, we heard in

two weeks in front of you guys too. So, we agree with staff and their recommendations in the staff report and we'll stand for any questions.

Vice Chairman Bryan Clark Any question or questions to the applicant at this time?

Commissioner Jim Main No questions.

Vice Chairman Bryan Clark Thanks you kindly.

Jeff Likes, ALC Architecture Thank you.

Vice Chairman Bryan Clark All right. Go ahead, we'll open the public hearing for this at 7:48. I currently don't have anybody signed up to testify. Is there anybody that has not had an opportunity to sign up that would like to testify on this hearing? Seeing nobody, we'll go ahead and we'll close the public hearing at 7:49. Not much to rebut this evening.

Jeff Likes, ALC Architecture We're good.

Vice Chairman Bryan Clark All right. To bring us to our deliberation.

Commissioner Bobby Rosadillo Yeah, I don't. I don't see anything with it. I like commercial.

Vice Chairman Bryan Clark Yeah, agreed. And honestly, looking at this application, looking at the landscape plan specifically that there's a good amount of green being added to the site and that's one of my…Always my biggest stopping points for the commercial in general, it's just the concrete jungle effect. There's a good amount of landscaping that's being added to the site to mitigate that.

Commissioner Jim Main So, if I understand correctly, this is just a combo plot tonight,

Vice Chairman Bryan Clark Yes.

Commissioner Jim Main and not design review.

Vice Chairman Bryan Clark Correct. Thank you for reminding me.

Commissioner Jim Main Oh, it's okay.

Vice Chairman Bryan Clark All right. I'll stand for a motion.

Commissioner Bobby Rosadillo I'll make a motion to recommend approval of case #25-01-CPF with the conditions as outlined in the staff report.

Commissioner Ginny Greger I'll second that.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? Motion passes. Thank you.

(Timestamp 01:50:24)
Motion To: Recommend Approval Of Case #25-01-CPF
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Ginny Greger
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Greger, Clark
Voting Nay: None
Absent: Commissioner Hennis
4-0-1

5. BUSINESS ITEMS:

(Timestamp 01:50:45)

A. Case No. 25-11-DR (Design Review) for Valor Classic Academy - Marina Lundy, Planner

Applicant requests Final Plat approval for Valor Golf Village No. 4 which is 75 buildable lots, 7 common lots, and 2 private road lots on 22.98 acres. The property is located at S Five Mile Road and Kuna Road, Kuna, ID 83634 (S1422142000) S22, T2N, R1E.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny of Case No. 25-11-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Vice Chairman Bryan Clark All right. Last on these or second to last on the agenda here we've got under business items, we've got case #25-11-DR design review for Valor Classic Academy.

Planner Marina Lundy Good evening, members of the Commission. For the record, Marina Lundy, Planner, Community Development Services Department. The application before you this evening, requests design approval for the design of a Valor Classic Academy K through 12 school on approximately 5.39 acres already zoned R-6. Medium density medium residential density in the valor community near South Cloverdale Rd. and Kuna Rd. Staff would like to note that the site plan will need to be updated to reflect ADA parking spaces that comply with Kuna city code and trash enclosures that comply with J&M sanitations requirements. Staff has reviewed the proposed site plan for compliance with Kuna City Code and the comprehensive plan, and should the Commission approve the application that staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report, and I'll be here for any questions that you have and the applicant is present and has prepared a presentation.

Katrina Kulm, Erstad Architects Good evening, members of the Commission. Katrina Kulm, Erstad architects, 310 N 5th St. Boise. I'm here representing Valor Classical Academy, and we are grateful to be in front of you tonight. I have an entire slide show prepared but being mindful of everyone's time, I do want to give this the due time that it does. But we're excited about this proposal. We're in agreement with

the City Staff report and the honestly, the entire body of Kuna It has been fantastic to work with the school held their own informational meeting for parents and people that were interested about their program and heard nothing but great comments, so we think this is going to be a great add to the Valor community. It is a public charter school and it will have roughly 700 students at a K-12 full capacity build out. We've worked really closely with Mark Tate and M3 development who's doing the Valor subdivision to ensure that this is in alignment with what their future plans are, and obviously what the Kuna code entails. There was a prior approval for the traffic study, so we've accounted for that in the site plan that is in alignment with everything that has been prior has had prior approval including number of parking spaces, bus parking separated from parent drop off lanes, things of that nature, which is normally a concern on the schools. It will be a two-story program. It will be in one building with the future phase identified. Let's see here. We can go through floor plans if interested, but I want to get to the elevations. So we are proposing of brick and stucco facade that will be in alignment with the program that's happening. It should look like a school in our opinion and it should look like a classical school, which is what the program entails. So we want to honor that through the architecture. And we tried really hard to ensure that that speaks to what is happening inside the walls, which I would argue is more important. We are working, like I said, with Mark on what the ultimate materials want to be. There may be a few color changes involved, but again, want to be mindful of the neighborhood being mindful of the scale. There is this main entry here that's facing Tiercel dr. and the main parking lot and we really try to ensure again that sort of traditional look. But bring that scale down to that pedestrian element. So the front door and the glazing all should speak to the to the scale of the parents and the students that are entering. And I think the flat on elevations don't necessarily do it justice. It looks sort of square and boxy, but I think this image here really starts to describe the look and feel that we're really trying to achieve with the overall campus in the school in and of itself, I'd be happy to answer any specific questions on materials or layout, but again I think it's a handsome building and will fit in with the context of the of the subdivision and the rest of the community, and we're excited to be here presenting to you tonight.

Vice Chairman Bryan Clark Thank you. Any questions for the applicant at this time?

Commissioner Ginny Greger I'm a little confused in the business items that talks about 75 buildable lot, 7 common Lots, 2 private lanes, 22.9 acres and then she's talking about a building on 7 acres or five acres or whatever.

Vice Chairman Bryan Clark That's definitely a question for staff, sorry.

Planner Marina Lundy That is the build out for, It looks like Valor Golf Village, #4 in total…

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director, it looks like that was just an error on the agenda. The blurb is just from a separate project by mistake. That's just a mistake on staff's part. This is purely just for the design of the Valor Classical Academy.

Vice Chairman Bryan Clark Thank you. Any questions for the applicant regarding the… All right. Thank you, kindly.

Commissioner Jim Main I have a question, what do we what do we have for playfields here?

Katrina Kulm, Erstad Architects Oh yeah, absolutely. Let me go back to the site plan here. So it's a little hard to read in this diagram, but you've got a lower school play area adjacent. Which will have

actual playground equipment located in that area. And then you have this large green space that exists behind the building itself. As far as playfields are concerned. Again, part of this will be taken up in a future use. In addition, we're working closely with the overall subdivision and City Park that's going to be adjacent. And then there's additional green space behind the bus parking area. So I think there will be plenty of space on site for all future activities.

Commissioner Jim Main Okay, and this is just for school use, right? Correct?

Katrina Kulm, Erstad Architects The lot that we are building on is just for school use.

Commissioner Jim Main Thank you.

Katrina Kulm, Erstad Architects Yeah.

Commissioner Ginny Greger So, your first build, does that accommodate K through 12, or are you looking at building more to accommodate 7 or 8 through 12?

Katrina Kulm, Erstad Architects Great question, Commissioner. We are accommodating the academic program for K through 12. That future phase is intended to be a gym and associated program locker rooms and things of that nature, so…

Vice Chairman Bryan Clark Zoomed in view here. Any other questions of the applicant this time? All right. Thank you so much. Okay, so onto our deliberation. No public hearing associated with this one right, right? All right.

Commissioner Bobby Rosadillo I usually listen to you for your parking and stuff like that.

Commissioner Jim Main I don't see anything. I think. I think it's a fairly good-looking building. I think it's laid out well. I think it'll be a credit to the community out there and I think it will function well.

Commissioner Bobby Rosadillo Yeah, I agree. I think the building looks really good. You know, I'm looking at the parking as a parent. You know, it's one of the biggest issues that you have dropping off kids or picking up kids and it looks like it's well thought out, you know, separation between the bus drop off and the parent drop off. You know, parking. I don't see any issues with entrance or exit. You know what the building looks, I think looks really good.

[Inaudible]

Vice Chairman Bryan Clark Trying to get a context for where this sits in the world.

Commissioner Bobby Rosadillo Walkways to the future park area walkways around their pedestrian stuff, I think looks pretty well thought out.

Vice Chairman Bryan Clark Yeah, no, agreed. Honestly, I don't have much to say about how it looks. It's a really nice-looking facility.

Commissioner Bobby Rosadillo 4 I'll make a motion to approve case #25-11-DR with conditions as outlined in the staff report.

Commissioner Jim Main I'll second that.

Vice Chairman Bryan Clark All in favor?.

All Commissioners Aye.

(Timestamp 01:50:24)
Motion To: Recommend Approval Of Case #25-01-CPF
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Ginny Greger
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Greger, Clark
Voting Nay: None
Absent: Commissioner Hennis
4-0-1

6. UPDATES & REPORTS:

(Timestamp 02:01:34)

Vice Chairman Bryan Clark That brings us to the end of the business items in the evenings. Are there any updates or reports from staff?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director, no updates.

City Attorney Matt Johnson Commissioners, sorry, just real quick, Matt Johnson with the White Peterson, City Attorney's Office filling in for Eric Erickson. Just so you know, Marian had a had a new little one. That's why she's not here. So you might see me a couple of times. I know you've seen me before but you may not remember it, and I also wanted to introduce you to Kelsey Montierth *[Spelling Uncertain]*, who's a summer associate in our office and a Kuna native. So just wanted you to know that. These faces were over here.

Vice Chairman Bryan Clark Yeah. Well, thank you. Thank you. Appreciate it

7. ADJOURNMENT:

(Timestamp 02:02:14)

Commissioner Bobby Rosadillo I'll make a motion to adjourn.

Commissioner Ginny Greger I move that we adjourn.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All right, all in favor?

All Commissioners Aye.

(Timestamp 01:50:24)
Motion To: Adjourn
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Greger, Clark
Voting Nay: None
Absent: Commissioner Hennis
4-0-1

~~Dana Hennis~~, Chairman
Brian Cerra VICE 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
June 10, 2025 [*Continued from March 11, 2025*]

Case Nos.: 24-08-AN (Annexation), 24-05-S (Preliminary Plat) & 24-23-DR (Design Review)

Case Name: Madrone Village Subdivision

IN FAVOR	NEUTRAL	IN OPPOSITION
☒ Testify ☐ NOT Testify	☒ Testify ☐ NOT Testify	☒ Testify ☐ NOT Testify
Stephanie Hopkins	Cindy Giesen	Tim Jensen (KSD)
Name	Name	Name
5725 N Discovery	1363 S. Ash	711 E Porter St
Address	Address	Address
Boise ID 83713	Kuna ID 83634	Kuna, ID
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Bart Huffaker		Tammie Hough
Address	Address	Address
1796 W Yukon Dr		8397 S Old Farm Pl Meridian 83642
City, State, ZIP Kuna 83634	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☒ NOT Testify
Name	Name	Name
		Michael Cline
Address	Address	Address
		475 S Middle
City, State, ZIP	City, State, ZIP	City, State, ZIP
		Kuna
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☒ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

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P&Z Commission Hearing Sign-In Sheet
June 10, 2025

Case No.: 25-02-S, 25-01-AN, 25-03-DR

Case Name: Crimson Square

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ NOT Testify	☑ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name Steve Nelson	Name Michael Olsen
Address	Address 1849 N. Madderlake PL	Address 2230 E. Fairview Ave
City, State, ZIP	City, State, ZIP Kuna, ID 83634	City, State, ZIP Meridian
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☒ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

CITY OF KUNA

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P&Z Commission Hearing Sign-In Sheet
June 10, 2025

Case No.: 25-01-CPF

Case Name: Paul Bunyan Combo Plat

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP ☐ Testify ☐ NOT Testify	City, State, ZIP ☐ Testify ☐ NOT Testify	City, State, ZIP ☐ Testify ☐ NOT Testify
Name	Name	Name
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City, State, ZIP ☐ Testify ☐ NOT Testify	City, State, ZIP ☐ Testify ☐ NOT Testify	City, State, ZIP ☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP ☐ Testify ☐ NOT Testify	City, State, ZIP ☐ Testify ☐ NOT Testify	City, State, ZIP ☐ Testify ☐ NOT Testify
Name	Name	Name
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ORDINANCE 2025-31
CITY OF KUNA, IDAHO

"AN ORDINANCE IN ACCORDANCE WITH IDAHO CODE 50-328, 50-329 AND 50-329A GRANTING A FRANCHISE TO IDAHO POWER COMPANY, A CORPORATION, AND TO ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, MAINTAIN AND OPERATE IN AND UPON THE PRESENT AND FUTURE STREETS, HIGHWAYS AND OTHER PUBLIC PLACES WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO, ELECTRIC UTILITY PROPERTY AND FACILITIES FOR SUPPLYING ELECTRICITY AND ELECTRIC SERVICE TO THE CITY, THE INHABITANTS THEREOF, AND OTHERS FOR A TERM OF 10 YEARS, INCLUDING THE NONEXCLUSIVE RIGHT TO PHYSICALLY LOCATE AND MAINTAIN TELEPHONE, CABLE, FIBER OPTICS OR OTHER COMMUNICATIONS FACILITIES; SETTING FORTH AN AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN; PROVIDING FOR THE PAYMENT OF FRANCHISE FEES; AND SPECIFYING OTHER LIMITATIONS, TERMS AND CONDITIONS GOVERNING THE EXERCISE OF SAID FRANCHISE."

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO THAT;

SECTION 1. The City of Kuna, Idaho (hereinafter called the "City") hereby grants to IDAHO POWER COMPANY, a corporation, and to its successors and assigns (hereinafter called the "Grantee") the right (subject to the rights of the City set forth in Section 14 hereof), privilege and franchise for a period of ten (10) years from and after November 1, 2025 (the effective date of this ordinance), however, with the right to amend by mutual agreement in accordance with Section 15, to construct, maintain and operate in and upon the present and future streets, alleys, highways and other public places within the corporate limits of the City, electric utility property and facilities for supplying electricity to the City, and the inhabitants thereof, and to persons and corporations beyond the limits of the City, including the nonexclusive right to physically locate and maintain telephone, cable, fiber optics or other communications facilities of the Grantee or other parties, (provided, that Grantee shall comply with the City's requirements for cable system franchises) all subject to the terms and conditions hereinafter specified. In the case of annexation of property to the corporate limit, such area will be considered under this agreement, upon effective date of the annexation, subject to Section 9 hereof. All such electric utility property and facilities now maintained by the Grantee within the streets, alleys, highways and other public places within the corporate limits of the City shall be deemed covered by this ordinance as provided herein.

SECTION 2. All of the Grantee's electric property and facilities in and upon the present and future streets, alleys, highways and public places within the corporate limits of the City shall be constructed and at all times maintained in good order and condition and in accordance with standard engineering practices and all applicable safety codes and lawful governmental regulations, including all applicable state and federal regulations and all construction standards

presently in effect by the Idaho Public Utilities Commission or adopted by that Commission during the term of this franchise agreement.

SECTION 3. Upon request of the City, the Grantee shall relocate its facilities as necessary within the present and future streets, alleys, highways and other public places owned by the City. The City shall have no responsibility for the costs of such relocations. The Grantee shall bear the cost of relocating its facilities at the City's request, unless the facilities are to be relocated for the benefit of a third party, in which case the third party shall pay the costs of relocation. In the event federal, state or other funds are available in whole or in part for utility relocating purposes, the City shall apply for such funds and the Grantee will be reimbursed to the extent any such funds are actually obtained.

SECTION 4. It shall be lawful for the Grantee to make all needful or convenient excavations and/or installations in any of the present and future streets, alleys, highways and other public places within the corporate limits of the City for the purpose of erecting and maintaining the posts, poles, towers, or other supports for its wires or for the purpose of laying, maintaining and operating conduits, vaults and wires and other conductors underground for the purpose aforesaid, or to repair and improve such electric power and light system and to extend the same; provided that when the Grantee or any person or corporation under the authority of this franchise, shall disturb any of said streets, alleys, highways or other public places for the purposes aforesaid, he, it or they shall restore the same to good order and condition as soon as practicable and without unnecessary delay and failing to do so after five days' notice from the City, or its duly authorized officer or officers, then the City may place said street, alley, highway or public place in such condition at the cost and expense of the Grantee, and said Grantee will forthwith pay the full cost and expense thereof upon demand of the City. All facilities constructed under this ordinance shall be placed and maintained at such places and positions in or upon such public ways and public places as shall not interfere with the passage of traffic and shall conform to all applicable laws, rules and regulations.

SECTION 5. If the City wishes to attach City communications facilities to Grantee's poles and related facilities, the parties will enter into the standard Idaho Power Facilities Attachment Agreement, which sets forth the terms and conditions for third-party attachments to Grantee's poles and related facilities, including without limitation facility attachment fees, safety and clearance requirements, and make-ready obligations.

SECTION 6. The Grantee shall at all times indemnify and hold the City, its officers, employees and agents, harmless from any and all expenses or liability arising from, and against or by reason of any negligent act or omission of the Grantee, its representatives or employees, in the construction, operation or maintenance of any of the Grantee's electric utility property or facilities.

SECTION 7. Upon acceptance of this franchise by Grantee and before Grantee shall have any rights hereunder, Grantee shall file with the City Clerk a Certificate of Insurance evidencing General Liability Insurance which covers claims for Bodily Injury, Property Damage and Personal Injury. Such insurance shall have minimum limits of $1,000,000 per occurrence.

The City of Kuna shall be named as an "Additional Named Insured" under Grantee's insurance policy. Should the minimum limits of insurance as set forth herein be increased above $1,000,000, pursuant to the Idaho Tort Claims Act (Idaho Code Section 6-901 et. seq.) or any similar legislation, the Grantee shall be required to provide the City with a new Certificate of Insurance evidencing the higher limits upon the City's request.

SECTION 8. The electric service to be furnished to the public hereunder, and all rates and charges therefore, and all regulation of the Grantee hereunder, shall at all times be subject to all rules, regulations and orders that may be lawfully prescribed by the Idaho Public Utilities Commission or by any other governmental authority now or hereafter having jurisdiction over such matters. During the term of this franchise, Grantee shall at all times assure that customers within the City have access to customer service from the Grantee as required by the Idaho Public Utilities Commission.

SECTION 9. Upon the effective date of this agreement and continuing through June 30, 2026, as compensation for the right, privilege and franchise hereby granted, Grantee agrees to pay to the City an amount equivalent to zero percent (0%) of Grantee's "gross revenues" for the preceding calendar quarter. For the calendar quarter beginning July 1 of 2026 and continuing through the remaining term of this franchise agreement, as compensation for the right, privilege and franchise hereby granted, Grantee agrees to pay to the City on or before the 30th day of January, April, July, and October, an amount equivalent to one percent (1%) of Grantee's gross revenues for the preceding calendar quarter. For purposes of this Section, "gross revenues" shall mean the amount of money billed by the Grantee for the electricity it sells within the corporate limits of the City to customers, less uncollectibles. The City shall provide appropriate information to the Grantee to allow the Grantee to identify which of its customers are located within the corporate limits of the City for purposes of paying franchise fees. Grantee shall not be responsible for any failure to pay franchise fees which results from deficiencies in such information provided by the City. In the event the City annexes a new area into its corporate limits, the terms of this Section 9 regarding franchise fees shall not apply to the annexed area until sixty (60) days after the City has supplied the Grantee with appropriate information for the identification of the Grantee's customers within the annexed area.

The Grantee's franchise fee payment obligations hereunder shall commence with the start of the Grantee's first full billing cycle following the effective date of this ordinance; provided, that the Grantee must first receive approval from the Idaho Public Utilities Commission for the collection of the franchise fee in the rates charged by Grantee.

SECTION 10. The City shall have the right during the term of this franchise agreement to increase the franchise fee hereunder up to three percent (3%), by obtaining the consent of the Grantee or the approval of a majority of voters of the City voting on the question at an election held in accordance with chapter 3, title 50, Idaho Code. Any such vote to increase the franchise fee hereunder shall provide that the increased franchise fee will apply to any electric service provider (other than the City) who utilizes the City's streets, alleys or other public places to provide electrical service within the City, during the term of this franchise agreement.

SECTION 11. The Grantee shall keep accurate books of account for the collection of the franchise fees for a period of at least three years hereunder and the City shall have the right to inspect the same at all times during business hours, and from time to time audit the same for the purpose of determining gross revenues under Section 9 above.

SECTION 12. The franchise fees paid by the Grantee hereunder will be in lieu of and as payment for any tax or fee imposed by the City on the Grantee by virtue of its status as a public utility including, but not limited to, taxes, fees or charges related to easements, franchises, rights-of-way, utility lines and equipment installation, maintenance and removal during the term of this franchise agreement.

SECTION 13. The Grantee shall have the right and privilege, insofar as the City is able to grant the same, in accordance with National Arborist Association standards, of the pruning of all trees which overhang the present and future streets, alleys, highways and other public places within the corporate limits of the City, in such a manner and to such extent as will prevent the branches or limbs or other parts of such trees from touching or interfering with its wires, poles and other fixtures and equipment. However, except in an emergency, no pruning shall be undertaken without giving the occupant of the adjacent property written or oral notice that such pruning will be performed.

SECTION 14. In consideration of Grantee's undertaking hereunder as evidenced by its acceptance hereof, the City agrees not to engage in the business of providing electric service during the life of this franchise or any extension thereof in competition with the Grantee, its successors and assigns; but nothing herein contained shall be construed or deemed to prevent the City from exercising at any time any power of eminent domain granted to it under the laws of the State of Idaho. The City shall not grant a franchise to another electric service provider during the term of this franchise agreement unless the electric service provider has received approval to provide electrical service within the City from the Idaho Public Utilities Commission, and the City has imposed the same franchise fee on the electric service provider as paid by the Grantee.

SECTION 15. In the event of an amendment to the laws, rules or regulations of the City of Kuna the State of Idaho or the Public Utilities Commission of Idaho applicable to this franchise, or for periodic review of any section of this agreement, the terms of this franchise and the rights and privileges hereby conferred may be changed, altered, amended or modified upon mutual agreement between the City and the Grantee. In all cases, 60 days notice shall be required on the part of City or Grantee to reopen the agreement pursuant to this section.

SECTION 16. Any violation by the Grantee of the provisions of this ordinance, franchise and grant or any material portions thereof or the failure promptly to perform any of the provisions thereof shall be cause for the forfeiture of this franchise and grant and all rights hereunder by the City after sixty (60) days' written notice to the Grantee and the continuance of such violation, failure or default; however, this provision shall not prevent the Grantee from submitting such question of violation or forfeiture to the appropriate forum (which may include the district court having jurisdiction or the Idaho Public Utilities Commission) for determination.

SECTION 17. Sale, assignment or lease of this franchise is prohibited without notification to the City.

SECTION 18. The Grantee shall assume the cost of publication of this franchise as such publication is required by law.

SECTION 19. The Grantee shall within thirty (30) days after final passage of this ordinance, file with the City Clerk its acceptance of this franchise in writing signed by its proper officers and attested by its corporate seal.

SECTION 20. The existing franchise agreement between the City and Grantee set forth in Ordinance #2015-12, dated November 1, 2015, shall terminate upon the effective date of this ordinance.

SECTION 21. Inasmuch as the Grantee has constructed and now is maintaining and operating the electric utility property and facilities in and upon the streets, alleys, highways, and public places in the City, it is hereby adjudged and declared that this ordinance is necessary for the preservation of the public peace, health and safety, and therefore this ordinance shall take effect on November 1, 2025.

SECTION 22. In accordance with Idaho Code Section 67-2346, Grantee hereby certifies that it is not currently engaged in, and during the term of this franchise agreement will not engage in, a boycott of goods or services from Israel or territories under its control as defined in said code section.

SECTION 23. In accordance with Idaho Code Section 67-2359, Grantee hereby certifies that it is not currently, and for the term of this franchise agreement will not be, owned or operated by the Government of China as defined in said section.

PASSED AND ADOPTED by the Council of the City of Kuna this _____ day of _____, 2025.

APPROVED by the Mayor this _____ day of _____, 2025.

ATTEST:

_____
Mayor

_____
City Clerk

(Seal)

ACCEPTANCE

IDAHO POWER COMPANY, as the franchisee, accepts the franchise set forth in the above Ordinance and agrees to abide by the terms and conditions thereof.

DATED this ____ day of _____, 2025.

By:_____
Adam Richins
SVP & Chief Operating Officer

ATTEST:

_____
Secretary

(Seal)

(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2025-33
WANNER-BUCKNER & CITY OF KUNA
MUNICIPAL REZONE

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

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. S1419314800 & S1419314800 OWNED BY WANNER-BUCKNER PARTNERSHIP AND PARCEL NO. S1419314950 OWNED BY THE CITY OF KUNA, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND**
- **AMENDING THE ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

WHEREAS, City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts are established in Kuna City Code § 5-2-2; and

WHEREAS, WANNER-BUCKNER PARTNERSHIP (the "Owners") are the current owners of the certain real property which has been designated by the Ada County Assessor's office as Parcel Nos. S1419314800 and S1419314800 which is more particularly described in "Exhibit A" – Legal Description and "Exhibit B" – Location Map, attached to this Ordinance and incorporated herein by reference (the "Subject Real Property") and has requested that the Subject Real Property be rezoned from the City's **A – AGRICULTURE ZONING DISTRICT TO C-2 – AREA COMMERCIAL (the "Rezone");** and

WHEREAS, THE CITY OF KUNA (the "Owners") are the current owners of the certain real property which has been designated by the Ada County Assessor's office as Parcel No. S1419314950 which is more particularly described in "Exhibit A" – Legal Description and "Exhibit B" – Location Map, attached to this Ordinance and incorporated herein by reference (the "Subject Real Property") and has requested that the Subject Real Property be rezoned from the City's **A – AGRICULTURE ZONING DISTRICT TO C-2 – AREA COMMERCIAL (the "Rezone");** and

WHEREAS, Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing regarding the Subject Permit Applications on July 8, 2025 as required by Section 67-6525, Idaho Code, made findings of fact, conclusions of law and recommendations to the City Council (approved by the Commission on August 12, 2025)

where it was recommended to the Mayor and Council that the rezoning for the lands described in Exhibit A from Agriculture (A) to Area Commercial (C-2) be approved; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing regarding the Subject Application on September 2, 2025, as required by Section 67-6525, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 made Findings of Fact, Conclusions of Law and Decision approving the Subject Permit Applications (October 7, 2023) (the "Council Decision") and determined that the requested rezone should be granted with a zoning classification C-2 (Area Commercial); and

WHEREAS, based upon the above stated findings there is good cause, and it is necessary that the City Council adopt this Ordinance, as required by Section 67-6511 (2) Idaho Code and Kuna City Code § 5-1A-7 G, to complete the process of implementing the decision of the Kuna City Council to Rezone the Subject Real Property.

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 Rezoned from the AGRICULTURE ZONING DISTRICT to C-2 AREA COMMERCIAL as described in Exhibit A (The "Rezone") and shown in "Exhibit B" – Vicinity Map

Section 2: The Zoning Map of the City of Kuna is hereby amended to comply with this Rezone.

Section 3: The City Engineer is directed to change the zoning district depictions of the Subject Real Property on the Zoning Map of the City in accordance with this Rezone Ordinance; and

Section 4: 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 Rezoned by this Ordinance.

Section 5: 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 7th day of October, 2025.

CITY OF KUNA
Ada County, Idaho

_____
Joe Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

THE CITY OF KUNA
REZONE TO C-2

A parcel of land located within a portion of the North ½ of the Southwest ¼ of Section 19, Township 2 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho

Commencing at what is the west ¼ corner of said Section 19, from which the Southwest Corner of said Section 19 bears, South 00°04'47" W, 2,640.20 feet; thence along the northerly boundary of said Southwest ¼ of Section 19 being coincident with the centerline of E Meadow View Road, South 89°38'41" East, 60.00 feet to the Point of Beginning:

Thence continuing along said northern boundary of the Southwest ¼ of said Section 19, South 89°38'41" East, 2,506.80 feet to the Center ¼ Corner of said Section 19;

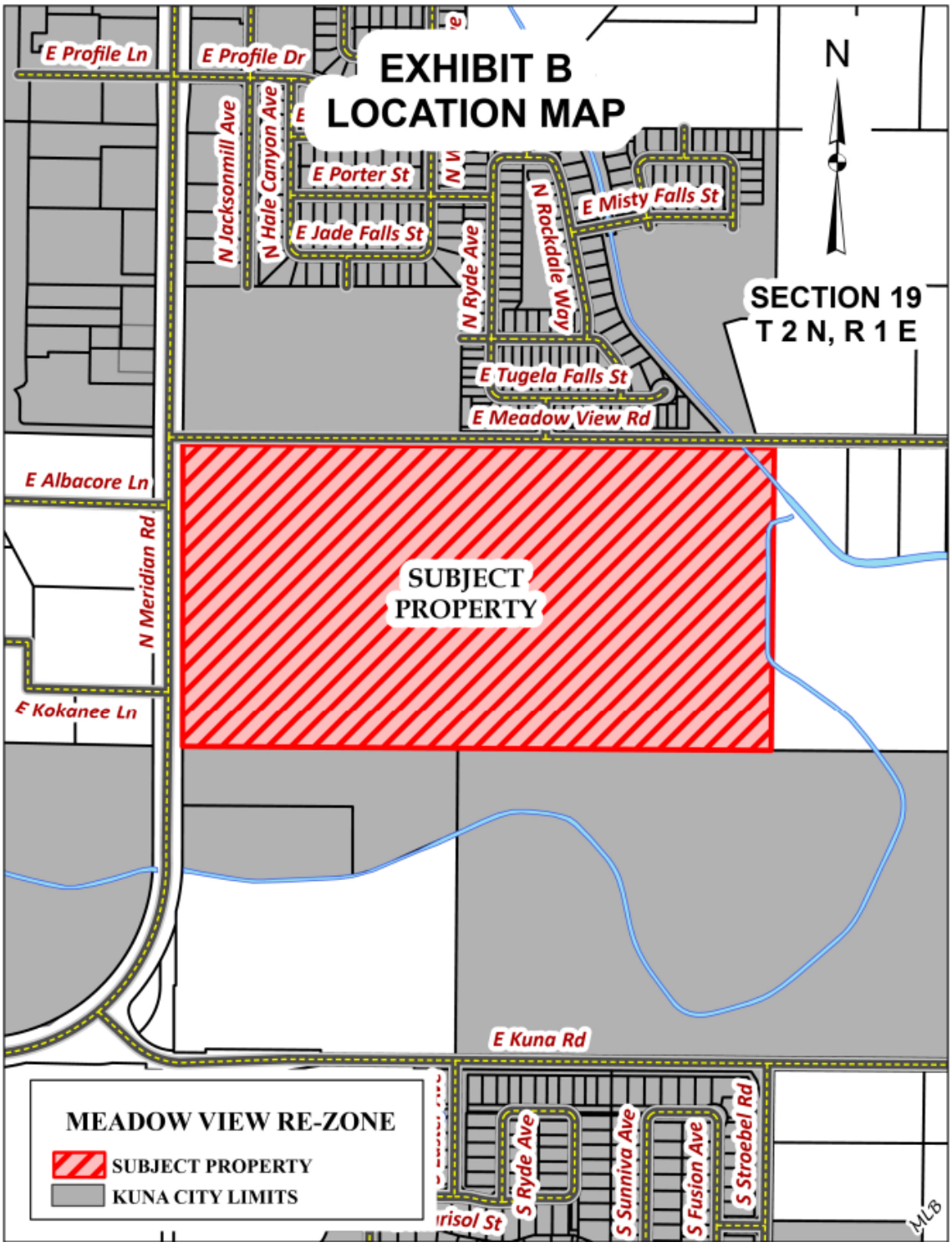
Thence South 00°36'30" West, 1,322.44 feet to the Center South (CS) 1/16th corner of said Section 19;

Thence North 89°35'33" West, 2,494.61 feet to the western Rights-of-way of State Highway No. 69;

Thence North 00°04'47" East, 1,320.16 feet, being 60.00 feet east and parallel to State Highway No. 69 to the Point of Beginning.

Together with all Rights-of-ways and easements the above-described parcel of land contains 75.85 acres, more or less.

EXHIBIT B
LOCATION MAP



(Space above reserved for recording)

ORDINANCE 2025-34

CITY OF KUNA, IDAHO

ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM [TH HOLDINGS 2022 LLC. real property]

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 TH HOLDINGS 2022 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 TH HOLDINGS 2022 LLC. [legally described in **Exhibit A** & **Exhibit A1** 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 in order 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 7th day of October 2025.

ATTEST: CITY OF KUNA, Ada County, Idaho

_____
Joe L. Stear, Mayor

_____
Nathen Stanley, City Clerk

EXHIBIT A

LEGAL DESCRIPTION FOR WATER RIGHTS ON TH HOLDINGS LLC LUGARNO TERRA NORTH NO. 2

A PORTION OF LOTS 2 AND 3, BLOCK 1 OF RODEO SUBDIVISION, AND A PORTION OF LOT 1, BLOCK 2 OF RODEO SUBDIVISION RECORDED IN BOOK 72 AT PAGES 7413-7414, ADA COUNTY RECORDERS, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST , BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 18, AN ALUMINUM CAP BY PLS 10561 PER CP&F INST. NO. 2019-095200, FROM WHICH THE SW1/16 CORNER SEC. 18, A PLASTIC CAP LS 3260, PER CP&F INST. NO. 2019-059681, BEARS N89°40'31"W 1325.74' ; THENCE, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER,

A) N.89°40'31"W., 1074.94 FEET TO THE SOUTHWEST CORNER OF LUGARNO TERRA NORTH SUBDIVISION NO. 1, BOOK 129 OF PLATS, PAGE 20921-20925, AND BEING THE **POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID SOUTH LINE,

1. N.89°40'31"W., 250.80 FEET (RECORD 250.75 FEET) TO THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 18, A 5/8 INCH REBAR BY PLS 3260 PER CP&F INST. NO. 2019-059681; THENCE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER,

2. N.00°16'11"E., 732.88 FEET (RECORD N.00°15'34"E.); THENCE, LEAVING SAID WEST LINE,

3. S.89°28'11"E.,125.30 FEET; THENCE,

4. N.00°12'32"E.,383.79 FEET; THENCE,

5. S.89°39'42"E., 116.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,

6. NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 120.80 FEET, THROUGH A CENTRAL ANGLE OF 133°06'05", OF WHICH THE LONG CHORD BEARS N.60°15'47"E., 95.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE,

7. SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 8.28 FEET, THROUGH A CENTRAL ANGLE OF 36°28'32", OF WHICH THE LONG CHORD BEARS S.71°25'26"E., 8.14 FEET TO A POINT OF TANGENCY; THENCE,

8. S.89°39'42"E., 727.23 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,

9. NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 8.28 FEET, THROUGH A CENTRAL ANGLE OF 36°28'32", OF WHICH THE LONG CHORD BEARS N.72°06'01"E., 8.14 FEET TO A REVERSE CURVATURE; THENCE,

10. SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 147.71 FEET, THROUGH A CENTRAL ANGLE OF 162°44'53", OF WHICH THE LONG CHORD BEARS S.44°45'48"E., 102.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE,

11. SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 8.23 FEET, THROUGH A CENTRAL ANGLE OF 36°16'21", OF WHICH THE LONG CHORD BEARS S.18°28'28"W., 8.09 FEET TO A POINT OF TANGENCY; THENCE,

12. S.00°20'18"W., 212.51 FEET TO THE NORTH LINE OF SAID LUGARNO TERRA NORTH SUBDIVISON NO. 1; THENCE ALONG SAID NORTH LINE AND ALSO THE WEST LINE OF SAID SUBDIVISION THE FOLLOWING EIGHT (8) COURSES:

    a. N.89°39'42"W., 50.00 FEET; THENCE,
    b. S.33°12'09"W., 28.31 FEET; THENCE,
    c. N.89°39'42"W., 677.09 FEET; THENCE,
    d. S.00°20'18"W., 50.00 FEET; THENCE,
    e. N.89°39'42"W., 100.86 FEET; THENCE,
    f. S.00°20'18"W., 632.46 FEET; THENCE,
    g. N.89°39'42"W., 41.40 FEET; THENCE,
    h. S.00°24'55"W., 164.99 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 12.505 ACRES, MORE OR LESS.

EXHIBIT A1

LEGAL DESCRIPTION FOR WATER RIGHTS ON TH HOLDINGS LLC LUGARNO TERRA NORTH NO. 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST ONE-SIXTEENTH CORNER OF SECTION 18, A PLASTIC CAP BY LS 3260 PER CP&F INST. NO. 2019-059681, FROM WHICH THE CENTER SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 18, AN ALUMINUM CAP BY "LS 10561" PER CP&F INST. NO. 2019-095200, BEARS S.89°40'31"E., 1325.74 FEET; THENCE, N.00°16'11"E., 732.88 FEET (RECORD N.00°15'34"E.); THENCE, LEAVING SAID WEST LINE, S.89°28'11"E.,125.30 FEET; THENCE, N.00°12'32"E., 383.79 FEET TO **THE POINT OF BEGINNING**; THENCE,

1) S.89°39'42" E., 116.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,

2) NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 120.80 FEET, THROUGH A CENTRAL ANGLE OF 133°06'05", OF WHICH THE LONG CHORD BEARS N.60°15'47"E., 95.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE,

3) SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 8.28 FEET, THROUGH A CENTRAL ANGLE OF 36°28'32", OF WHICH THE LONG CHORD BEARS S.71°25'26"E., 8.14 FEET TO A POINT OF TANGENCY; THENCE,

4) S.89°39'42"E., 727.23 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,

5) NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 8.28 FEET, THROUGH A CENTRAL ANGLE OF 36°28'32", OF WHICH THE LONG CHORD BEARS N.72°06'01"E., 8.14 FEET TO A REVERSE CURVE; THENCE,

6) SOUTHEASTERLY ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 147.71 FEET, THROUGH A CENTRAL ANGLE OF 162°44'53", OF WHICH THE LONG CHORD BEARS S.44°45'48"E., 102.82 FEET TO A POINT OF REVERSE CURVE; THENCE,

7) SOUTHWESTERLY ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 13.00 FEET, AN ARC LENGTH OF 8.23 FEET, THROUGH A CENTRAL ANGLE OF 36°16'21", OF WHICH THE LONG CHORD BEARS S.18°28'28"W., 8.09 FEET TO A POINT OF TANGENCY; THENCE,

8) S.00°20'18"W., 210.66 FEET TO THE NORTH LINE OF SAID LUGARNO TERRA NORTH SUBDIVISION NO. 1; THENCE ALONG SAID NORTH LINE,

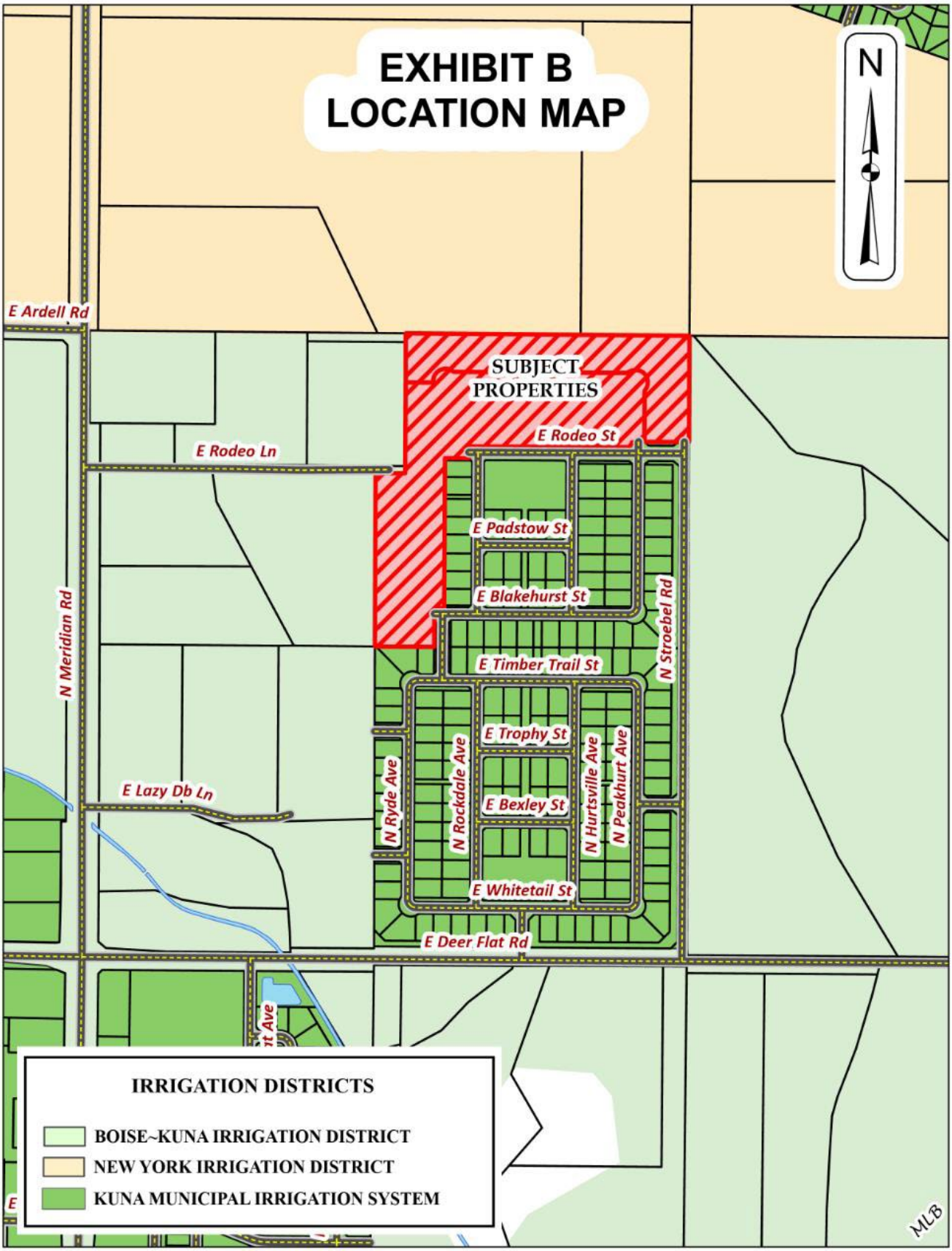
9) S.89°39'42"E., 188.66 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE,

10) ALONG SAID EAST LINE, N.00°14'23"E., 448.84 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 18; THENCE,

11) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, N.89°30'00"W., 1200.54 FEET; THENCE,

12) LEAVING SAID NORTH LINE, S.00°12'32"W., 207.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 5.758 ACRES, MORE OR LESS.


EXHIBIT B
LOCATION MAP
N
E Ardell Rd
SUBJECT PROPERTIES
E Rodeo St
E Rodeo Ln
E Padstow St
E Blakehurst St
N Meridian Rd
N Stroebel Rd
E Timber Trail St
E Trophy St
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Lazy Db Ln
E Bexley St
E Whitetail St
E Deer Flat Rd
IRRIGATION DISTRICTS
BOISE~KUNA IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT
KUNA MUNICIPAL IRRIGATION SYSTEM
MLB