



**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**

**Wednesday, November 05, 2025**

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

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

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

**1. Call to Order and Roll Call**

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

**3. Consent Agenda: ACTION ITEMS**

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

- A. Regular City Council Meeting Minutes Dated October 21, 2025**
- B. Accounts Payable Dated October 30, 2025, in the amount of \$982,517.09**
- C. Decision and Reason Statement**
  - 1. Case No. 25-01-OA Development Regulations Code Application Requirements**
- D. Final Plats**
  - 1. Case No. 25-21-FP Sabino's Rocky Ridge Subdivision No. 2**
  - 2. Case No. 25-24-FP Ledgestone Plaza No. 1**
- E. Resolutions**
  - 1. Resolution R85-2025**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO REPEALING AND REPLACING RESOLUTION R51-2025 AND CERTIFYING THE INTENT OF THE KUNA CITY COUNCIL TO RESERVE THE FORGONE AMOUNT FOR FISCAL YEAR 2026 FOR POTENTIAL USE IN SUBSEQUENT YEARS AS DESCRIBED IN IDAHO CODE §63-**

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.

802, ET AL; AND AUTHORIZING THE MAYOR TO SIGN AND AUTHORIZING THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND PROVIDING AN EFFECTIVE DATE.

**2. Resolution R86-2025**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- SUPPORTING THE AMERICA 250 IN IDAHO COMMEMORATION AND UNITED STATES SEMIQUINCENTENNIAL; AND
- DIRECTING THE PARKS AND RECREATION DEPARTMENT, ECONOMIC DEVELOPMENT DEPARTMENT, CITY CLERK'S OFFICE, AND MAYOR'S OFFICE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

**4. Executive Session**

- A. Executive Session under IC 74-206 (1) (c) To acquire an interest in real property not owned by a public agency. ACTION ITEM

**5. Public Comment**

**6. Public Hearings:**

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

*City Council members may ask questions throughout the public hearing process.*

*Once the public hearing is closed, no further testimony or comments are heard.*

*City Council may move to continue the application to a future meeting or approve or deny the application.*

**7. Business Items:**

- A. Consideration authorizing the Mayor to submit a Sealed Bid on behalf of the City for the Purchase of Real Property Located at 571 W. 4<sup>th</sup> Street, Kuna ID 83634. Nathan Stanley, City Clerk ACTION ITEM

**8. Ordinances:**

- A. Consideration to approve Ordinance 2025-30A 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 HHIF VI 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 NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

**B. Consideration to approve Ordinance 2025-37 ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; AND
- AMENDING CHAPTER 4, SECTION 3 OF TITLE 5 KUNA CITY CODE APPLICATION REQUIREMENTS, REVIEW AND FEES; AND
- AMENDING CHAPTER 8, PART 201 OF TITLE 5 KUNA CITY CODE ZONING PERMITS; AND
- AMENDING CHAPTER 8, PART 304 OF TITLE 5 KUNA CITY CODE CONTENTS OF APPLICATION; AND
- AMENDING CHAPTER 8, PART 403 OF TITLE 5 KUNA CITY CODE FORM; AND
- AMENDING CHAPTER 8, PART 910 OF TITLE 5 KUNA CITY CODE DESIGN REVIEW APPLICATION REQUIRED; AND
- AMENDING CHAPTER 9, PART 203 OF TITLE 5 KUNA CITY CODE PRELIMINARY PLAT; AND
- AMENDING CHAPTER 9, PART 204 OF TITLE 5 KUNA CITY CODE FINAL PLAT; AND
- AMENDING CHAPTER 9, PART 602 OF TITLE 5 KUNA CITY CODE LOT SPLIT; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*Consideration to approve Summary Ordinance*

**9. Mayor/Council Announcements:**

**10. 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, October 21, 2025**

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

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

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

**1. Call to Order and Roll Call**

*(Timestamp 00:00:16)*

**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  
Nathan Stanley, City Clerk

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

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

**Council Member McPherson** Here.

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

**Council Member Biggs** Here.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Here.

**City Clerk Nathan Stanley** Mayor Stear.

**Mayor Stear** Here.

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

*(Timestamp 00:00:30)*

**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.

**Consideration to Amend the Agenda**

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

*\*Adding Item 9 A. Executive Session under IC 74-206 (1) (c) To acquire an interest in real property not owned by a public agency.*

*(Timestamp 00:00:51)*

**Mayor Stear** The first item is a consideration to amend the agenda.

**Council President Bruce** Mr. Mayor, I move we amend the agenda adding item 9.A., an executive session under IC 74-206(1)(C).

**Council Member McPherson** Second.

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

**All Council Members** Aye.

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

(Timestamp 00:00:57)

**Motion To:** Amend The Agenda By The Inclusion of Item 9.A. An Executive Session Pursuant To Idaho Code §74-206 (1)(C)

**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 00:01:18)

- A. Regular City Council Meeting Minutes Dated October 07, 2025
- B. Accounts Payable Dated October 16, 2025, in the amount of \$975,219.88
- C. Decision and Reason Statement
  - 1. Case Nos. 22-07-ZC & 22-15-S Gallica Heights Subdivision
- D. Final Plats
  - 1. Case No. 25-25-FP (Final Plat) Valor West Subdivision No. 2
  - 2. Case No. 25-22-FP (Final Plat) Valor West Subdivision No. 1
  - 3. Case No. 25-23-FP (Final Plat) Valor Golf Village No. 6
- E. Resolutions
  - 1. Resolution R73-2025A
 

A RESOLUTION AMENDING RESOLUTION R73-2025 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.

**2. Resolution R77-2025**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR BELLARO SPRINGS SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

**3. Resolution R78-2025**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR BELLARO SPRINGS SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

**4. Resolution R79-2025**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR BELLARO SPRINGS SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution R80-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR ASHTON ESTATES SUBDIVISION PHASE NO. 8 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R81-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR ASHTON ESTATES SUBDIVISION PHASE NO. 8 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

7. Resolution R82-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR ASHTON ESTATES SUBDIVISION PHASE NO. 8 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

8. Resolution R83-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT INC, AN IDAHO GENERAL BUSINESS CORPORATION, FOR LINROCK SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

9. Resolution R84-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

*(Timestamp 00:01:18)*

**Mayor Stear** And next we have the consent agenda.

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

**Council Member Biggs** Okay.

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

**Council Member McPherson** Second.

**Mayor Stear** Motion's made and seconded for approval of the consent agenda. Any discussion on that motion? Nathan, would you poll the council, please?

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 00:01:23)*

**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 00:01:47)*

**Mayor Stear** Next, we have public comment. David Wardell, if you would step to the podium and press the button on the base and state your name and address please.

**David Wardell** David Wardell, 2230 East Condor Lane, Kuna. Council Members, Mayor, I've been up here a few times before complaining about the efficiency of the building department and last two weeks ago, I was assured that there was going to be some changes made. And at that short, a couple days after that, I presented a paper to the Building Department showing that there was a building going up that was in violation of the code and explained why. Nothing was done. And in fact, they allowed them to continue on. And now the building is really in bad shape at least code-wise. And I realize that changes don't happen overnight, but when someone comes up and gives you a viable, pointed, direct information that

something is going wrong and it's not -- and the reasons why, I would expect the building department to do something about it. And they're not doing it. And it's -- I don't know how else to do it except to come in and drink it to your attention. But I have repeatedly sent them papers and with instructions, with not instructions, but comments on the plans. They're not, the plans are, buildings, *excuse me*, are not being structured and built to the plans. And the architectural, the architect's instructions and specifications are not being adhered to. And basically they're allowing these buildings to be put up however the builder feels like it -- They want to do it. And it's not to code and it's not structurally sound. It's not healthy. And the buildings, as far as I know, the building department does not check roofing. They don't really check attic ventilation adequately because it's not put in right. They don't check siding. They don't check stucco. They don't check masonry veneer. They're not really concerned about ventilation of the foundations. And I was told directly that checking for missing foundation bolts was just too much trouble.

I'm not sure what they do inspect. But that's an awful lot. The entire exterior envelope of the building is uninspected. And the code calls for these to be inspected. And so basically, in my opinion, at this point, As far as the building department, you guys are paying for a Cadillac and you're getting a Corvair. So, I would hope that something could be done and these buildings could be rectified. It's not really too late, but it would have been nicer to have done it back when it was notified. Thank you. And if I may, I've got a little document for each of you to look at if I pass them out.

**Mayor Stear** If you would, just let the Clerk have those and then we can go from there.

**Council President Bruce** Is that what was... Mr. Mayor?

**Mayor Stear** Yes.

**Council President Bruce** May I ask a question?

**Mayor Stear** Sure.

**Council President Bruce** Is that what was shared with the building department?

**David Wardell** Yeah.

**Council President Bruce** Okay, thank you.

**David Wardell** Yes, most of it.

**Mayor Stear** All right. Thank you. Michael Rocco.

**Michael Rocco** Michael Rocco, 1286 East Fort Erie Street in Kuna, Idaho. I guess one of the first questions I have is, what was the Council's objective with public comments that I'm participating in right now for three minutes? What was the objective? And then what has been the outcome? So, these are open-ended questions that I'm asking. Related to the consent agenda, can the city clarify whether the city attorney is on retainer or billed quarterly and what the current structure is to help residents understand professional service costs. Related to the regular agenda, when we talk, I've asked about this before, related to staff, when positions are added or reclassified, what metrics demonstrate these hires improve service delivery? Has the city benchmarked staffing against current population and workload trends? And lastly, would the council Consider quarterly public forums dedicated to infrastructure and capital project

updates for better transparency? So those are open-ended questions. I don't know if you want to field those, any of those questions.

**Mayor Stear** Okay. Yeah, we can talk about that if you want. Let me know what you're looking at as far as quarterly things and expand on that a little bit and then we'll see what we can do.

**Michael Rocco** And the attorney relationship?

**Mayor Stear** Sure.

**Michael Rocco** Is that something that you would not want to share right now?

**Mayor Stear** So, what actually is the question?

**Michael Rocco** The question is, what is the relationship? Is the Attorney on retainer? How is the Attorney billed?

**Mayor Stear** Well, I would have to let Marc or Jared answer exactly how that works. Sure.

**City Attorney Marc Bybee** Marc Bybee, City Attorney. We're on an hourly rate with the City. Our current rate is right around \$201.00 an hour.

**Michael Rocco** Okay. Thank you.

**Mayor Stear** Okay. And that's all I had signed up for public comment. Is there anybody else who wishes to that didn't get a chance? All right.

## 5. External Reports / Proclamations

*(Timestamp 00:07:21)*

**A. Ada County CIP Partner Update.** Justin Lucas, Chief of Operations + Infrastructure  
*(Timestamp 00:07:21)*

**Mayor Stear** Next we have a presentation from Ada County Highway District, Justin Lucas.

**City Clerk Nathan Stanley** *Justin, you can control the slides with that mouse if they're on the podium.*

**Justin Lucas, Ada County Highway District** *Perfect. Thank you so much.* Mr. Mayor, Members of the Council, my name is Justin Lucas. I'm here representing the Ada County Highway District. Business address is -- I'll just give you our, we're moving, but it's 3775 Adams Street, Garden City, Idaho is our ACHD headquarters.

**Mayor Stear** When are you moving?

**Justin Lucas, Ada County Highway District** Part of us have moved, the rest of us are into this month, and we'll be at our new address in West Boise, right off Cloverdale by the old HP campus, the state facility area. So that's will be our new spot. Yep. Well, thank you so much for having me here tonight to provide an update on the ACHD Capital Improvements Plan and our impact fee program. ACHD has had a capital improvements plan, which is our 20-year essentially arterial roadway expansion plan and our

impact fee program since the '90s. As you're well aware, our impact fees are intended to pay for the roadway infrastructure that is generated by growth. Primarily roadway expansion projects and intersection widening projects are the uses that we have for impact fees within Ada County under the highway district model. So please just go ahead and interrupt me if you have questions as I'm going through the presentation. I'm glad to try and take those as they come to your mind. No need to wait till the end of the presentation. Ultimately, try to capture those when they come in your mind.

This update -- we update this plan approximately every four years. This update, we're considering a major update to our plan. The Commission directed us to do a pretty deep dive on the plan, the methodology, the different variables that we take into account. Also, really to ensure that we're in line with state code, impact fees in Idaho are governed by state law. We can't just make up our own program. We have to have a program that is in line with state law, especially as it relates to transportation infrastructure. The Commission, as part of this deep dive, had us look at a lot of different things. I'm going to talk about a few of those things tonight because there are some changes that are being recommended at least in this draft plan that we have out right now, related to primarily service areas and our updating of our cost estimates, which has a pretty big impact on the fee itself.

So, I'll jump straight into that. Historically, since 2012, ACHD has had a single service-area model for our impact fee program. So, you build a house anywhere in the county, you pay a single fee, it's all the same. And when you pay that fee, the fees are essentially aggregated into one pool of money. And then the Commission directs that funding to project needs anywhere within the county. That's certainly the most flexible method that we have within our area to expend those fees. But there have been times in the past, pre-2012, where we've had multiple service-areas and the commission this time around asked us to explore that again.

What you can see on the screen is the current draft proposal, which is included in the public draft that we have out right now. And it proposes 2 service-areas rather than the one that we are under today. The thing about service areas is the fees collected in those service-areas have to stay within those service-areas. And the service-areas have to be essentially created based on state code, which says the service areas have to kind of operate as a transportation unit, or the transportation characteristics within a service area have to show that the people and the travel characteristics within that service area are somewhat contained. A single service area in Ada County does that. In Ada County, over 90% of the trips that originate in Ada County stay in Ada County. So as a county, we're relatively self-contained from a transportation perspective. I highly doubt that number would be as that high in Canyon County. There's a lot more flow into Ada County from outside than there is flow from Ada County to other counties on a daily basis based on the data that we have available to us.

So the two service-areas have some of those characteristics also, where there is an attempt to capture areas within our county where the pretty much if you start that trip, you stay within that service-area. In the west service-area, that percentage, based on the data available, is over 70% of the trips within the west service-area stay within the west service-area. The east service-area is actually a little bit less. It's around 65% of the trips within the east service-area stay within the east service-area. And that and other metrics helped us to develop these two service-areas. What you'll see as we go forward is when you establish two different service-areas, you create a different fee structure for each service-area. I'll show you the map, but the west service-area has a lot more projects and a lot more growth anticipated than the east service-area, which means that the west service-area has a higher impact fee projected than the east service-area.

Let me show you how that plays out. To put this in context, our current single service-area impact fee is approximately \$3,900 for a single-family home based on the projections and the service-area model also based on updated cost estimates, which is probably the largest driver of the change rather than the service-areas. The proposed fee would be in the west service-area for a single-family home, approximately \$8,900, and in the east service area, a little over \$5,000. And that difference is based on the number of projects and the amount of growth projected in those two service-areas, which I can show you on this map here.

So, the lines on the map represent roadways that need to either be widened or some, the dashed lines represent new roadway connections. As you can see, the city of Kuna, quite a bit of roadway expansion needed over this 20-year period of this plan. There's a lot of projects, north-south, and some east-west, that are shown as a need based on all the growth in this area over the 20 years. And the purpose of this plan is to allow us to collect impact fees to support those roadway projects that are needed. Once again, you can see quite a bit of difference between the West and the East service-area when it comes to the number of projects that are indicated as a need. And I'll show you how that plays out for intersections. Once again, a lot of intersections show a need based on the traffic demand of needing improvement to go along with all those roadway widening projects. What we essentially do is take all those projects, get a cost estimate that gives us a number of how much project need we have. We then put that through a mathematical formula based on the amount of growth, the trip characteristics and projections, and come up with a fee that we can call, we call it a service unit, but it's basically a fee that we can say, 'okay, Mr. Developer, you're going to do this many houses per house in this area, you pay this amount of money and that's your portion of this growth on the arterial system that we charge.' Because it would be pretty atypical -- Most of the roadway expansion projects are built by ACHD, and they're funded partially by impact fees. Developers don't in general widen arterial roads. They those are projects managed by ACHD, and then the development community helps to support those through impact fees.

So this process has been underway now for a little over a year and a half. We've done a lot of research. We are working with a consultant. We're in a time right now where we're taking public comment from our community partners, the City of Kuna and all of our city partners in the county. Also, the development community is weighing in on the draft plan. And I'm here on behalf of the Commission. If the City of Kuna would like to weigh in or has questions about the two service areas, the increased fees, I would encourage you to put those comments or questions in writing to the ACHD Commission so they have those with them when they're deliberating on how to move forward ultimately with the adoption. We're hopeful that they'll look at some type of adoption in December, early December. So now is a good time if there's questions or comments or you'd like to provide those, to send those over to ACHD so we can provide those to the commission. I'll pause there, see if you have any questions or if I can provide any clarification.

**Mayor Stear** Yeah, Justin, so when I look at the dividing line, it kind of cuts our industrial zone off of our city zone and I wondered if you could kind of go over that some because it, I mean, I guess I understand that the east zone is going to have a smaller impact fee, but some of our larger projects being out in that east zone, that's my question as to what that actually looks like.

**Justin Lucas, Ada County Highway District** Yeah, thank you, Mr. Mayor. It's a really good question. So the line essentially is drawn based on travel characteristics, not just as they are today, but as they are projected in the future. And so, the line isn't really intended to identify which projects should or shouldn't

be on one side or the other. It's generated based on the data and what is the likelihood that the project in that area, the trips associated with that projects are going to stay in that area by some percentage, as I mentioned, versus not. And as we see in general, and whenever you do a big plan, it's a 20-year plan and the line has to be somewhere in general, development on the east side is intended essentially that there's a higher percentage of likelihood that the trips associated with that development will stay on that side, even though they may be in the same city and same thing for the west side. So that's kind of how it's developed. It's one of the difficulties of a two service-area model is once you create a line, you have to have a geographic area. There's probably going to be examples where maybe in the aggregate it works, but there may be specific examples where it's not quite perfect for that that exact example, and that's one of the critiques of the service-area model. When you have no service-area that you don't have that issue, because the single service-area allows the funds essentially to be spent They're collected in aggregate and they can be spent in the areas of the most need. And that's where we are today and that's the that's why this proposed change. We want to be totally transparent about the possibility of this change so that if, for example, Mr. Mayor, the City of Kuna disagrees with that and would prefer to keep it as a single service-area, this would be an opportunity to voice that to the ACHD commission.

**Mayor Stear** Okay, so kind of a follow up to that. Especially in our industrial zone, that's jobs and not residents. So, people are going to travel from the west side to the east side and go to work, and then from the east side to the west side to go home. So that doesn't really make sense with what you were saying there as far as staying in that area.

**Justin Lucas, Ada County Highway District** It's a fair point, Mr. Mayor, and I think it depends on what kind of jobs those turn out to be, what the development is around those areas. When it comes to employment rather than housing, it is a little bit more difficult to know where employers are going to draw from. You could use the Micron example. I think it's a relevant one, where you're likely going to have as Micron expands and builds, and I was just out there the other day, and it's amazing the size and scope of what they're doing. That will likely draw individuals from all over Ada County, all over Canyon County, and even out of Elmore County. And so when they pay that impact fee, when we have a two service area model, they'll pay the lower fee. But we don't really have a way because once you draw those geographic areas, we don't have a way to treat them any different than we would treat any other business.

within those areas, and that's based on state code, because what happens is when you start to get really, when you start to look too specifically at any individual business, you open yourself up to potentially being accused of, you know, Jerry rigging the system one way or the other. And so your point is well taken. And if that is a concern of the City of Kuna, certainly something to forward on to the Commission. I have notes tonight and I can. I'll make sure that's passed along. But once again, the weight comes from the Mayor and Council if you have those types of concerns.

**Mayor Stear** Okay, further questions for Justin?

**Council Member Biggs** I have a couple. So what was the driving force behind this and is there a precedent? So I guess that's my first question. Is it in the state? And then I'm sure there's something like this maybe, the one versus two. And then the other question I have is also, I guess it looks like it's skewed right now to the west, but if I'm not mistaken, isn't the Mayfield project... *Mayfield?*

**Council Member McPherson** *Mhm.*

**Council Member Biggs** That's going to be a massive project, and it's going to be Elmore and Ada County in the next several years, I guess. So, I think the scale would tip back a little bit because it's supposed to be at per 37,000 houses or something like that.

**Council Member McPherson** Phase 1 is 2512.

**Council Member Biggs** Yeah, it's going to just be, by the time it's all done, it's going to be its own city or something like that. So, I guess my question is, if it's going to eventually right itself, I guess, why are we going away from the one, the one, the single model?

**Justin Lucas, Ada County Highway District** Mr. Mayor, Councilman, it's a good question, and I'll take that question kind of in two parts. I think one of the primary drivers, what we've heard from our commission, from some of our partners and members of the community is kind of a perception of fairness related to the single service area model, a concern that a fee that's collected, for example, in Kuna, might be spent on a project in Eagle. We don't track the fees in that way. It's not like when we take in a fee that we put a little ticker on it and say, well, this fee is being spent there. It's a rotating system, right? The fees come in, they fund the projects essentially for the upcoming year or two, more fees come in and we just continue to build those projects. And those projects, if you look at our five-year plan, are typically spread across Ada County. So, what I'm trying to get to is I think in the two service-area model, you have a little bit more assurance that the fee you pay as a developer or that comes in if you perceive it coming in a certain area is going to stay within that geographic area. That's more of a policy decision that would be made by the Commission. I don't want to weigh in too deeply on that, because ultimately it's a decision that policymakers make, whether that variable or perception of fairness is an important enough consideration to create the two service-area model. That's why the Commission's thinking about it, and that's why they want feedback is to know, Do the communities agree with that? Is that something that you as a city potentially agrees with or not? Or is there a preference for maybe how it is today or maybe something else? The thing about service areas is, and we've looked at a lot of different things. You know, we've heard from the cities where each city should be a service area. And when you look at the data because we're a countywide highway district, we have to look at the county travel patterns. There's not a city really that exists in our community that has the ability to say that all the trips generated in that city stay within that city.

The data doesn't support it. And I think most of us, anecdotally, when we're driving around and you're looking at morning and evening commutes, there's a whole lot of people moving around this area and throughout various different trips or soccer practice. You know, I live in Northwest Meridian and I've had to take my kids south of, you know, I've been down here for a soccer game in Kuna. You know, the things happen, you know, it's just the way it is. Our community, there's a lot of people traveling all over for all kinds of different reasons, whether that's recreation or shopping. And so that's kind of why, if you break it down even into smaller zones, the data gets less and less supportive of those smaller impact fee areas. Getting to the two, I think we can get there. The single service-area, I think we can get there. But ultimately, from that point, it's more of a policy decision from the commission to decide if they want to move in this direction or not. I think you had another question about specifically *the, there we go, I touched it*. As of right now, the Mayfield town site is all approved within Elmore County. There's not a there's nothing approved within Ada County related to the Mayfield town site. Kind of an interesting fact about that. So, we don't have the ability to charge impact fees outside of Ada County, just the way it is based on state code.

**Council Member Laraway** Yes, a couple of things

**Mayor Stear** Yes, Council Member Laraway.

**Council Member Laraway** It seemed like, to me, it would be better if the line was perforated around the annexed area of the cities instead of segregating our annexed areas to another region. That's just an opinion. And I guess the second one is, stuff like this becomes dynamic, it's ever changing, and the next thing you know, we're going to go quarters. It makes no sense in the long run.

**Justin Lucas, Ada County Highway District** Yeah, Mr. Mayor, Councilman Laraway. I think it's a fair point. ACHD has had multiple service areas in the past. We had -- prior to 2012, we had four service areas. I think it was four, it may have been four or five, don't quote me on that. In 2012, the commission chose to move to a single service-area model. There were reasons why they did that then. Now we're looking at a two service-area model. And in the future, is it possible we could move back to one or add another? You're absolutely right. I think the simplicity of implementation is the strongest. If you're going to look at that variable as the most important variable, you could probably easily make the case that it's the single service area model from a simplicity of implementation. The two service-area model, there are other policy considerations that the commission is considering, feedback from the communities about perception of fairness, and those are other variables that you as policymakers have to consider. So, I have to be careful here. I'm a member of staff. I'm not trying to put my thumb on the scale one way or the other. I'm doing my best to describe some of the, you know, nuances related to how these decisions are made, and I would say that your position as a Council and any input formally you'd like to provide, I believe that has a real impact on our commissioners. And if there is a preference one way or the other, I would encourage you to submit that preference to the Commission for their consideration because it is impactful. It is impactful.

**Mayor Stear** Yes, Council Member Bruce.

**Council President Bruce** Thank you for the input. A couple of things. I won't get into all my complaints with ACHD now. I know you're just staff. But if the west side of this map are mostly families that have built here. Every time you raise an impact fee, it's gonna be higher in the west. That adds on to an additional cost of the house, which then makes it more unaffordable for families. Have you taken that thought process into play? The other thing is, I think it's valuable to track what we spend with the amount of growth that we've had here, what you've taken from a community and maybe put in the north side of the county. It's important to know where the bulk of those funds are coming from, because I think there is some we're probably spending more money in the north right now just because of the connector up there. And I think a lot of folks in our community would like to know that when we're paying impact fees or building houses, that that money stays within our district. So those are just the two things. I did have one other question. The Supreme Court ruling that came out in 2024 about the cost of impact fees, have they maybe take some consideration into that as well, because as all these fees go up, we're at some point going to get someone that's going to challenge them.

**Justin Lucas, Ada County Highway District** Mr. Mayor, Council President, thank you. On your first point about housing affordability, from the staff and the analysis perspective, that's not something that we take into account directly as part of the impact fee calculation. There's a state code-defined way that we calculate the impact fee. It's driven by project cost, travel characteristics, trip length, and all these other factors and we use that to generate the fee. We then present that fee, which is what we're doing tonight

and to our Commissioners over the coming month. And then if there is a sense from the decision-makers that the fee is too high based on other factors, that's certainly something that can be taken into consideration. And we have ways to reduce the fee, but -- it's pretty straightforward. We just kind of reduce projects or project elements within those projects. For example, some of the projects in the plan are already listed as for right-of-way preservation only. So, the construction costs have been removed from the plan, specifically for those projects, let's say, in the out years, 2045. So, the only thing we're going to put in the plan for those projects is right-of-way preservation, so we make sure that we're able to buy the right-of-way so that when we get to construction some day, we don't have to buy it at that point. So there's that as a method we can do to kind of, you know, have the fee go up and down. But what we're doing right now is throwing this in front of everybody. And if there is that perception, certainly something the city could weigh in on related to the affordability aspect. You'll have to remind me of your second question. I got excited about that one.

**Council President Bruce** I was just, the amount of fees that are collected within a city or an area and then being spent either in the north side of the county. I think Star and Kuna are growing at a rapid pace. But yet a lot of our project, a lot of the projects that have been approved for roadways are probably 10, 15 years out. So that money that you're collecting may be spent in a different part of the county. I just like to track it better. I know that's not you, but just food for thought.

**Justin Lucas, Ada County Highway District** Thank you very much. And I think we have some methods to track how that works. We certainly can provide an accounting of the fees that are collected through the development community in the City of Kuna. We do work closely with developers on all of that. How those fees end up being spent, we have tried over the years, for good or for bad, and there's probably a lot of criticism available to us about that. But we've tried to direct the fees to the projects of most need. So, where there's the most congestion, we try to direct the fees to projects to relieve that congestion. Ultimately, that's the point of the plan is to provide new capacity to relieve congestion developed by growth. Is there a somewhat of a lag in some communities where the fees you may be paying are addressing congestion issues that may not be within your city boundaries? That's very possible. I would say, though, that the data supports the idea that Kuna citizens are benefiting from those projects because they are traveling outside of the city of Kuna, almost -- most of them on a daily basis. And that's where, you know, from a technical perspective, that's how we would answer that concern. I know that doesn't wholly answer the concern, but that's essentially what the data represents.

**Council President Bruce** I understand. Thank you. And then the question about the maybe just a note about the Supreme Court ruling with fees and how they. Did you read the ruling? Have you heard about it?

**Justin Lucas, Ada County Highway District** Yes. So, we as part of our consultant support. We had Jeff Wardle, who's a local land use attorney and expert on impact fees, review our structure, our fee program in relation to current state law and any Supreme Court related issues. So, we have done that. But if that's something that you remain concerned about, I'll make sure I'll double back on that. I don't have that off the top of my head, but I'll double back and make sure that we have a look at that.

**Council President Bruce** Yeah, no, I just wanted to make sure it was in the forefront of thought. And I think a lot of times people say, want to say, 'make the developer pay for it.' And they do pay for a lot.

What is the threshold of where it's too much, right? And so that's just, you know, something I think about. So, thank you.

**Mayor Stear** Well, that's a good point you make, Council Member Bruce. I always worry about collecting impact fees and then having a lawsuit come back and say, no, you're going to spend, give some of that money back. So, being as sure as we possibly can with that going in is a great thing to do. And thank you, by the way, for getting that railroad crossing fixed. There's a lot of dentures that haven't fallen out anymore and things like that. So, I appreciate that.

**Justin Lucas, Ada County Highway District** Thank you, Mr. Mayor. There's a whole story behind that you know about, but ACHD was glad to get our forces out there to get that fixed. And if you have issues here in the city of Kuna, let me know. We're glad to address them.

**Council President Bruce** Well, if you find out any way to get Union Pacific to move a little faster, that's...

**Justin Lucas, Ada County Highway District** I don't have that. I don't have that trick in my bag.

**Council President Bruce** Thank you.

**Mayor Stear** Any further questions?

**Council President Bruce** Not for me, no sir.

**Mayor Stear** Well, thank you very much. We appreciate that.

**Justin Lucas, Ada County Highway District** Thank you, Mr. Mayor, Members of the Council.

**Mayor Stear** And then we'll make sure that we comment on that.

**Justin Lucas, Ada County Highway District** Yeah, that would be much appreciated. That's the commission's been very explicit that they want me to ask for your comments, and I'm doing that here tonight, so thank you very much.

**Council President Bruce** Is that -- Mr. Mayor?

**Mayor Stear** Yes.

**Council President Bruce** Is that comment section on your website or is it?

**Justin Lucas, Ada County Highway District** No, I think Mr. Mayor, Council President, I think the best thing to do would probably be to put together a formal letter from the city if that's if that's possible. It could be signed by the Mayor and just sent in. And it doesn't have it could be questions, it could be concerns, it could just be, you know, comments. It doesn't have to necessarily take strong positions, but if there are areas where you feel strongly, I think the commission would like to hear that.

**Council President Bruce** Thank you.

**Council Member McPherson** We got an e-mail about this, I'm pretty sure.

**Council President Bruce** I saw something, but I didn't know this.

**Justin Lucas, Ada County Highway District** Yeah.

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

## **6. Public Hearings:**

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

*City Council members may ask questions throughout the public hearing process.*

*Once the public hearing is closed, no further testimony or comments are heard.*

*City Council may move to continue the application to a future meeting or approve or deny the application.*

*(Timestamp 00:36:29)*

- A.** Case Nos. 25-01-OA (Ordinance Amendment) The City of Kuna Planning & Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations Code for application submittal requirements and establishing a procedure to update application forms.

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*(Timestamp 00:36:29)*

**Mayor Stear** Next, we have a public hearing on case #25-01-OA.

**Council President Bruce** *Mr. Mayor.*

**Mayor Stear** *Oh, I'm sorry.*

**Council President Bruce** *Oh, never mind. Yeah, sorry.*

**Mayor Stear** Okay. I guess, Doug, are you taking this one? Okay.

**Planning & Zoning Director Doug Hanson** Good evening, Mayor and Council.

**Mayor Stear** *I'm sorry. I forgot what we were doing here. Go ahead.*

**Planning & Zoning Director Doug Hanson** Good evening, Mayor and Council. For the record, Doug Hanson, Planning & Zoning Director, 751 W 4th St. Kuna, Idaho. The City of Kuna Planning & Zoning Department requests a zoning text amendment application for application submittal requirements and establishing a procedure to update application forms. Application submittal requirements are currently stated in multiple code sections, some with conflicting language. Staff believes that by limiting the application submittal requirements to one code section, confusion surrounding application submittals will be alleviated for both applicants and staff. This text amendment request also proposes to establish a procedure for updating Planning & Zoning application forms as no formal process currently exists. Should this application be approved, all Planning & Zoning application form updates will be heard by City Council as public meetings for their approval. And with that, I will stand by for any questions.

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

**Council President Bruce** Yes, Doug, do you want to give us the layman's terms on what you just said?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Planning & Zoning Director.

So right now, there's a bunch of different sections of code as far as how you would submit an application to staff for land use applications. This puts all of those requirements just in one code section, so you only need to find it in one place. And then when we're updating forms, for developers or applicants who want to submit an application, any of those material changes, we just want to have a formal process in place where you can approve those.

**Council President Bruce** That's what I thought you said.

**Mayor Stear** Okay, anything, any further questions? All right, this is a public hearing. I didn't have anybody sign up to testify. Is there anybody who wishes to testify in this matter? All right. Seeing none.

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

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded. All those in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 00:38:57)*

**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** I'll kind of go first. When we updated our code, we knew that some of these things would still come up. So, these are some of the issues that were talked about when we first started the code rewrite, so.

**Council Member Biggs** If you chop it up, it's pretty bloody, I will say, but it makes it a lot easier to read, I think, when you take that out. It seems like it's simplifying in a lot of ways.

**Mayor Stear** Yeah, I appreciate the amount of work that's gone into that to help simplify the process and make things clearer and easier.

**Council President Bruce** Well, and that's for everyone to be able to understand it too.

**Council Member Biggs** Sure, not blood, I mean red text for the dictation.

**Council President Bruce** Do you have anything? Okay, I move we approve case #2025-01-OA.

**Council Member McPherson** Second.

**Mayor Stear** Motion's 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 00:39:55)*

**Motion To:** Approve Case #25-01-OA

**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**

## **7. Business Items:**

*(Timestamp 00:40:17)*

- A.** Determine the following objections to the Lodged Agency Record and Transcripts filed with the City related to the Layne Thornton, et. al. v. The City of Kuna (i.e. Ada County District Court Case No. CV01-25-15843) Judicial Review matter: Marc Bybee, City Attorney **ACTION ITEM**

A.1- Objection of the City of Kuna, filed by Deputy City Clerk Garrett Michaelson;

A.2- Objection of Gemstone Technology Park, LLC and D. Yamamoto Development, LLC, filed by Hethe Clark; and

A.3- Objection of Layne Thornton, Toledo Dairy I, LLC, and Toledo Land Holdings, LLC, filed by Doug Waterman.

<https://www.kunacity.id.gov/DocumentCenter/View/9821/Objections-to-Lodged-Record-and-Transcripts-PDF>

*(Timestamp 00:40:17)*

**Mayor Stear** That leads us to determine 7.A., determine the following objections as lodged agency record and transcripts filed, Marc Bybee.

**City Attorney Marc Bybee** Marc Bybee, City Attorney. So, I'm going to give a little background on this to hopefully help make it make sense. As you are aware, a neighboring landowner submitted a petition for judicial review challenging the city's decision on the data center rezone project. And I call it data center because that's the anticipated use, but it's a rezone project for the Diode and Yamamoto applicants. And this is about is once a petition for judicial review is filed, there's an Idaho Rule of Civil Procedure, it's Rule 84 that it actually requires the agency that issued the decision to settle the record, like what was the record of proceedings? In that rule the term 'agency' would refer to us as the city. And so, after that was the petition was filed, I worked with staff to do the first step of settling the record, which is called lodging the agency record, and transcripts as well, where you have to have the hearings transcribed. And all that 'lodging' means is it means we organize the record, we number it, meaning Bates numbering, which are those numbers on the bottom that you see law firms add in litigation, we Bates number it, we organize it, and when we lodge it, we just make it available to all the parties so that they can review what the record is.

Once it's lodged, they have the ability to object. And since the city is a party, the city has the ability to object. And so the city, after this was lodged, the city, through this Clerk's Office, reviewed the transcripts that have been prepared and identified some errors in the transcription. That's detailed in Garrett Michelson's objection letter that I helped him prepare that basically identifying what those errors were most often, I'll kind of summarize, is the transcriptionist struggled to tell which one of you was talking when you were talking. Garrett went through and identified those instances of error, and we've made recommended changes. And so that's one objection that we're asking the Council to approve is basically that those transcripts go back, get corrected, make the changes that Garrett identified on review, and then that we put correct updated amended transcripts into the settled record which is the settled record is different than the lodged record. The settled record is the one that will actually go to the court. The lodged record the court doesn't look at. That's for us to deal with.

As for Mr. Thornton and the other petitioners' challenge, their first two challenges are basically to say that we agree with what the City objected to, and we also agree with what the applicant, meaning Diode and the Yamamoto Development LLC, that they agree with both those objections so grant those objections. So they agreed with our transcript edits uh that we recommended and but they also identified that there were some letters I don't know if you remember during one of the Council Meetings that letters were handed to you during the hearing and those letters didn't make it into the original lodged record after some searching we found the letters and so um that's my opinion after looking that we should just make sure those get in the record, the settled record that will be done. And then also the applicant, he identified there was a document that was missing a final signature page.

Again, worked with staff, found it. We're recommending that be added to the record. And he also identified something called a closure report, which is a type of legal description document that's the purpose of it is to ensure that the boundaries of the parcel actually do close, meaning they connect. In full transparency on that, in talking to city staff, we couldn't tell that was ever actually made part of the record. But my position on this as your attorney is that if a party thinks something should be in the record that it arguably could have been and may have just gotten lost in the shuffle, I would say include it and add it to the record. And so I've drafted this draft decision with the intent that that be included. If it's something like a party going and adding something that clearly never came up, clearly had nothing to ever do in the proceedings was not brought forward, I'd have a different opinion for you on that. But this type

of document, one, it's not controversial. I don't think it'd significantly have done anything to the decision. They felt it was provided and should have been in there. So, my inclination is to say included in the record. And so this draft decision was drafted with that intent.

The reason it's come to you as the Council, again, going back to Rule 84, it says that the Council's supposed to determine objection, or not the Council, sorry, the agency is supposed to determine objections. In my mind, determinations of cities are made by the Council, so it felt appropriate to have the council issue the decision. I've heard countering opinions on that the Clerk's office could have issued this decision separately. I don't know that there's a right way. Rule 84 is not that specific. It just says the agency, the city's the agency, so I brought it forward to you and the important part is that there is a record of the decision and so I need some office of the city to make this decision and I felt the Council was appropriate. *Did I have that on the whole time or is that on?*

**Mayor Stear** Well I don't see anything that's really....

**Council President Bruce** I just have a question.

**Mayor Stear** That we would have a problem with. Council Member Bruce.

**Council President Bruce** So this exhibit C that you provided that you talked about, The boundaries would have been already in the packet or in the development packet that we received, right? Are they changing anything there or why would they add this?

**City Attorney Marc Bybee** No, not changing anything. That report was prepared some time ago. In communicating with staff, it sounds like the reason it's not, wasn't in the record, was because it appears Morgan Treasure was *maybe* the person who requested it. And normally on development applications, the proper channel for submitting documents is Planning & Zoning, not through economic development director's office. And so I think that's why it didn't end up in there. But again, it's simply like, yes, you're right. Would the legal description be in there? Yes. It's the applicant's position that they're saying that somebody at the city requested this be prepared so they got it prepared and sent it to the city and they were confused why it wasn't in the packet or in the record, sorry, not packet.

**Mayor Stear** Further questions for Marc?

**Council Member McPherson** No.

**Council Member Laraway** No, sir.

**Mayor Stear** As a matter of motion, do we need to list each one of these things within the motion or just make a motion to approve the objections as listed.

**City Attorney Marc Bybee** If the Council's comfortable with the decision that's been prepared, I think a motion to approve that decision would be appropriate. And I will apologize, the reason this came to you today, the first time you're seeing this draft decision, is simply because the time periods in Rule 84 are ridiculously tight. And it's very hard from the time we received the objections just to figure out what they were to go through and answer these questions. And it's hard to get this prepared. I was actually finalizing it today just because at the time turnaround was quick. I don't know how else to say it was a very quick turnaround. And so, I was doing my best to comply with and I just couldn't make the normal agenda deadline.

**Mayor Stear** Thank you.

**Council President Bruce** Anyone have any objection to loop it all into one?

**Council Member McPherson** No.

**Council Member Biggs** No.

**Council Member Laraway** On a side note, I'd like to thank the City Clerk's office for, I read most of that. I don't know how you guys went all through that translation and changes. It was a good job.

**City Clerk Nathan Stanley** Well, Garrett Michaelson deserves all the credit. He's a secret weapon of the Clerk's Office and He does amazing work, so it's all Garrett.

**Council Member Laraway** Tell him, thank you.

**Council President Bruce** And so, Marc, how do you want this motion to read?

**City Attorney Marc Bybee** I think a motion to approve the written decision as presented by staff would be appropriate.

**Council President Bruce** So, 'I move that we approve the written decision as presented by staff' ...Do I need to include the case number?

**City Attorney Marc Bybee** That would be a good idea, yes.

**Council President Bruce** So, I move that we approve the written decision as presented by staff in case number CV01-25-15843.

**Council Member Laraway** Second.

**Mayor Stear** We have a motion and a second for approval. Is there any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 00:50:22)*

**Motion To:** Approve Written Decision As Presented By Regarding Case #CV01-25-15843

**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 00:50:50)

**Mayor Stear** That takes us to ordinances.

### A. Consideration to approve Ordinance 2025-31 Idaho Power Franchise Agreement **ACTION ITEM**

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.

*Consideration to approve Ordinance*

(Timestamp 00:50:54)

**Mayor Stear** Item 8.A. Consideration to approve 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 to 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 and the inhabitants thereof and others for a term of 10 years, including a non-exclusive 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 other limitations, terms, and conditions governing the exercise of said franchise.

And we did do the full free readings on that, so it is before you as an action item tonight.

**Council Member Biggs** *Deja vu.*

**Council President Bruce** Any of you guys have any questions or concerns about it? I move we approve ordinance 2025-31.

**Mayor Laraway** Second.

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

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 00:52:31)*

**Motion To:** Approve Ordinance 2025-31

**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:** Roll Call Vote

**4-0-0**

**B. Consideration to approve Ordinance 2025-35 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 PATAGONIA DEVELOPMENT 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*

*(Timestamp 00:52:56)*

**Mayor Stear** Item 8.B., consideration to approve ordinance 2025-35, 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 Assessors, Patagonia Development, 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, 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.

**Council President Bruce** I move we waive 3 readings of ordinance 2025-35.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded to waive the three readings. All in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 00:53:44)*

**Motion To:** Waive Three Readings Of Ordinance 2025-35

**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**

**Council President Bruce** I move we approve ordinance 2025-35.

**Council Member Biggs** Second.

**Mayor Stear** Motion's made and seconded to approve the ordinance. Is there any further discussion on that motion? Nathan, would you poll the council, please?

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** Motion carries.

*(Timestamp 00:53:59)*

**Motion To:** Approve Ordinance 2025-35

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Biggs

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

C. Consideration to approve Ordinance 2025-36 **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 MAGELLAN DEVELOPMENT 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 NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*(Timestamp 00:54:21)*

**Mayor Stear** Item C, consideration to approve ordinance 2025-36, 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 Assessors Magellan Development, LLC.; and declaring water rights appurtenant thereto are pooled for delivery purposes; Directing the city clerk to record this ordinance as provided by law; Directing the city engineer to provide notice of this ordinance to the New York Irrigation District, the owners, and update the irrigation system map; and providing an effective date.

**Council President Bruce** I move to waive 3 readings of ordinance 2025-36.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded to waive the three readings. All those in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 00:55:06)*

**Motion To:** Waive Three Readings Of Ordinance 2025-36

**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** I move we approve Ordinance 2025-36.

**Council Member McPherson** Second.

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

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 00:55:21)*

**Motion To:** Approve Ordinance 2025-36

**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**

**9. Executive Session:**

*(Timestamp 00:55:45)*

**A. Executive Session under IC 74-206 (1) (c) To acquire an interest in real property not owned by a public agency.**

*(Timestamp 00:55:45)*

**Mayor Stear** The only thing we have left now is an executive session. If we would get a motion on that.

**Council President Bruce** Did anyone have any? -- I move we adjourn to executive session under I.C. 74-206 (1) subsection C.

**Council Member Biggs** Second.

**Mayor Stear** Motion is made and seconded to adjourn to executive session. Nathan, would you poll the Council?

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes. And who do we need?

**Mayor Stear** And that motion carries. And we need Michelle and Jared. And who else do we need for this? Doug. Yes, Doug. I know Doug wanted to run and then Marc might be.

**Council President Bruce** There's a train and the chief is driving it.

**Mayor Stear** Thanks everybody.

*(Timestamp 00:55:53)*

**Motion To:** Enter Executive Session Pursuant To Idaho Code Idaho Code §74-206(1)(c)

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Biggs

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

*Clerk's Note: Executive Session Minutes, Required Pursuant To Idaho Code §74-205(2), May Be Found Attached To These Minutes.*

**10. Mayor/Council Announcements:**

**11. Adjournment:**

*Adjourned at 7:20 PM*

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Joe L. Stear, Mayor

ATTEST:

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Nathan Stanley, City Clerk

*Minutes prepared by Garrett Michaelson, Deputy City Clerk*  
*Date Approved: CCM 11.07.2025*



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



**City Council Public Comment Sign-In Sheet**  
**October 21, 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 <b>DAVID WARDELL</b>	Name	Name
Address <b>2230 E CONDOR LN</b>	Address	Address
City, State, ZIP <b>KUNA 83634</b>	City, State, ZIP	City, State, ZIP
Topic: <b>Bldg DEPT. FAILURES</b>	Topic:	Topic:
Name <b>Michael Rocco</b>	Name	Name
Address <b>1286 E. Fort Erie St</b>	Address	Address
City, State, ZIP <b>KUNA 83634</b>	City, State, ZIP	City, State, ZIP
Topic: <b>CONSENT AGENDA</b>	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
Name	Name	Name
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Topic:	Topic:	Topic:



Name	Name	Name
Address	Address	Address
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Topic:	Topic:	Topic:
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Topic:	Topic:	Topic:
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Topic:	Topic:	Topic:



### CITY OF KUNA

751 W 4<sup>th</sup> Street • Kuna, ID 83634  
(208) 922-5546 • [www.kunacity.id.gov](http://www.kunacity.id.gov)

City Council Public Hearing Sign-In Sheet  
October 21, 2025

**Case No.: 25-01-OA (Ordinance Amendment)**

**Case Name: DEVELOPMENT REGULATIONS CODE APPLICATION REQUIREMENTS**

<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name
Address	Address
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<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
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Name	Name
Address	Address
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Name	Name
Address	Address
City, State, ZIP	City, State, ZIP

<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name
Address	Address
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<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name
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Name	Name
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City, State, ZIP	City, State, ZIP
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<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name
Address	Address
City, State, Zip	City, State, Zip



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



EXECUTIVE SESSION
MINUTES
Tuesday, October 21, 2025

1.) Executive Session

Authority: Idaho Code 74-206 (1)(c) To acquire an interest in real property not owned by a public agency

Start Time: 18 : 55

Persons Present:

Title:

Table with 2 columns: Persons Present and Title. Includes handwritten entries for Greg McPherson (Council member), Mayor, Council members, Council President, Council Member, Treasurer, City Attorney, PZ Director, Economic Development, and Attorney.

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

All In Favor:
All Opposed:

End Time: 19 : 20

Information Received; No Action Taken.

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

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

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>ACTION GLASS &amp; WINDSHIELD REPAIR LLC</b>												
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	3856		<u>WINDSHIELD REPLACEMENT, SEWER TRUCK #4, OCT.'25</u>	10/02/2025	780.46	780.46	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25	10/24/2025	
Total 3856:						780.46	780.46					
Total ACTION GLASS & WINDSHIELD REPAIR LLC:						780.46	780.46					
<b>ADA COUNTY PROSECUTING ATTORNE</b>												
176	ADA COUNTY PROSECUTING ATTORNE	10232025ACP		<u>PROSECUTORIAL SERVICES FOR NOVEMBER 2025</u>	10/23/2025	7,724.70	.00	01-6203 PROSECUTORIAL SERVICES	0	10/25		
Total 10232025ACPA:						7,724.70	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						7,724.70	.00					
<b>AGRI-LINES IRRIGATION, INC.</b>												
1066	AGRI-LINES IRRIGATION, INC.	INV146087	21851	<u>4" VALVES FOR THE FARM, U.RAMIREZ, OCT.'25</u>	10/13/2025	111.42	.00	21-6090 FARM EXPENDITURES	0	10/25		
Total INV146087:						111.42	.00					
1066	AGRI-LINES IRRIGATION, INC.	INV146283	21911	<u>REPAIR AND REPLACED PRESSURE FILTER FOR EFFLUENT PUMP #2, J.BOSTON, OCT.'25</u>	10/21/2025	3,245.99	.00	21-6090 FARM EXPENDITURES	0	10/25		
Total INV146283:						3,245.99	.00					
1066	AGRI-LINES IRRIGATION, INC.	INV146314	21927	<u>PRESSURE GAUGES FOR EFFLUENT PUMP #2 AT THE FARM, J. BOSTON, OCT. 25</u>	10/23/2025	22.82	.00	21-6090 FARM EXPENDITURES	0	10/25		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 10/17/2025-10/30/2025

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total INV146314:						22.82	.00					
Total AGRI-LINES IRRIGATION, INC.:						3,380.23	.00					
<b>ALLOWAY ELECTRIC CO</b>												
1087	ALLOWAY ELECTRIC CO	0011271-IN	20831	<u>NEW LIGHT POLE AT MAIN ST &amp; AVE C, S.HOWELL, MAY'25</u>	10/15/2025	6,925.00	.00	01-6150 M & R - SYSTEM	1002	10/25		
Total 0011271-IN:						6,925.00	.00					
Total ALLOWAY ELECTRIC CO:						6,925.00	.00					
<b>BLACK CANYON GOURMET POPCORN</b>												
2362	BLACK CANYON GOURMET POPCORN	21912	21920	<u>POPCORN FOR SPOOKY MOVIE NIGHT, K. PEREZ, OCT. 25</u>	10/22/2025	34.20	.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25		
Total 21912:						34.20	.00					
Total BLACK CANYON GOURMET POPCORN:						34.20	.00					
<b>BOISE RIGGING SUPPLY</b>												
246	BOISE RIGGING SUPPLY	B182755	21906	<u>SPRING CLIPS, CHAINS, AND EYE SPLICES, M.NADEAU, OCT.'25</u>	10/24/2025	144.35	.00	21-6150 M & R - SYSTEM	0	10/25		
Total B182755:						144.35	.00					
Total BOISE RIGGING SUPPLY:						144.35	.00					
<b>BSN SPORTS, LLC</b>												
1739	BSN SPORTS, LLC	931764919	21875	<u>8 DOZEN SOFTBALLS, K.PEREZ, OCT.'25</u>	10/23/2025	759.84	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 931764919:						759.84	.00					
Total BSN SPORTS, LLC:						759.84	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 10/17/2025-10/30/2025

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>CAMPO &amp; POOLE DISTRIBUTING LLC</b>												
2392	CAMPO & POOLE DISTRIBUTING LLC	OIN-094176		<u>55 GALS OIL (SAE 5W30), FLEET, OCT.'25</u>	10/09/2025	44.16	44.16	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/25	10/24/2025	
2392	CAMPO & POOLE DISTRIBUTING LLC	OIN-094176		<u>55 GALS OIL (SAE 5W30), FLEET, OCT.'25</u>	10/09/2025	88.31	88.31	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/25	10/24/2025	
2392	CAMPO & POOLE DISTRIBUTING LLC	OIN-094176		<u>55 GALLONS OIL (SAE 5W30), FLEET, OCT.'25</u>	10/09/2025	220.79	220.79	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/25	10/24/2025	
2392	CAMPO & POOLE DISTRIBUTING LLC	OIN-094176		<u>55 GALS OIL (SAE 5W30), FLEET, OCT.'25</u>	10/09/2025	88.31	88.31	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/25	10/24/2025	
Total OIN-094176:						441.57	441.57					
Total CAMPO & POOLE DISTRIBUTING LLC:						441.57	441.57					
<b>CARL'S CYCLE SALES INC</b>												
2391	CARL'S CYCLE SALES INC	22126372	21814	<u>CHAIN GUARD, SADDLEBAGS, PHONE GRIPS, SEATS, AIR FILTERS, DEGREASER, CLEAR COAT, FOR THE POLICE MOTORCYCLES, OCT.'25</u>	10/07/2025	1,184.44	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/25		
Total 22126372:						1,184.44	.00					
Total CARL'S CYCLE SALES INC:						1,184.44	.00					
<b>CASELLE INC</b>												
1239	CASELLE INC	INV-12022		<u>CUSTOM SUPPORT, 2026 IRRIGATION SERVICE AND RATES, OCT.'25</u>	10/20/2025	1,050.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	10/25		
Total INV-12022:						1,050.00	.00					
Total CASELLE INC:						1,050.00	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 10/17/2025-10/30/2025

Page: 4  
Oct 30, 2025 08:14AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>CENTURYLINK</b>												
62	CENTURYLINK	333971613100		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 10/7-11/06/2025 - P&Z	10/07/2025	8.04	8.04	01-6255 TELEPHONE EXPENSE	1003	10/25	10/17/2025	
62	CENTURYLINK	333971613100		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 10/7-11/06/2025 - ADMIN	10/07/2025	22.50	22.50	01-6255 TELEPHONE EXPENSE	0	10/25	10/17/2025	
62	CENTURYLINK	333971613100		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 10/7-11/06/2025 - WATER	10/07/2025	20.90	20.90	20-6255 TELEPHONE EXPENSE	0	10/25	10/17/2025	
62	CENTURYLINK	333971613100		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 10/7-11/06/2025 - SEWER	10/07/2025	20.90	20.90	21-6255 TELEPHONE EXPENSE	0	10/25	10/17/2025	
62	CENTURYLINK	333971613100		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 10/7-11/06/2025 - P.I	10/07/2025	8.03	8.03	25-6255 TELEPHONE EXPENSE	0	10/25	10/17/2025	
Total 33397161310072025:						80.37	80.37					
Total CENTURYLINK:						80.37	80.37					
<b>CHRISTENSEN INC</b>												
2186	CHRISTENSEN INC	0776782-IN		DIESEL ADDITIVE DELIVERED TO 333 W SHORTLINE ST, OCT.'25	10/23/2025	30.29	.00	21-6300 FUEL	0	10/25		
2186	CHRISTENSEN INC	0776782-IN		357.6 GALLONS UNLEADED GASOLINE DELIVERED TO 333 SHORTLINE ST, OCT.'25	10/23/2025	1,043.00	.00	21-6300 FUEL	0	10/25		
2186	CHRISTENSEN INC	0776782-IN		673 GALLONS DIESEL DELIVERED TO 333 W SHORTLINE ST, OCT.'25	10/23/2025	2,130.11	.00	21-6300 FUEL	0	10/25		
Total 0776782-IN:						3,203.40	.00					
Total CHRISTENSEN INC:						3,203.40	.00					

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571	CITY OF BOISE	592		<u>CONTRIBUTION FOR ALLUMBAUGH HOUSE, OCT - DEC 2025</u>	10/23/2025	3,316.34	.00	01-6070 <u>DONATIONS EXPENSE</u>	0	10/25		
Total 592:						3,316.34	.00					
Total CITY OF BOISE:						3,316.34	.00					
<b>CMIT SOLUTIONS CORP</b>												
2014	CMIT SOLUTIONS CORP	11692		<u>ADOBE ACROBAT STANDARD, 10/17/25-10/06/26 A.PETERSON, OCT.'25</u>	10/17/2025	54.88	54.88	21-6075 <u>DUES &amp; MEMBERSHIPS</u>	0	10/25	10/24/2025	
2014	CMIT SOLUTIONS CORP	11692		<u>ADOBE ACROBAT STANDARD, 10/17/25-10/06/26 A.PETERSON, OCT.'25</u>	10/17/2025	41.57	41.57	01-6075 <u>DUES &amp; MEMBERSHIPS</u>	0	10/25	10/24/2025	
2014	CMIT SOLUTIONS CORP	11692		<u>ADOBE ACROBAT STANDARD, 10/17/25-10/06/26 A.PETERSON, OCT.'25</u>	10/17/2025	54.88	54.88	20-6075 <u>DUES &amp; MEMBERSHIPS</u>	0	10/25	10/24/2025	
2014	CMIT SOLUTIONS CORP	11692		<u>ADOBE ACROBAT STANDARD, 10/17/25-10/06/26 A.PETERSON, OCT.'25</u>	10/17/2025	14.96	14.96	25-6075 <u>DUES &amp; MEMBERSHIPS</u>	0	10/25	10/24/2025	
Total 11692:						166.29	166.29					
2014	CMIT SOLUTIONS CORP	11696		<u>NEW REPLACEMENT DESKTOP COMPUTER, A.PETERSON, OCT.'25</u>	10/21/2025	167.82	.00	25-6141 <u>IT SMALL EQUIPMENT</u>	0	10/25		
2014	CMIT SOLUTIONS CORP	11696		<u>NEW REPLACEMENT DESKTOP COMPUTER, A.PETERSON, OCT.'25</u>	10/21/2025	615.33	.00	20-6141 <u>IT SMALL EQUIPMENT</u>	0	10/25		
2014	CMIT SOLUTIONS CORP	11696		<u>NEW REPLACEMENT DESKTOP COMPUTER, A.PETERSON, OCT.'25</u>	10/21/2025	466.16	.00	01-6141 <u>IT SMALL EQUIPMENT</u>	0	10/25		
2014	CMIT SOLUTIONS CORP	11696		<u>NEW REPLACEMENT DESKTOP COMPUTER, A.PETERSON, OCT.'25</u>	10/21/2025	615.33	.00	21-6141 <u>IT SMALL EQUIPMENT</u>	0	10/25		

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Total 11696:						1,864.64	.00					
Total CMIT SOLUTIONS CORP:						2,030.93	166.29					
<b>COASTLINE EQUIPMENT COMPANY</b>												
1788	COASTLINE EQUIPMENT COMPANY	1290105	21905	<u>WASHERS AND SCREWS FOR THE LOADER, OCT.'25</u>	10/21/2025	7.04	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		
Total 1290105:						7.04	.00					
1788	COASTLINE EQUIPMENT COMPANY	1291456	21925	<u>EQUIPMENT ROLLER FOR PARKS, C. REGLI, OCT. 25</u>	10/24/2025	53,199.37	.00	40-6166 CAPITAL EQUIPMENT PURCHASES	0	10/25		
Total 1291456:						53,199.37	.00					
Total COASTLINE EQUIPMENT COMPANY:						53,206.41	.00					
<b>CORE &amp; MAIN LP</b>												
63	CORE & MAIN LP	X911706	21854	<u>METERS, ANTENNAS, AND GASKETS, J. OSBORN, OCT.'25</u>	10/15/2025	41,435.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	10/25		
Total X911706:						41,435.00	.00					
Total CORE & MAIN LP:						41,435.00	.00					
<b>CRASH CHAMPIONS LLC</b>												
2232	CRASH CHAMPIONS LLC	705003643A		<u>INSURANCE DEDUCTIBLE, 2022 FORD F350, COLLISION REPAIRS, AUG.'25</u>	08/14/2025	1,500.00	1,500.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	10/25	10/17/2025	
Total 705003643A:						1,500.00	1,500.00					
Total CRASH CHAMPIONS LLC:						1,500.00	1,500.00					
<b>CUSTOM ELECTRIC, INC.</b>												

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147	CUSTOM ELECTRIC, INC.	9605	21827	<u>RECYCLED PUMPS AND CHANGED ANALYZERS AT TREATMENT PLANT, T. FLEMING, OCT. 25</u>	10/08/2025	980.00	.00	21-6150 M & R - SYSTEM	0	10/25		
Total 9605:						980.00	.00					
147	CUSTOM ELECTRIC, INC.	9613	21897	<u>TROUBLE SHOOT LEVEL TRANSMITTER ALARMS TO EAST WATER, R. JONES, OCT. 25</u>	10/20/2025	420.00	.00	27-6150 M & R - SYSTEM	0	10/25		
Total 9613:						420.00	.00					
Total CUSTOM ELECTRIC, INC.:						1,400.00	.00					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	1178-2025		<u>WORK PANTS EXCHANGED/RETURNED, NEW WORK PANTS PURCHASED FOR LESS, J.PEREZ, OCT.'25</u>	10/15/2025	-10.00	.00	01-6285 UNIFORMS EXPENSE	1004	10/25		
Total 1178-2025:						-10.00	.00					
75	D & B SUPPLY	2467	21894	<u>ZIP TIES FOR CHRISTMAS LIGHTS, R.WARWICK, OCT.'25</u>	10/20/2025	14.98	.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25		
Total 2467:						14.98	.00					
75	D & B SUPPLY	2760	21914	<u>ZIP TIES AND TAPE FOR CHRISTMAS LIGHTS, R.WARWICK, OCT.'25</u>	10/21/2025	68.75	.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25		
Total 2760:						68.75	.00					
75	D & B SUPPLY	2869	21918	<u>VEST, P.BRYNER, OCT.'25</u>	10/22/2025	89.99	.00	01-6285 UNIFORMS EXPENSE	1004	10/25		

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Total 2869:						89.99	.00					
75	D & B SUPPLY	4096	21962	<u>HITCH PIN FOR PARKS TRACTOR, C. REGLI, OCT.25</u>	10/27/2025	10.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		
Total 4096:						10.99	.00					
75	D & B SUPPLY	4172	21971	<u>HINGES TO REPAIR STOVE AT PARKS SHOP, OCT. 25. J WARDEN</u>	10/28/2025	10.98	.00	01-6140 MAINT. & REPAIR BUILDING	1004	10/25		
Total 4172:						10.98	.00					
75	D & B SUPPLY	6916	21871	<u>PIPE CLAMP FOR TEMPORARY CONSTRUCTION FENCING, C. REGLIN, OCT 25</u>	10/15/2025	12.49	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 6916:						12.49	.00					
75	D & B SUPPLY	6922	21873	<u>WORK PANTS FOR D. ABBOTT, OCT. 25</u>	10/15/2025	89.98	.00	01-6285 UNIFORMS EXPENSE	1004	10/25		
Total 6922:						89.98	.00					
75	D & B SUPPLY	7476	21950	<u>INSULATION AND TAPE, M.NADEAU, OCT.'25</u>	10/24/2025	15.57	.00	21-6150 M & R - SYSTEM	0	10/25		
Total 7476:						15.57	.00					
75	D & B SUPPLY	8044	21915	<u>WORK VEST, K.PETERSON, OCT.'25</u>	10/21/2025	89.99	.00	01-6285 UNIFORMS EXPENSE	1004	10/25		
Total 8044:						89.99	.00					

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75	D & B SUPPLY	8147		<u>HINGES TO REPAIR STOVE AT PARKS SHOP, OCT. 25</u>	10/28/2025	46.83	.00	01-6140 MAINT. & REPAIR BUILDING	1004	10/25		
Total 8147:						46.83	.00					
75	D & B SUPPLY	8892	21966	<u>2 PAIR MUCK BOOTS, R.FORD &amp; P.MORFIN, OCT.'25</u>	10/27/2025	199.98	.00	20-6285 UNIFORMS EXPENSE	0	10/25		
75	D & B SUPPLY	8892	21966	<u>2 PAIR MUCK BOOTS, R.FORD &amp; P.MORFIN, OCT.'25</u>	10/27/2025	50.00	.00	25-6285 UNIFORMS EXPENSE	0	10/25		
Total 8892:						249.98	.00					
Total D & B SUPPLY:						690.53	.00					
<b>DENNIS DILLON RV LLC</b>												
2064	DENNIS DILLON RV LLC	83651	21961	<u>DOOR HINGES FOR PARKS POLARIS 1500, J. DURHAM, OCT. 25</u>	10/27/2025	106.22	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	10/25		
Total 83651:						106.22	.00					
Total DENNIS DILLON RV LLC:						106.22	.00					
<b>DP NICOLI INC</b>												
2385	DP NICOLI INC	469515	21762	<u>TRENCH SHORING, SAFETY RAILS, R.JONES, SEPT.'25</u>	10/23/2025	2,985.98	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	10/25		
2385	DP NICOLI INC	469515	21762	<u>TRENCH SHORING, SAFETY RAILS, R.JONES, SEPT.'25</u>	10/23/2025	746.49	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	10/25		
Total 469515:						3,732.47	.00					
2385	DP NICOLI INC	469519	21954	<u>4 EA FINFORMS, TRENCH SHORING, 4'X8', R.JONES, OCT.'25</u>	10/23/2025	857.15	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	10/25		

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2385	DP NICOLI INC	469519	21954	<u>4 EA FINFORMS, TRENCH SHORING, 4'X8', R.JONES, OCT.'25</u>	10/23/2025	214.29	.00	<u>25-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	10/25		
Total 469519:						1,071.44	.00					
Total DP NICOLI INC:						4,803.91	.00					
<b>DS SERVICES OF AMERICA INC</b>												
2311	DS SERVICES OF AMERICA INC	24328251 1011	21642	<u>9 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON, SEPT. 25- P.I</u>	10/11/2025	13.88	13.88	<u>25-6165 OFFICE SUPPLIES</u>	0	10/25	10/17/2025	
2311	DS SERVICES OF AMERICA INC	24328251 1011	21642	<u>9 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON, SEPT. 25- SEWER</u>	10/11/2025	36.11	36.11	<u>21-6165 OFFICE SUPPLIES</u>	0	10/25	10/17/2025	
2311	DS SERVICES OF AMERICA INC	24328251 1011	21642	<u>9 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON, SEPT. 25- ADMIN</u>	10/11/2025	52.77	52.77	<u>01-6165 OFFICE SUPPLIES</u>	0	10/25	10/17/2025	
2311	DS SERVICES OF AMERICA INC	24328251 1011	21642	<u>9 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON, SEPT. 25- WATER</u>	10/11/2025	36.11	36.11	<u>20-6165 OFFICE SUPPLIES</u>	0	10/25	10/17/2025	
Total 24328251 101125:						138.87	138.87					
2311	DS SERVICES OF AMERICA INC	24330369 1011		<u>15 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR THE PLANT, J. MILLER OCT. 25- P.I</u>	10/11/2025	33.56	33.56	<u>25-6165 OFFICE SUPPLIES</u>	0	10/25	10/17/2025	
2311	DS SERVICES OF AMERICA INC	24330369 1011	21783	<u>15 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR THE PLANT, J. MILLER OCT. 25- WATER</u>	10/11/2025	88.12	88.12	<u>20-6165 OFFICE SUPPLIES</u>	0	10/25	10/17/2025	
2311	DS SERVICES OF AMERICA INC	24330369 1011	21783	<u>15 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR THE PLANT, J. MILLER OCT. 25- SEWER</u>	10/11/2025	88.12	88.12	<u>21-6165 OFFICE SUPPLIES</u>	0	10/25	10/17/2025	

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Total 24330369 101125:						209.80	209.80					
2311	DS SERVICES OF AMERICA INC	24336182	1011	<u>15 EACH 5 GALLON WATER BOTTLES, ONE COOLER RENTAL AND ONE BOTTLE RACK RENTAL FOR PARKS, OCT. 25</u>	10/11/2025	180.82	180.82	<u>01-6165 OFFICE SUPPLIES</u>	1004	10/25	10/17/2025	
Total 24336182 101125:						180.82	180.82					
Total DS SERVICES OF AMERICA INC:						529.49	529.49					
<b>DUBOIS CHEMICALS INC</b>												
512	DUBOIS CHEMICALS INC	IN-30499601	21845	<u>2 TOTES HYPO CHLORIDE EAST WATER, M. DAVILA, OCT. 25</u>	10/15/2025	2,633.40	.00	<u>27-6151 M &amp; R - PROCESS CHEMICALS</u>	0	10/25		
Total IN-30499601:						2,633.40	.00					
Total DUBOIS CHEMICALS INC:						2,633.40	.00					
<b>DYNA PARTS LLC</b>												
2115	DYNA PARTS LLC	325869	21880	<u>WIPER BLADES FOR FLEET INVENTORY, J.DURHAM, OCT.'25- P.I</u>	10/16/2025	8.03	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/25		
2115	DYNA PARTS LLC	325869	21880	<u>WIPER BLADES FOR FLEET INVENTORY, J.DURHAM, OCT.'25- SEWER</u>	10/16/2025	16.09	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/25		
2115	DYNA PARTS LLC	325869	21880	<u>WIPER BLADES FOR FLEET INVENTORY, J.DURHAM, OCT.'25- ADMIN</u>	10/16/2025	40.22	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/25		
2115	DYNA PARTS LLC	325869	21880	<u>WIPER BLADES FOR FLEET INVENTORY, J.DURHAM, OCT.'25- WATER</u>	10/16/2025	16.09	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/25		
Total 325869:						80.43	.00					

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2115	DYNA PARTS LLC	325925	21888	FUEL FILTER FOR POWER WASHER, S. CAHILL, OCT. 25	10/17/2025	5.87	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		
Total 325925:						5.87	.00					
2115	DYNA PARTS LLC	326046	21896	DEF FOR FLEET, S.CAHILL, OCT.'25- P.I	10/20/2025	11.98	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
2115	DYNA PARTS LLC	326046	21896	DEF FOR FLEET, S.CAHILL, OCT.'25- SEWER	10/20/2025	23.99	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
2115	DYNA PARTS LLC	326046	21896	DEF FOR FLEET, S.CAHILL, OCT.'25- ADMIN	10/20/2025	59.96	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
2115	DYNA PARTS LLC	326046	21896	DEF FOR FLEET, S.CAHILL, OCT.'25- WATER	10/20/2025	23.99	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
Total 326046:						119.92	.00					
2115	DYNA PARTS LLC	326077	21901	DEF, J.BOSTON, OCT.'25	10/20/2025	29.98	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
Total 326077:						29.98	.00					
2115	DYNA PARTS LLC	326300	21929	DIESEL EXHAUST FOR TRUCKS, J. COX, OCT. 25- WATER	10/23/2025	14.39	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
2115	DYNA PARTS LLC	326300	21929	DIESEL EXHAUST FOR TRUCKS, J. COX, OCT. 25- P.I	10/23/2025	3.59	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
Total 326300:						17.98	.00					
2115	DYNA PARTS LLC	326378	21945	BLADE FOR LAWNMOWER AT FARM, OCT.'25	10/24/2025	67.85	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		

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Total 326378:						67.85	.00					
2115	DYNA PARTS LLC	326506	21963	<u>BATTERIES FOR CITY HALL FUSION KEY FOB. J. DURHAM, OCT. 25- ADMIN</u>	10/27/2025	2.96	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/25		
2115	DYNA PARTS LLC	326506	21963	<u>BATTERIES FOR CITY HALL FUSION KEY FOB. J. DURHAM, OCT. 25- SEWER</u>	10/27/2025	2.03	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/25		
2115	DYNA PARTS LLC	326506	21963	<u>BATTERIES FOR CITY HALL FUSION KEY FOB. J. DURHAM, OCT. 25- WATER</u>	10/27/2025	2.03	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/25		
2115	DYNA PARTS LLC	326506	21963	<u>BATTERIES FOR CITY HALL FUSION KEY FOB. J. DURHAM, OCT. 25- P.I</u>	10/27/2025	.76	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	10/25		
Total 326506:						7.78	.00					
Total DYNA PARTS LLC:						329.81	.00					
<b>ED STAUB &amp; SONS PETROLEUM, INC</b>												
1731	ED STAUB & SONS PETROLEUM, INC	13162422		<u>46.20 GALLONS OF PROPANE DELIVERED TO 201 AVE A, OCT.'25</u>	10/20/2025	86.39	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	10/25		
Total 13162422:						86.39	.00					
Total ED STAUB & SONS PETROLEUM, INC:						86.39	.00					
<b>FERGUSON ENTERPRISES INC</b>												
219	FERGUSON ENTERPRISES INC	0938364	21843	<u>AIR VAC SCREENS, R.JONES, OCT.'25</u>	09/30/2025	164.80	164.80	<u>20-6150 M &amp; R - SYSTEM</u>	0	10/25	10/17/2025	
Total 0938364:						164.80	164.80					
219	FERGUSON ENTERPRISES INC	0939648	21908	<u>LOW PROFILE RING AND SEWER LID, M., NADEAU. OCT. 25</u>	10/22/2025	390.46	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/25		



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				<u>COUNCIL CHAMBERS, OCT.'25</u>	10/22/2025	28,016.00	28,016.00	40-6020 CAPITAL IMPROVEMENTS	0	10/25	10/24/2025	
Total 27690798:						28,016.00	28,016.00					
1668	IDAHO POWER (CONSTRUCTION)	27691058		<u>RELOCATION OF SERVICE, 329 W MAIN ST, OCT.'25</u>	10/22/2025	3,878.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	10/25		
Total 27691058:						3,878.00	.00					
Total IDAHO POWER (CONSTRUCTION):						31,894.00	28,016.00					
<b>IDAHO PRESS TRIBUNE, LLC</b>												
1802	IDAHO PRESS TRIBUNE, LLC	681675	21791	<u>AD#681675, LEGAL NOTICE, FILE 25-03-S &amp; 25-04-DR, LERIDA SUB, T. VILLANUEVA, OCT. 25</u>	10/10/2025	38.12	38.12	01-6125 LEGAL PUBLICATIONS	1003	10/25	10/17/2025	
Total 681675:						38.12	38.12					
1802	IDAHO PRESS TRIBUNE, LLC	684444		<u>AD#684444, LEGAL NOTICE, ORDINANCE 2025-33 W/MAP, WANNER BUCKNER &amp; CITY OF KUNA MUNICIPAL REZONE, OCT.'25</u>	10/19/2025	461.88	461.88	01-6125 LEGAL PUBLICATIONS	1003	10/25	10/24/2025	
Total 684444:						461.88	461.88					
1802	IDAHO PRESS TRIBUNE, LLC	684445	21865	<u>AD#684445, LEGAL NOTICE, ORDINANCE 2025-34, AMENDMENT OF IRRIGATION BOUNDARIES, NOTICE RAN 2 TIMES, N.STANLEY, OCT.'25</u>	10/19/2025	1,003.20	1,003.20	25-6125 LEGAL PUBLICATIONS	0	10/25	10/24/2025	
Total 684445:						1,003.20	1,003.20					
1802	IDAHO PRESS TRIBUNE, LLC	687322	21937	<u>AD#687322, LEGAL NOTICE, ORDINANCE 2025-36, EXTERIOR BOUNDARIES OF KUNA MUNICIPAL IRRIGATION, N.STANLEY, OCT.'25</u>	10/27/2025	329.76	.00	25-6125 LEGAL PUBLICATIONS	0	10/25		

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Total 687322:						329.76	.00					
1802	IDAHO PRESS TRIBUNE, LLC	687323	21937	<u>AD# 687323, LEGAL NOTICE, ORDINANCE 2025-35, AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, N. STANLEY, OCT. 25</u>	10/27/2025	331.59	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	10/25		
Total 687323:						331.59	.00					
1802	IDAHO PRESS TRIBUNE, LLC	687324	21937	<u>AD#687324, LEGAL NOTICE, ORDINANCE 2025-31, IDAHO POWER FRANCHISE, N.STANLEY, OCT.'25</u>	10/27/2025	638.04	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	10/25		
Total 687324:						638.04	.00					
Total IDAHO PRESS TRIBUNE, LLC:						2,802.59	1,503.20					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	10102025-101		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 10/10-16/2025</u>	10/17/2025	-19,755.84	-19,755.84	<u>01-4170 FRANCHISE FEES</u>	0	10/25	10/17/2025	
230	J & M SANITATION, INC.	10102025-101		<u>SANITATION RECEIPT TRANSFER, 10/10-16/2025</u>	10/17/2025	199,957.92	199,957.92	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	10/25	10/17/2025	
Total 10102025-10162025:						180,202.08	180,202.08					
230	J & M SANITATION, INC.	10172025-102		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 10/17-23/2025</u>	10/24/2025	-5,064.49	-5,064.49	<u>01-4170 FRANCHISE FEES</u>	0	10/25	10/24/2025	
230	J & M SANITATION, INC.	10172025-102		<u>SANITATION RECEIPT TRANSFER, 10/17-23/2025</u>	10/24/2025	51,260.00	51,260.00	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	10/25	10/24/2025	

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Total 10172025-10232025:						46,195.51	46,195.51					
Total J & M SANITATION, INC.:						226,397.59	226,397.59					
<b>JASON LAROSE</b>												
2304	JASON LAROSE	10132025JL		<u>UMPIRE SERVICE FOR 5 TOURNAMENT GAMES 10/11/2025, OCT. 25</u>	10/13/2025	250.00	250.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25	10/17/2025	
Total 10132025JL:						250.00	250.00					
Total JASON LAROSE:						250.00	250.00					
<b>KAITLYN WURTZ</b>												
2387	KAITLYN WURTZ	10102025KW		<u>VOLLEYBALL OFFICAL SERVICE FOR 6 GAMES 9/10-9/29, 3 GAMES 10/8-10/13/2025, OCT. 25</u>	10/10/2025	450.00	450.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25	10/17/2025	
Total 10102025KW:						450.00	450.00					
Total KAITLYN WURTZ:						450.00	450.00					
<b>KELLER ASSOCIATES, INC.</b>												
429	KELLER ASSOCIATES, INC.	0253328		<u>PROFESSIONAL SERVICES FOR KUNA MASON CREEK LIFT STATION, 8/24-9/30/2025</u>	10/15/2025	9,205.00	9,205.00	21-6020 CAPITAL IMPROVEMENTS	0	10/25	10/17/2025	
Total 0253328:						9,205.00	9,205.00					
429	KELLER ASSOCIATES, INC.	0253329		<u>PROFESSIONAL SERVICES FOR KUNA MASON CREEK TRUNKLINE PERMITTING, 8/24-9/30/2025</u>	10/15/2025	965.00	965.00	21-6020 CAPITAL IMPROVEMENTS	0	10/25	10/17/2025	
Total 0253329:						965.00	965.00					
Total KELLER ASSOCIATES, INC.:						10,170.00	10,170.00					

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<b>KELLI A GILES</b>												
2344	KELLI A GILES	10152025KG		<u>VOLLEYBALL OFFICAL SERVICES FOR 3 GAMES 10/06/25 AND 10/15/25, OCT. 25</u>	10/15/2025	150.00	150.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25	10/17/2025	
Total 10152025KG:						150.00	150.00					
Total KELLI A GILES:						150.00	150.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A180902	21877	<u>BLACK PIPE FOR TEMPORARY CONSTRUCTION FENCE, C. REGLI, OCT. 25</u>	10/15/2025	34.19	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total A180902:						34.19	.00					
499	KUNA LUMBER	A180908	21879	<u>BLACK PIPE FOR TEMPORARY CONSTRUCTION FENCE, C. REGLI, OCT. 25</u>	10/16/2025	34.19	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total A180908:						34.19	.00					
499	KUNA LUMBER	A180996	21895	<u>TOILET AUGER TO UNCLOG PARK RESTROOM TOILET, J. WARDEN OCT. 25</u>	10/20/2025	17.09	.00	01-6175 SMALL TOOLS	1004	10/25		
Total A180996:						17.09	.00					
499	KUNA LUMBER	A180997	21899	<u>DRAIN CLEANER FOR SADIE CREEK RESTROOM, J. WARDEN, OCT. 25</u>	10/20/2025	8.99	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total A180997:						8.99	.00					
499	KUNA LUMBER	A181011	21904	<u>POLY ELBOWS FOR SPRAYER AT THE FARM, R.HENZE, OCT.'25</u>	10/20/2025	7.16	.00	21-6090 FARM EXPENDITURES	0	10/25		

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Total A181011:						7.16	.00					
499	KUNA LUMBER	A181037	21912	<u>FITTINGS FOR FARM PUMP, J. BOSTON, OCT. 25</u>	10/21/2025	12.89	.00	21-6090 FARM EXPENDITURES	0	10/25		
Total A181037:						12.89	.00					
499	KUNA LUMBER	A181056	21922	<u>ZIP TIES, R.WARWICK, OCT.'25</u>	10/22/2025	40.84	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total A181056:						40.84	.00					
499	KUNA LUMBER	A181084	21928	<u>GARDEN HOSE AND SEALANT, J. BOSTON, OCT 25</u>	10/23/2025	36.08	.00	21-6150 M & R - SYSTEM	0	10/25		
Total A181084:						36.08	.00					
499	KUNA LUMBER	A181094	21931	<u>LIGHT BULBS FOR CITY HALL, J.LORENTZ, OCT.'25</u>	10/23/2025	10.62	.00	21-6140 MAINT. & REPAIR BUILDING	0	10/25		
499	KUNA LUMBER	A181094	21931	<u>LIGHT BULBS FOR CITY HALL, J.LORENTZ, OCT.'25</u>	10/23/2025	15.52	.00	01-6140 MAINT. & REPAIR BUILDING	0	10/25		
499	KUNA LUMBER	A181094	21931	<u>LIGHT BULBS FOR CITY HALL, J.LORENTZ, OCT.'25</u>	10/23/2025	10.62	.00	20-6140 MAINT. & REPAIR BUILDING	0	10/25		
499	KUNA LUMBER	A181094	21931	<u>LIGHT BULBS FOR CITY HALL, J.LORENTZ, OCT.'25</u>	10/23/2025	4.07	.00	25-6140 MAINT. & REPAIR BUILDING	0	10/25		
Total A181094:						40.83	.00					
499	KUNA LUMBER	A181116	21946	<u>TUBE OF SILICONE, J. BOSTON, OCT. 25</u>	10/24/2025	9.02	.00	21-6150 M & R - SYSTEM	0	10/25		
Total A181116:						9.02	.00					
499	KUNA LUMBER	A181143	21953	<u>GROUND BAR KIT FOR STREET LIGHT, S. HOWELL, OCT. 25</u>	10/27/2025	16.62	.00	01-6150 M & R - SYSTEM	1002	10/25		

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Total A181143:						16.62	.00					
499	KUNA LUMBER	A181145	21959	<u>TAPE, LEAF BAGS, AND BATTERIES, D.ABBOTT, OCT.'25</u>	10/27/2025	57.16	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total A181145:						57.16	.00					
499	KUNA LUMBER	A181157	21964	<u>PAINTING SUPPLIES FOR VFW, S. HOWELL, OCT. 25</u>	10/27/2025	7.12	.00	01-6140 MAINT. & REPAIR BUILDING	0	10/25		
Total A181157:						7.12	.00					
499	KUNA LUMBER	B180938	21850	<u>BUSHING, ADAPTER, AND PVC NIPPLE FOR THE AIR VENT, EAST WATER, OCT.'25</u>	10/13/2025	3.30	.00	27-6150 M & R - SYSTEM	0	10/25		
Total B180938:						3.30	.00					
499	KUNA LUMBER	B180962	21863	<u>BRASS NIPPLES, COUPLING, AND BATTERY FOR EAST WATER AIR VENT, J.COX, OCT. 25</u>	10/14/2025	23.63	.00	27-6150 M & R - SYSTEM	0	10/25		
Total B180962:						23.63	.00					
499	KUNA LUMBER	B180975	21870	<u>SILICON SPRAY FOR TRUCK 73, J. LORENTZ, OCT. 25</u>	10/15/2025	7.64	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	10/25		
Total B180975:						7.64	.00					
Total KUNA LUMBER:						356.75	.00					
<b>KUNA MACHINE LLC</b>												
1775	KUNA MACHINE LLC	4094	21881	<u>BAR METAL FOR TEMPORARY CONSTRUCTION FENCING, C. REGLI, OCT. 25</u>	10/16/2025	59.28	.00	01-6150 M & R - SYSTEM	1004	10/25		

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Total 4094:						59.28	.00					
Total KUNA MACHINE LLC:						59.28	.00					
<b>LET IT FLY LLC</b>												
1930	LET IT FLY LLC	SX54069	21869	<u>US AND STATE FLAGS FOR STOCK, J.LORENTZ, OCT.'25</u>	10/15/2025	692.00	692.00	01-6150 M & R - SYSTEM	1004	10/25	10/17/2025	
Total SX54069:						692.00	692.00					
Total LET IT FLY LLC:						692.00	692.00					
<b>MASTER ROOTER SERVICES INC.</b>												
834	MASTER ROOTER SERVICES INC.	264867634		<u>CLEARING MAIN DRAIN AT SADIE BATHROOMS, OCT.'25</u>	10/21/2025	257.00	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 264867634:						257.00	.00					
Total MASTER ROOTER SERVICES INC.:						257.00	.00					
<b>MATHESON TRI-GAS INC</b>												
1871	MATHESON TRI-GAS INC	0032262066		<u>CYLINDER RENTAL, T.FLEMING, OCT.'25</u>	10/21/2025	154.65	.00	21-6150 M & R - SYSTEM	0	10/25		
Total 0032262066:						154.65	.00					
Total MATHESON TRI-GAS INC:						154.65	.00					
<b>McKINNEY MASONRY, LLC</b>												
1777	McKINNEY MASONRY, LLC	10102025MM		<u>PATAGONIA RESTROOM CONSTRUCTION, DELIVERY AND INSTALLATION, OCT.'25</u>	10/10/2025	42,560.00	.00	50-6045 CONTINGENCY	0	10/25		
Total 10102025MM:						42,560.00	.00					
Total McKINNEY MASONRY, LLC:						42,560.00	.00					

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<b>METROQUIP, INC.</b>												
196	METROQUIP, INC.	W05212	21942	<u>REPAIRS ON THE VAC TRUCK, J.OSBORN, OCT.'25</u>	10/24/2025	930.47	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
196	METROQUIP, INC.	W05212	21942	<u>REPAIRS ON THE VAC TRUCK, J.OSBORN, OCT.'25</u>	10/24/2025	930.47	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
196	METROQUIP, INC.	W05212	21942	<u>REPAIRS ON THE VAC TRUCK, J.OSBORN, OCT.'25</u>	10/24/2025	354.46	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
Total W05212:						2,215.40	.00					
Total METROQUIP, INC.:						2,215.40	.00					
<b>MIKE J. KAUFMAN</b>												
2302	MIKE J. KAUFMAN	10132025MK		<u>UMPIRE SERVICE FOR 5 TOURNAMENT GAMES 10/11/2025, OCT. 25</u>	10/13/2025	250.00	250.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25	10/17/2025	
Total 10132025MK:						250.00	250.00					
Total MIKE J. KAUFMAN:						250.00	250.00					
<b>MISCELLANEOUS #2</b>												
1849	MISCELLANEOUS #2	10172025VG		<u>M3 ID VALOR GOLF VILLAS, RESOLUTION NO R56-2025, STREET LIGHT IMPROVEMENT CASH BOND RELEASE, OCT. 25</u>	10/17/2025	76,560.00	76,560.00	30-2080 DEVELOPER DEPOSITS	0	10/25	10/24/2025	
Total 10172025VG:						76,560.00	76,560.00					
Total MISCELLANEOUS #2:						76,560.00	76,560.00					
<b>MOTION INDUSTRIES, INC.</b>												
1456	MOTION INDUSTRIES, INC.	ID09-00732743	21779	<u>7 EA OIL SEALS FOR BAND SCREENS, M.NADEAU, OCT.'25</u>	10/21/2025	213.76	.00	21-6150 M & R - SYSTEM	0	10/25		

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Total ID09-00732743:						213.76	.00					
Total MOTION INDUSTRIES, INC.:						213.76	.00					
<b>NCC CONCRETE CONSTRUCTION LLC</b>												
2338	NCC CONCRETE CONSTRUCTION LLC	1283		CONCRETE WORK AT PATAGONIA RESTROOM, SEPT 25	09/28/2025	29,583.00	29,583.00	50-6045 CONTINGENCY	0	10/25	10/17/2025	
Total 1283:						29,583.00	29,583.00					
Total NCC CONCRETE CONSTRUCTION LLC:						29,583.00	29,583.00					
<b>NICOLE OWENS</b>												
2185	NICOLE OWENS	7076	21919	CHAMPION SHIRTS FOR SOFTBALL, K PEREZ, OCT. 25	10/21/2025	316.77	316.77	01-6135 PUBLIC ENTERTAINMENT	1004	10/25	10/24/2025	
Total 7076:						316.77	316.77					
2185	NICOLE OWENS	7077	21923	BANNERS AND YARD SIGNS FOR SPOOKY MOVIE NIGHT, K.PEREZ, OCT.25	10/22/2025	418.77	418.77	01-6135 PUBLIC ENTERTAINMENT	1004	10/25	10/24/2025	
Total 7077:						418.77	418.77					
2185	NICOLE OWENS	7078	21926	EXIT AND ENTRANCE SIGNS FOR PARKS SHOP, A. BILLINGS, OCT. 25	10/22/2025	376.77	376.77	01-6188 SIGNAGE	1004	10/25	10/24/2025	
Total 7078:						376.77	376.77					
Total NICOLE OWENS:						1,112.31	1,112.31					
<b>O'REILLY AUTO ENTERPRISES LLC</b>												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-431001	21932	TOGGLE SWITCH FOR PARKS SIDE BY SIDE, J.DURHAM, OCT.25	10/23/2025	14.99	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	10/25		

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Total 5841-431001:						14.99	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						14.99	.00					
<b>PAIGE MECHANICAL GROUP, INC.</b>												
1654	PAIGE MECHANICAL GROUP, INC.	47356		<u>HVAC MAINTENANCE AT THE TREATMENT PLANT, OCT. 25</u>	10/23/2025	164.29	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/25		
Total 47356:						164.29	.00					
1654	PAIGE MECHANICAL GROUP, INC.	47357		<u>HVAC FALL MAINTENANCE AT THE TREATMENT PLANT, M. NADEAU, OCT 25</u>	10/23/2025	2,675.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/25		
Total 47357:						2,675.00	.00					
Total PAIGE MECHANICAL GROUP, INC.:						2,839.29	.00					
<b>REXEL USA, INC.</b>												
1613	REXEL USA, INC.	6S09771	21882	<u>LIGHTS FOR THE PLANT, S. HOWELL, OCT. 25- SEWER</u>	10/17/2025	4.08	.00	<u>21-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/25		
1613	REXEL USA, INC.	6S09771	21882	<u>LIGHTS FOR THE PLANT, S. HOWELL, OCT. 25- P.I</u>	10/17/2025	1.55	.00	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/25		
1613	REXEL USA, INC.	6S09771	21882	<u>LIGHTS FOR THE PLANT, S. HOWELL, OCT. 25- WATER</u>	10/17/2025	4.08	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/25		
Total 6S09771:						9.71	.00					
1613	REXEL USA, INC.	6S18323	21889	<u>REPLACEMENT LIGHTS FOR THE TREATMENT PLANT, S.HOWELL, OCT.'25</u>	10/20/2025	29.85	.00	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/25		
1613	REXEL USA, INC.	6S18323	21889	<u>REPLACEMENT LIGHTS FOR THE TREATMENT PLANT, S.HOWELL, OCT.'25</u>	10/20/2025	78.38	.00	<u>21-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/25		
1613	REXEL USA, INC.	6S18323	21889	<u>REPLACEMENT LIGHTS FOR THE TREATMENT PLANT, S.HOWELL, OCT.'25</u>	10/20/2025	78.38	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/25		

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Total 6S18323:						186.61	.00					
1613	REXEL USA, INC.	6S72219	21938	<u>STREET LIGHT PHOTO SENSORS FOR INVENTORY, S. HOWELL. OCT. 25</u>	10/25/2025	57.39	.00	01-6150 M & R - SYSTEM	1002	10/25		
Total 6S72219:						57.39	.00					
Total REXEL USA, INC.:						253.71	.00					
<b>ROCKITECTURE LLC</b>												
2255	ROCKITECTURE LLC	7299	21613	<u>MEMORIAL ROCK FOR B.WITHROW BALL FIELDS, SEPT.25</u>	10/20/2025	2,575.00	2,575.00	01-6150 M & R - SYSTEM	1004	10/25	10/24/2025	
Total 7299:						2,575.00	2,575.00					
Total ROCKITECTURE LLC:						2,575.00	2,575.00					
<b>SAMSARA INC</b>												
2252	SAMSARA INC	310519554415		<u>FLEET TRACKING SYSTEM LICENSE ANNUAL SUBSCRIPTION 10/13/2025-10/12/2026, OCT. 25-SEWER</u>	10/13/2025	2,681.76	2,681.76	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25	10/17/2025	
2252	SAMSARA INC	310519554415		<u>FLEET TRACKING SYSTEM LICENSE ANNUAL SUBSCRIPTION 10/13/2025-10/12/2026, OCT. 25- P.I</u>	10/13/2025	1,340.88	1,340.88	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25	10/17/2025	
2252	SAMSARA INC	310519554415		<u>FLEET TRACKING SYSTEM LICENSE ANNUAL SUBSCRIPTION 10/13/2025-10/12/2026, OCT. 25- WATER</u>	10/13/2025	2,681.76	2,681.76	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25	10/17/2025	
2252	SAMSARA INC	310519554415		<u>FLEET TRACKING SYSTEM LICENSE ANNUAL SUBSCRIPTION 10/13/2025-10/12/2026, OCT. 25- ADMIN</u>	10/13/2025	6,704.40	6,704.40	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25	10/17/2025	

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Total 310519554415351:						13,408.80	13,408.80					
Total SAMSARA INC:						13,408.80	13,408.80					
<b>SMITH'S LAWNMOWER SALES</b>												
58	SMITH'S LAWNMOWER SALES	14566	21821	<u>RADIATOR FOR THE WALKER MOWER, J.DURHAM, OCT.25</u>	10/20/2025	1,467.80	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		
Total 14566:						1,467.80	.00					
Total SMITH'S LAWNMOWER SALES:						1,467.80	.00					
<b>SOUTHWEST OFFICE SUPPLY INC</b>												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-208458-1	21878	<u>SMARTIES AND STENO NOTEBOOKS FOR CITY HALL, OCT. 25- SEWER</u>	10/20/2025	18.65	.00	21-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-208458-1	21878	<u>ONE CASE PAPER FOR THE PLANT, OCT. 25- SEWER</u>	10/20/2025	27.27	.00	21-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-208458-1	21878	<u>SMARTIES AND STENO NOTEBOOKS FOR CITY HALL, OCT. 25- P.I</u>	10/20/2025	7.16	.00	25-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-208458-1	21878	<u>SMARTIES AND STENO NOTEBOOKS FOR CITY HALL, OCT. 25- WATER</u>	10/20/2025	18.65	.00	20-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-208458-1	21878	<u>ONE CASE PAPER FOR THE PLANT, OCT. 25- WATER</u>	10/20/2025	27.27	.00	20-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-208458-1	21878	<u>SMARTIES AND STENO NOTEBOOKS FOR CITY HALL, OCT. 25- ADMIN</u>	10/20/2025	27.25	.00	01-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-208458-1	21878	<u>ONE CASE PAPER FOR THE PLANT, OCT. 25- P.I</u>	10/20/2025	10.38	.00	25-6165 OFFICE SUPPLIES	0	10/25		
Total WO-208458-1:						136.63	.00					

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2213	SOUTHWEST OFFICE SUPPLY INC	WO-208863-1	21933	PAPER FOR CITY HALL, A. PETERSON, OCT 25- SEWER	10/24/2025	16.88	.00	21-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-208863-1	21933	PAPER FOR CITY HALL, A. PETERSON, OCT 25- ADMIN	10/24/2025	24.67	.00	01-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-208863-1	21933	PAPER FOR CITY HALL, A. PETERSON, OCT 25- WATER	10/24/2025	16.88	.00	20-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-208863-1	21933	PAPER FOR CITY HALL, A. PETERSON, OCT 25- P.I	10/24/2025	6.49	.00	25-6165 OFFICE SUPPLIES	0	10/25		
Total WO-208863-1:						64.92	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						201.55	.00					
<b>SPECIALTY PLASTICS &amp; FABRICATI, INC.</b>												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	99614	21857	FOUR INCH UNION FOR THE DO 2 TANK DIFFUSER PIPELINE, M. NADEAU, OCT. 25	10/14/2025	99.39	.00	21-6150 M & R - SYSTEM	0	10/25		
Total 99614:						99.39	.00					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						99.39	.00					
<b>STEPHANIE WOMACK</b>												
2388	STEPHANIE WOMACK	10102025SW		VOLLEYBALL OFFICAL SERVICES FOR 5 GAMES 9/18-9/24/2025, 1 GAME 10/1/2025, OCT. 25	10/10/2025	300.00	300.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25	10/17/2025	
Total 10102025SW:						300.00	300.00					
Total STEPHANIE WOMACK:						300.00	300.00					
<b>TACOMA SCREW PRODUCTS, INC</b>												
1768	TACOMA SCREW PRODUCTS, INC	200192194-00	21907	ALUMINUM SHEET, HOSE CLAMPS, U-BAR CHANNEL NUTS, M.NADEAU, OCT. 25	10/21/2025	26.68	.00	21-6150 M & R - SYSTEM	0	10/25		

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Total 200192194-00:						26.68	.00					
Total TACOMA SCREW PRODUCTS, INC:						26.68	.00					
<b>TIBOR WEIS</b>												
2394	TIBOR WEIS	TWC10242025	21949	<u>STUCCO REPAIR FOR VFW BUILDING - S. HOWELL, OCT 25</u>	10/24/2025	1,745.00	.00	01-6140 MAINT. & REPAIR BUILDING	0	10/25		
Total TWC10242025:						1,745.00	.00					
Total TIBOR WEIS:						1,745.00	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	2160:11224799		<u>COFFEE AND CREAMER FOR PARKS OFFICE, OCT. 25</u>	10/15/2025	214.10	.00	01-6165 OFFICE SUPPLIES	1004	10/25		
992	TREASURE VALLEY COFFEE	2160:11224799		<u>BEAN TO CUP RENTAL, 4 WEEKS, PARKS SHOP/OFFICE, OCT 25</u>	10/15/2025	150.00	.00	01-6212 RENT - EQUIPMENT	1004	10/25		
Total 2160:11224799:						364.10	.00					
992	TREASURE VALLEY COFFEE	2160:11290270	21893	<u>COFFEE FOR THE PLANT, J. MILLER, OCT 25- SEWER</u>	10/21/2025	69.28	.00	21-6165 OFFICE SUPPLIES	0	10/25		
992	TREASURE VALLEY COFFEE	2160:11290270		<u>COFFEE FOR THE PLANT, J. MILLER, OCT 25- P.I</u>	10/21/2025	26.38	.00	25-6165 OFFICE SUPPLIES	0	10/25		
992	TREASURE VALLEY COFFEE	2160:11290270	21893	<u>COFFEE FOR THE PLANT, J. MILLER, OCT 25- WATER</u>	10/21/2025	69.28	.00	20-6165 OFFICE SUPPLIES	0	10/25		
Total 2160:11290270:						164.94	.00					
Total TREASURE VALLEY COFFEE:						529.04	.00					
<b>TURF EQUIPMENT &amp; IRRIGATION INC</b>												
1969	TURF EQUIPMENT & IRRIGATION INC	3030852-00-A		<u>FREIGHT FOR SHIPPING CR20 FARIWAY TOP DRESSER, J. PEREZ, SEPT. FY 25</u>	09/08/2025	1,500.00	.00	40-6166 CAPITAL EQUIPMENT PURCHASES	0	10/25		

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Total 3030852-00-A:						1,500.00	.00					
Total TURF EQUIPMENT & IRRIGATION INC:						1,500.00	.00					
<b>UNITED SITE SERVICES OF NEVADA INC</b>												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5672205		STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE 10/16-11/12/25- BOOSTER 5750 E KUNA RD	10/16/2025	66.00	.00	20-6212 RENT - EQUIPMENT	0	10/25		
Total INV-5672205:						66.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						66.00	.00					
<b>UTILITY REFUND #19</b>												
2367	UTILITY REFUND #19	123028.00		CBH, 1516 N COLTSFOOT AVE, UTILITY REFUND- WATER	10/20/2025	36.46	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	123028.00		CBH, 1516 N COLTSFOOT AVE, UTILITY REFUND- SEWER	10/20/2025	36.14	.00	21-4600 SEWER USER FEES	0	10/25		
Total 123028.00:						72.60	.00					
2367	UTILITY REFUND #19	123034.00		CBH, 1420 N COLTSFOOT AVE, UTILITY REFUND- SEWER	09/19/2025	28.95	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	123034.00		CBH, 1420 N COLTSFOOT AVE, UTILITY REFUND- WATER	09/19/2025	33.41	.00	20-4500 METERED WATER SALES	0	10/25		
Total 123034.00:						62.36	.00					
2367	UTILITY REFUND #19	123046.00		CBH, 2443 W OPALITE DR, UTILITY REFUND- SEWER	10/15/2025	42.74	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	123046.00		CBH, 2443 W OPALITE DR, UTILITY REFUND- WATER	10/15/2025	41.93	.00	20-4500 METERED WATER SALES	0	10/25		

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Total 123046.00:						84.67	.00					
2367	UTILITY REFUND #19	130700.03		<u>ERIK J MENDOZA, 1415 W TOPANGA CT, UTILITY REFUND - WATER</u>	10/22/2025	13.78	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	130700.03		<u>ERIK J MENDOZA, 1415 W TOPANGA CT, UTILITY REFUND - SEWER</u>	10/22/2025	24.69	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	130700.03		<u>ERIK J MENDOZA, 1415 W TOPANGA CT, UTILITY REFUND - TRASH</u>	10/22/2025	12.93	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/25		
Total 130700.03:						51.40	.00					
2367	UTILITY REFUND #19	171172.00		<u>CBH, 197 N COLTSFOOT AVE, UTILITY REFUND- SEWER</u>	09/22/2025	37.68	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	171172.00		<u>CBH, 197 N COLTSFOOT AVE, UTILITY REFUND- WATER</u>	09/22/2025	34.61	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 171172.00:						72.29	.00					
2367	UTILITY REFUND #19	171178.01		<u>DANIEL GORDON EGBERT, 103 N COLTSFOOT AVE, UTILITY REFUND- WATER</u>	10/22/2025	32.63	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	171178.01		<u>DANIEL GORDON EGBERT, 103 N COLTSFOOT AVE, UTILITY REFUND- SEWER</u>	10/22/2025	43.69	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	171178.01		<u>DANIEL GORDON EGBERT, 103 N COLTSFOOT AVE, UTILITY REFUND- TRASH</u>	10/22/2025	30.32	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/25		
Total 171178.01:						106.64	.00					
2367	UTILITY REFUND #19	171654.00		<u>CBH, 269 N CRANESBILL AVE, UTILITY REFUND- SEWER</u>	10/07/2025	3.56	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		

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2367	UTILITY REFUND #19	171654.00		<u>CBH, 269 N CRANESBILL AVE, UTILITY REFUND- WATER</u>	10/07/2025	67.73	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 171654.00:						71.29	.00					
2367	UTILITY REFUND #19	201495.01		<u>NATHAN DRANEY, 622 E RIDGESTONE DR, UTILITY REFUND- WATER</u>	10/23/2025	87.37	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 201495.01:						87.37	.00					
2367	UTILITY REFUND #19	207113.00		<u>OPEN DOOR RENTALS, 3102 N SARATOV WAY, UTILITY REFUND- TRASH</u>	10/02/2025	33.25	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	207113.00		<u>OPEN DOOR RENTALS, 3102 N SARATOV WAY, UTILITY REFUND- WATER</u>	10/02/2025	23.44	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	207113.00		<u>OPEN DOOR RENTALS, 3102 N SARATOV WAY, UTILITY REFUND- SEWER</u>	10/02/2025	45.16	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 207113.00:						101.85	.00					
2367	UTILITY REFUND #19	241010.01-A		<u>THE LON &amp; TAMI MORGAN TRUST, 1088 E SERAPHINA ST, UTILITY REFUND- WATER</u>	10/23/2025	89.63	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 241010.01-A:						89.63	.00					
2367	UTILITY REFUND #19	256225.00		<u>HUBBLE HOMES, 483 S JAKE AVE, UTILITY REFUND- WATER</u>	10/17/2025	42.02	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	256225.00		<u>HUBBLE HOMES, 483 S JAKE AVE, UTILITY REFUND- SEWER</u>	10/17/2025	34.77	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 256225.00:						76.79	.00					

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2367	UTILITY REFUND #19	256230.00		<u>HUBBLE HOMES, 563 S JAKE AVE, UTILITY REFUND- SEWER</u>	10/08/2025	31.68	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	256230.00		<u>HUBBLE HOMES, 563 S JAKE AVE, UTILITY REFUND- WATER</u>	10/08/2025	96.88	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 256230.00:						128.56	.00					
2367	UTILITY REFUND #19	257008.00		<u>LENNAR HOMES, 1269 S SABRINA AVE, UTILITY REFUND - SEWER</u>	10/02/2025	1.89	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	257008.00		<u>LENNAR HOMES, 1269 S SABRINA AVE, UTILITY REFUND - WATER</u>	10/02/2025	63.75	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 257008.00:						65.64	.00					
2367	UTILITY REFUND #19	257009.00		<u>LENNAR HOMES, 1247 S SABRINA AVE, UTILITY REFUND - WATER</u>	10/23/2025	61.29	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 257009.00:						61.29	.00					
2367	UTILITY REFUND #19	268131.02		<u>ADAM FRANK, 1631 N VERIDIAN AVE, UTILITY REFUND- WATER</u>	10/23/2025	69.98	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 268131.02:						69.98	.00					
2367	UTILITY REFUND #19	268212.00		<u>CBH, 2904 N ARROYO VISTA WAY, UTILITY REFUND- SEWER</u>	10/02/2025	18.02	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	268212.00		<u>CBH, 2904 N ARROYO VISTA WAY, UTILITY REFUND- WATER</u>	10/02/2025	76.96	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 268212.00:						94.98	.00					
2367	UTILITY REFUND #19	268217.00		<u>CBH, 2810 N ARROYO VISTA WAY, UTILITY REFUND- SEWER</u>	10/20/2025	35.73	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		

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2367	UTILITY REFUND #19	268217.00		<u>CBH, 2810 N ARROYO VISTA WAY, UTILITY REFUND- WATER</u>	10/20/2025	34.61	.00	20-4500 METERED WATER SALES	0	10/25		
Total 268217.00:						70.34	.00					
2367	UTILITY REFUND #19	268218.00		<u>CBH, 2788 N ARROYO VISTA WAY, UTILITY REFUND- SEWER</u>	10/20/2025	69.87	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	268218.00		<u>CBH, 2788 N ARROYO VISTA WAY, UTILITY REFUND- WATER</u>	10/20/2025	60.05	.00	20-4500 METERED WATER SALES	0	10/25		
Total 268218.00:						129.92	.00					
2367	UTILITY REFUND #19	268219.00		<u>CBH, 2770 N ARROYO VISTA WAY, UTILITY REFUND- WATER</u>	09/17/2025	40.58	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	268219.00		<u>CBH, 2770 N ARROYO VISTA WAY, UTILITY REFUND- SEWER</u>	09/17/2025	33.90	.00	21-4600 SEWER USER FEES	0	10/25		
Total 268219.00:						74.48	.00					
2367	UTILITY REFUND #19	268248.00		<u>CBH, 2876 W LEMHI CREEK ST, UTILITY REFUND-WATER</u>	10/09/2025	93.69	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	268248.00		<u>CBH, 2876 W LEMHI CREEK ST, UTILITY REFUND- SEWER</u>	10/09/2025	44.65	.00	21-4600 SEWER USER FEES	0	10/25		
Total 268248.00:						138.34	.00					
2367	UTILITY REFUND #19	268264.00		<u>CBH, 2898 W ANIMAS CREEK DR, UTILITY REFUND- WATER</u>	09/23/2025	40.55	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	268264.00		<u>CBH, 2898 W ANIMAS CREEK DR, UTILITY REFUND- SEWER</u>	09/23/2025	29.70	.00	21-4600 SEWER USER FEES	0	10/25		
Total 268264.00:						70.25	.00					
2367	UTILITY REFUND #19	268270.00		<u>CBH, 2945 N ARROYO VISTA WAY, UTILITY REFUND- SEWER</u>	10/09/2025	32.82	.00	21-4600 SEWER USER FEES	0	10/25		

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2367	UTILITY REFUND #19	268270.00		<u>CBH, 2945 N ARROYO VISTA WAY, UTILITY REFUND- WATER</u>	10/09/2025	93.48	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 268270.00:						93.48	.00					
2367	UTILITY REFUND #19	277043.04		<u>JORDAN JUDD, 2562 N IDITAROD WAY, UTILITY REFUND- WATER</u>	10/24/2025	2.45	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	277043.04		<u>JORDAN JUDD, 2562 N IDITAROD WAY, UTILITY REFUND- SEWER</u>	10/24/2025	4.27	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	277043.04		<u>JORDAN JUDD, 2562 N IDITAROD WAY, UTILITY REFUND- TRASH</u>	10/24/2025	2.98	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/25		
Total 277043.04:						9.70	.00					
2367	UTILITY REFUND #19	277724.01		<u>ALLISON BERGSTEDT, 549 W SCREECH OWL DR, UTILITY REFUND- SEWER</u>	10/24/2025	45.58	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	277724.01		<u>ALLISON BERGSTEDT, 549 W SCREECH OWL DR, UTILITY REFUND- WATER</u>	10/24/2025	29.01	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	277724.01		<u>ALLISON BERGSTEDT, 549 W SCREECH OWL DR, UTILITY REFUND- TRASH</u>	10/24/2025	28.70	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/25		
Total 277724.01:						103.29	.00					
2367	UTILITY REFUND #19	277781.00		<u>CBH, 2105 N KENNETH AVE, UTILITY REFUND- SEWER</u>	10/10/2025	1.15	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	277781.00		<u>CBH, 2105 N KENNETH AVE, UTILITY REFUND- WATER</u>	10/10/2025	73.72	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 277781.00:						74.87	.00					

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2367	UTILITY REFUND #19	277782.00		<u>CBH, 699 W SCREECH OWL DR, UTILITY REFUND- WATER</u>	10/02/2025	87.66	.00	20-4500_METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	277782.00		<u>CBH, 699 W SCREECH OWL DR, UTILITY REFUND- SEWER</u>	10/02/2025	39.20	.00	21-4600_SEWER USER FEES	0	10/25		
Total 277782.00:						126.86	.00					
2367	UTILITY REFUND #19	278321.00		<u>CBH, 2277 N KENNETH AVE, UTILITY REFUND- SEWER</u>	10/02/2025	27.78	.00	21-4600_SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	278321.00		<u>CBH, 2277 N KENNETH AVE, UTILITY REFUND- WATER</u>	10/02/2025	87.33	.00	20-4500_METERED WATER SALES	0	10/25		
Total 278321.00:						115.11	.00					
2367	UTILITY REFUND #19	278323.00		<u>CBH, 2241 N KENNETH AVE, UTILITY REFUND- SEWER</u>	09/16/2025	62.78	.00	21-4600_SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	278323.00		<u>CBH, 2241 N KENNETH AVE, UTILITY REFUND- WATER</u>	09/16/2025	69.19	.00	20-4500_METERED WATER SALES	0	10/25		
Total 278323.00:						131.97	.00					
2367	UTILITY REFUND #19	278326.00		<u>CBH, 707 W STRIPED OWL ST, UTILITY REFUND- WATER</u>	10/15/2025	73.00	.00	20-4500_METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	278326.00		<u>CBH, 707 W STRIPED OWL ST, UTILITY REFUND- SEWER</u>	10/15/2025	5.77	.00	21-4600_SEWER USER FEES	0	10/25		
Total 278326.00:						78.77	.00					
2367	UTILITY REFUND #19	278328.00		<u>CBH, 663 W STRIPED OWL ST, UTILITY REFUND- WATER</u>	09/19/2025	26.18	.00	20-4500_METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	278328.00		<u>CBH, 663 W STRIPED OWL ST, UTILITY REFUND- SEWER</u>	09/19/2025	18.75	.00	21-4600_SEWER USER FEES	0	10/25		
Total 278328.00:						44.93	.00					

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2367	UTILITY REFUND #19	278329.00		<u>CBH, 647 W STRIPED OWL ST, UTILITY REFUND- SEWER</u>	09/29/2025	41.50	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	278329.00		<u>CBH, 647 W STRIPED OWL ST, UTILITY REFUND- WATER</u>	09/29/2025	30.50	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 278329.00:						72.00	.00					
2367	UTILITY REFUND #19	278332.00		<u>CBH, 2256 N HONEYSUCKLE AVE, UTILITY REFUND- SEWER</u>	10/03/2025	29.34	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	278332.00		<u>CBH, 2256 N HONEYSUCKLE AVE, UTILITY REFUND- WATER</u>	10/03/2025	91.34	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 278332.00:						120.68	.00					
2367	UTILITY REFUND #19	278343.00		<u>CBH, 588 W SNOWY OWL ST, UTILITY REFUND- SEWER</u>	10/07/2025	33.87	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	278343.00		<u>CBH, 588 W SNOWY OWL ST, UTILITY REFUND- WATER</u>	10/07/2025	96.58	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 278343.00:						130.45	.00					
2367	UTILITY REFUND #19	278345.00		<u>CBH, 626 W SNOWY OWL ST, UTILITY REFUND- WATER</u>	10/14/2025	69.01	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	278345.00		<u>CBH, 626 W SNOWY OWL ST, UTILITY REFUND- SEWER</u>	10/14/2025	2.02	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 278345.00:						71.03	.00					
2367	UTILITY REFUND #19	278352.00		<u>CBH, 764 W SNOWY OWL ST, UTILITY REFUND-WATER</u>	10/02/2025	86.02	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	278352.00		<u>CBH, 764 W SNOWY OWL ST, UTILITY REFUND- SEWER</u>	10/02/2025	22.97	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 278352.00:						108.99	.00					

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2367	UTILITY REFUND #19	278353.00		<u>CBH, 780 W SNOWY OWL ST, UTILITY REFUND- WATER</u>	10/15/2025	70.98	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	278353.00		<u>CBH, 780 W SNOWY OWL ST, UTILITY REFUND- SEWER</u>	10/15/2025	1.88	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 278353.00:						72.86	.00					
2367	UTILITY REFUND #19	281570.00		<u>FALL CREEK CUSTOM HOMES, 2260 N SUNSET FARM PL, UTILITY REFUND- SEWER</u>	09/03/2025	38.68	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	281570.00		<u>FALL CREEK CUSTOM HOMES, 2260 N SUNSET FARM PL, UTILITY REFUND- WATER</u>	09/03/2025	89.94	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 281570.00:						128.62	.00					
2367	UTILITY REFUND #19	290370.04		<u>ANDREW M WATKINS, 8216 S BUFFALO CREEK LN, UTILITY REFUND- TRASH</u>	10/20/2025	31.60	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	290370.04		<u>ANDREW M WATKINS, 8216 S BUFFALO CREEK LN, UTILITY REFUND- WATER</u>	10/20/2025	35.11	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	290370.04		<u>ANDREW M WATKINS, 8216 S BUFFALO CREEK LN, UTILITY REFUND- SEWER</u>	10/20/2025	38.94	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 290370.04:						105.65	.00					
2367	UTILITY REFUND #19	292227.00-A		<u>CBH HOMES, 8484 S IDITAROD AVE, UTILITY REFUND- WATER</u>	10/23/2025	38.59	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 292227.00-A:						38.59	.00					
2367	UTILITY REFUND #19	292228.00		<u>CBH, 8397 S SANS AVE, UTILITY REFUND- WATER</u>	10/17/2025	66.26	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	292228.00		<u>CBH, 8397 S SANS AVE, UTILITY REFUND- SEWER</u>	10/17/2025	2.37	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		

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Total 292228.00:						68.63	.00					
2367	UTILITY REFUND #19	292254.00		<u>CBH, 2436 W MINERVA ST. UTILITY REFUND- WATER</u>	10/23/2025	51.08	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 292254.00:						51.08	.00					
2367	UTILITY REFUND #19	292267.00		<u>CBH, 8470 S TYRION WAY. UTILITY REFUND- WATER</u>	10/08/2025	92.21	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	292267.00		<u>CBH, 8470 S TYRION WAY. UTILITY REFUND- SEWER</u>	10/08/2025	36.26	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 292267.00:						128.47	.00					
2367	UTILITY REFUND #19	292273.00		<u>CBH, 2421 W PODRICK CT. UTILITY REFUND- WATER</u>	09/29/2025	26.94	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	292273.00		<u>CBH, 2421 W PODRICK CT. UTILITY REFUND- SEWER</u>	09/29/2025	37.03	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 292273.00:						63.97	.00					
2367	UTILITY REFUND #19	292277.00		<u>CBH, 2473 W PODRICK CT. UTILITY REFUND- WATER</u>	10/02/2025	87.21	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	292277.00		<u>CBH, 2473 W PODRICK CT. UTILITY REFUND- SEWER</u>	10/02/2025	33.38	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 292277.00:						120.59	.00					
2367	UTILITY REFUND #19	293405.00		<u>CBH, 3819 W TRIBUTE ST. UTILITY REFUND- SEWER</u>	10/07/2025	37.16	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	293405.00		<u>CBH, 3819 W TRIBUTE ST. UTILITY REFUND- WATER</u>	10/07/2025	91.40	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		

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Total 293405.00:						128.56	.00					
2367	UTILITY REFUND #19	293426.00		<u>CBH, 3808 W MAYPEARL ST, UTILITY REFUND- SEWER</u>	10/02/2025	28.51	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	293426.00		<u>CBH, 3808 W MAYPEARL ST, UTILITY REFUND- WATER</u>	10/02/2025	92.23	.00	20-4500 METERED WATER SALES	0	10/25		
Total 293426.00:						120.74	.00					
2367	UTILITY REFUND #19	293430.00		<u>CBH, 3811 W MAYPEARL ST, UTILITY REFUND- WATER</u>	10/07/2025	97.14	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	293430.00		<u>CBH, 3811 W MAYPEARL ST, UTILITY REFUND- SEWER</u>	10/07/2025	32.18	.00	21-4600 SEWER USER FEES	0	10/25		
Total 293430.00:						129.32	.00					
2367	UTILITY REFUND #19	293450.00		<u>CBH, 6889 S OLD FARM AVE, UTILITY REFUND- SEWER</u>	10/15/2025	31.76	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	293450.00		<u>CBH, 6889 S OLD FARM AVE, UTILITY REFUND- WATER</u>	10/15/2025	98.16	.00	20-4500 METERED WATER SALES	0	10/25		
Total 293450.00:						129.92	.00					
2367	UTILITY REFUND #19	293456.00		<u>CBH, 6815 S OLD FARM AVE, UTILITY REFUND- SEWER</u>	09/23/2025	29.97	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	293456.00		<u>CBH, 6815 S OLD FARM AVE, UTILITY REFUND-WATER</u>	09/23/2025	42.10	.00	20-4500 METERED WATER SALES	0	10/25		
Total 293456.00:						72.07	.00					
2367	UTILITY REFUND #19	293460.00		<u>CBH, 3892 W TRIBUTE ST, UTILITY REFUND- WATER</u>	10/06/2025	26.24	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	293460.00		<u>CBH, 3892 W TRIBUTE ST, UTILITY REFUND- SEWER</u>	10/06/2025	-10.61	.00	21-4600 SEWER USER FEES	0	10/25		

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Total 293460.00:						15.63	.00					
2367	UTILITY REFUND #19	293464.00		<u>CBH, 3822 W TRIBUTE ST, UTILITY REFUND- WATER</u>	09/23/2025	38.07	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	293464.00		<u>CBH, 3822 W TRIBUTE ST, UTILITY REFUND- SEWER</u>	09/23/2025	30.29	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 293464.00:						68.36	.00					
2367	UTILITY REFUND #19	302417.02		<u>MICAH S TERRELL, 866 E PASCUA DR, UTILITY REFUND- SEWER</u>	10/22/2025	6.33	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	302417.02		<u>MICAH S TERRELL, 866 E PASCUA DR, UTILITY REFUND- TRASH</u>	10/22/2025	3.94	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	302417.02		<u>MICAH S TERRELL, 866 E PASCUA DR, UTILITY REFUND- WATER</u>	10/22/2025	4.02	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 302417.02:						14.29	.00					
2367	UTILITY REFUND #19	302730.00		<u>BERKELEY BUILDING, 1316 E ANDES DR, UTILITY REFUND- SEWER</u>	10/20/2025	59.38	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	302730.00		<u>BERKELEY BUILDING, 1316 E ANDES DR, UTILITY REFUND- WATER</u>	10/20/2025	50.86	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 302730.00:						110.24	.00					
2367	UTILITY REFUND #19	302735.00		<u>RIVERWOOD HOMES, 9472 S EGG HARBOR AVE, UTILITY REFUND- WATER</u>	09/29/2025	49.66	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	302735.00		<u>RIVERWOOD HOMES, 9472 S EGG HARBOR AVE, UTILITY REFUND- SEWER</u>	09/29/2025	14.60	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		

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Total 302735.00:						64.26	.00					
2367	UTILITY REFUND #19	303231.02		<u>BRANDON BOLEN, 1119 E FIRESTONE DR. UTILITY REFUND- TRASH</u>	10/20/2025	2.11	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	303231.02		<u>BRANDON BOLEN, 1119 E FIRESTONE DR. UTILITY REFUND- WATER</u>	10/20/2025	1.69	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	303231.02		<u>BRANDON BOLEN, 1119 E FIRESTONE DR. UTILITY REFUND- SEWER</u>	10/20/2025	3.07	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 303231.02:						6.87	.00					
2367	UTILITY REFUND #19	304001.00		<u>VARRIALE CONSTRUCTION INC, 683 E MERINO ST. UTILITY REFUND- WATER</u>	10/20/2025	68.52	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 304001.00:						68.52	.00					
2367	UTILITY REFUND #19	304709.00		<u>CBH, 2830 E VALLEY WIND ST. UTILITY REFUND- SEWER</u>	10/02/2025	39.25	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	304709.00		<u>CBH, 2830 E VALLEY WIND ST. UTILITY REFUND- WATER</u>	10/02/2025	91.69	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 304709.00:						130.94	.00					
2367	UTILITY REFUND #19	304726.00		<u>CBH, 2924 N EAGLE MEADOW AVE. UTILITY REFUND- WATER</u>	10/08/2025	89.21	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	304726.00		<u>CBH, 2924 N EAGLE MEADOW AVE. UTILITY REFUND- SEWER</u>	10/08/2025	39.27	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 304726.00:						128.48	.00					
2367	UTILITY REFUND #19	304734.00		<u>CBH, 2828 N EAGLE MEADOW AVE. UTILITY REFUND- SEWER</u>	10/02/2025	58.67	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		

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2367	UTILITY REFUND #19	304734.00		<u>CBH, 2828 N EAGLE MEADOW AVE, UTILITY REFUND- WATER</u>	10/02/2025	103.44	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 304734.00:						162.11	.00					
2367	UTILITY REFUND #19	310047.02		<u>FOLEY FAMILY TRUST, 1187 W SAGWON DR, UTILITY REFUND - TRASH</u>	10/22/2025	8.56	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	310047.02		<u>FOLEY FAMILY TRUST, 1187 W SAGWON DR, UTILITY REFUND - WATER</u>	10/22/2025	9.53	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	310047.02		<u>FOLEY FAMILY TRUST, 1187 W SAGWON DR, UTILITY REFUND - SEWER</u>	10/22/2025	10.79	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 310047.02:						28.88	.00					
2367	UTILITY REFUND #19	310506.00		<u>TOLL BROS, 1540 W SWITCHGRASS CT, UTILITY REFUND- WATER</u>	10/13/2025	76.64	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	310506.00		<u>TOLL BROS, 1540 W SWITCHGRASS CT, UTILITY REFUND- SEWER</u>	10/13/2025	31.82	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 310506.00:						108.46	.00					
2367	UTILITY REFUND #19	311081.00		<u>TOLL BROS, 1362 W DOVEFIELD ST, UTILITY REFUND- SEWER</u>	10/02/2025	40.11	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	311081.00		<u>TOLL BROS, 1362 W DOVEFIELD ST, UTILITY REFUND- WATER</u>	10/02/2025	80.63	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 311081.00:						120.74	.00					
2367	UTILITY REFUND #19	311102.00		<u>TOLL BROS, 1375 W DOVEFIELD ST, UTILITY REFUND- WATER</u>	10/23/2025	59.41	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		

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Total 311102.00:						59.41	.00					
2367	UTILITY REFUND #19	311235.00		<u>TOLL BROS. 8084 S DIAMOND RIVER AVE. UTILITY REFUND-WATER</u>	10/02/2025	80.63	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	311235.00		<u>TOLL BROS. 8084 S DIAMOND RIVER AVE. UTILITY REFUND-SEWER</u>	10/02/2025	40.11	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 311235.00:						120.74	.00					
2367	UTILITY REFUND #19	311243.00		<u>TOLL BROS. 1340 W DOVEFIELD CT. UTILITY REFUND- SEWER</u>	10/07/2025	5.31	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	311243.00		<u>TOLL BROS. 1340 W DOVEFIELD CT. UTILITY REFUND- WATER</u>	10/07/2025	63.85	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 311243.00:						69.16	.00					
2367	UTILITY REFUND #19	311244.00		<u>TOLL BROS. 1326 W DOVEFIELD CT. UTILITY REFUND- SEWER</u>	10/07/2025	87.96	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	311244.00		<u>TOLL BROS. 1326 W DOVEFIELD CT. UTILITY REFUND- WATER</u>	10/07/2025	103.71	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 311244.00:						191.67	.00					
2367	UTILITY REFUND #19	311249.00		<u>TOLL BROS. 1265 W DOVEFIELD CT. UTILITY REFUND- SEWER</u>	10/09/2025	10.63	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	311249.00		<u>TOLL BROS. 1265 W DOVEFIELD CT. UTILITY REFUND- WATER</u>	10/09/2025	66.41	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		

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Total 311249.00:						77.04	.00					
2367	UTILITY REFUND #19	311250.00		<u>TOLL BROS. 1277 W DOVEFIELD CT. UTILITY REFUND- WATER</u>	10/13/2025	63.74	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	311250.00		<u>TOLL BROS. 1277 W DOVEFIELD CT. UTILITY REFUND- SEWER</u>	10/13/2025	5.09	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 311250.00:						68.83	.00					
2367	UTILITY REFUND #19	311251.00		<u>TOLL BROS. 1289 W DOVEFIELD CT. UTILITY REFUND- SEWER</u>	10/15/2025	7.71	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	311251.00		<u>TOLL BROS. 1289 W DOVEFIELD CT. UTILITY REFUND- WATER</u>	10/15/2025	65.01	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 311251.00:						72.72	.00					
2367	UTILITY REFUND #19	311252.00		<u>TOLL BROS. 1303 W DOVEFIELD CT. UTILITY REFUND- WATER</u>	10/20/2025	22.26	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	311252.00		<u>TOLL BROS. 1303 W DOVEFIELD CT. UTILITY REFUND- SEWER</u>	10/20/2025	46.18	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 311252.00:						68.44	.00					
2367	UTILITY REFUND #19	311253.00		<u>TOLL BROS. 1325 W DOVEFIELD CT. UTILITY REFUND- WATER</u>	10/20/2025	24.25	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	311253.00		<u>TOLL BROS. 1325 W DOVEFIELD CT. UTILITY REFUND- SEWER</u>	10/20/2025	50.32	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		

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Total 311253.00:						74.57	.00					
2367	UTILITY REFUND #19	320028.01		<u>ASHLEY C DAVILA-MARIN, 1343 N ANTELOPE FLAT AVE, UTILITY REFUND- WATER</u>	10/17/2025	27.70	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	320028.01		<u>ASHLEY C DAVILA-MARIN, 1343 N ANTELOPE FLAT AVE, UTILITY REFUND- TRASH</u>	10/17/2025	36.08	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	320028.01		<u>ASHLEY C DAVILA-MARIN, 1343 N ANTELOPE FLAT AVE, UTILITY REFUND- SEWER</u>	10/17/2025	48.66	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 320028.01:						112.44	.00					
2367	UTILITY REFUND #19	323169.00		<u>TH CONSTRUCTION, 2203 N PEAKHURT AVE, UTILITY REFUND- WATER</u>	10/14/2025	66.50	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	323169.00		<u>TH CONSTRUCTION, 2203 N PEAKHURT AVE, UTILITY REFUND- SEWER</u>	10/14/2025	2.27	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 323169.00:						68.77	.00					
2367	UTILITY REFUND #19	330239.02		<u>JARED DUNCAN, 2005 N SNOWFIELD AVE, UTILITY REFUND- SEWER</u>	10/22/2025	45.62	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	330239.02		<u>JARED DUNCAN, 2005 N SNOWFIELD AVE, UTILITY REFUND- WATER</u>	10/22/2025	26.09	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	330239.02		<u>JARED DUNCAN, 2005 N SNOWFIELD AVE, UTILITY REFUND- TRASH</u>	10/22/2025	32.80	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/25		
Total 330239.02:						104.51	.00					
2367	UTILITY REFUND #19	330521.01		<u>DEBRA BEDIENT, 997 E SWEET PEARL ST, UTILITY REFUND- SEWER</u>	10/24/2025	41.08	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		

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2367	UTILITY REFUND #19	330521.01		<u>DEBRA BEDIENT, 997 E SWEET PEARL ST, UTILITY REFUND- TRASH</u>	10/24/2025	37.65	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	330521.01		<u>DEBRA BEDIENT, 997 E SWEET PEARL ST, UTILITY REFUND- WATER</u>	10/24/2025	26.82	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 330521.01:						105.55	.00					
2367	UTILITY REFUND #19	340303.00		<u>CBH, 1107 W BASS RIVER DR, UTILITY REFUND- SEWER</u>	10/15/2025	60.23	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	340303.00		<u>CBH, 1107 W BASS RIVER DR, UTILITY REFUND- WATER</u>	10/15/2025	61.81	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 340303.00:						122.04	.00					
2367	UTILITY REFUND #19	340308.00		<u>CBH, 6703 S OROFINO CREEK PL, UTILITY REFUND- WATER</u>	10/06/2025	64.43	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	340308.00		<u>CBH, 6703 S OROFINO CREEK PL, UTILITY REFUND- SEWER</u>	10/06/2025	2.84	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 340308.00:						67.27	.00					
2367	UTILITY REFUND #19	340310.00		<u>CBH, 6685 S OROFINO CREEK PL, UTILITY REFUND- WATER</u>	10/02/2025	93.42	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	340310.00		<u>CBH, 6685 S OROFINO CREEK PL, UTILITY REFUND- SEWER</u>	10/02/2025	37.24	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 340310.00:						130.66	.00					
2367	UTILITY REFUND #19	340317.00		<u>CBH, 6728 S OROFINO CREEK PL, UTILITY REFUND- WATER</u>	09/16/2025	41.20	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	340317.00		<u>CBH, 6728 S OROFINO CREEK PL, UTILITY REFUND- SEWER</u>	09/16/2025	33.35	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		

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Total 340317.00:						74.55	.00					
2367	UTILITY REFUND #19	340318.00		<u>CBH, 6740 S OROFINO CREEK PL, UTILITY REFUND- SEWER</u>	10/06/2025	3.93	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	340318.00		<u>CBH, 6740 S OROFINO CREEK PL, UTILITY REFUND- WATER</u>	10/06/2025	65.53	.00	20-4500 METERED WATER SALES	0	10/25		
Total 340318.00:						69.46	.00					
2367	UTILITY REFUND #19	340328.00		<u>CBH, 1322 W PACK RIVER DR, UTILITY REFUND- WATER</u>	10/06/2025	64.72	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	340328.00		<u>CBH, 1322 W PACK RIVER DR, UTILITY REFUND- SEWER</u>	10/06/2025	2.55	.00	21-4600 SEWER USER FEES	0	10/25		
Total 340328.00:						67.27	.00					
2367	UTILITY REFUND #19	340358.00		<u>CBH, 1260 W CUB RIVER DR, UTILITY REFUND-WATER</u>	10/02/2025	96.32	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	340358.00		<u>CBH, 1260 W CUB RIVER DR, UTILITY REFUND- SEWER</u>	10/02/2025	34.34	.00	21-4600 SEWER USER FEES	0	10/25		
Total 340358.00:						130.66	.00					
2367	UTILITY REFUND #19	341142.00		<u>CBH, 3447 W MORERE DR, UTILITY REFUND- SEWER</u>	10/06/2025	34.06	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	341142.00		<u>CBH, 3447 W MORERE DR, UTILITY REFUND- WATER</u>	10/06/2025	94.50	.00	20-4500 METERED WATER SALES	0	10/25		
Total 341142.00:						128.56	.00					
2367	UTILITY REFUND #19	341162.00		<u>CBH, 5375 S MEMORY PL, UTILITY REFUND- WATER</u>	09/23/2025	34.29	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	341162.00		<u>CBH, 5375 S MEMORY PL, UTILITY REFUND- SEWER</u>	09/23/2025	31.72	.00	21-4600 SEWER USER FEES	0	10/25		

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Total 341162.00:						66.01	.00					
2367	UTILITY REFUND #19	341164.00		<u>CBH, 5407 S MEMORY PL, UTILITY REFUND- WATER</u>	10/15/2025	33.48	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	341164.00		<u>CBH, 5407 S MEMORY PL, UTILITY REFUND- SEWER</u>	10/15/2025	37.42	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 341164.00:						70.90	.00					
2367	UTILITY REFUND #19	341180.00		<u>CBH, 3392 W MORERE DR, UTILITY REFUND- WATER</u>	10/02/2025	92.27	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	341180.00		<u>CBH, 3392 W MORERE DR, UTILITY REFUND- SEWER</u>	10/02/2025	30.29	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 341180.00:						122.56	.00					
2367	UTILITY REFUND #19	342115.00		<u>HARDING HOMES, 6203 S CORSICAN AVE, UTILITY REFUND- WATER</u>	10/06/2025	63.10	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	342115.00		<u>HARDING HOMES, 6203 S CORSICAN AVE, UTILITY REFUND- SEWER</u>	10/06/2025	-15.26	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 342115.00:						47.84	.00					
2367	UTILITY REFUND #19	342136.00		<u>HARDING HOMES, 6290 S OLDENBURG AVE, UTILITY REFUND- WATER</u>	10/15/2025	67.88	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	342136.00		<u>HARDING HOMES, 6290 S OLDENBURG AVE, UTILITY REFUND- SEWER</u>	10/15/2025	44.31	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 342136.00:						112.19	.00					
2367	UTILITY REFUND #19	342150.00		<u>HARDING HOMES, 6133 S OLDENBURG AVE, UTILITY REFUND- WATER</u>	09/04/2025	67.75	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		

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2367	UTILITY REFUND #19	342150.00		<u>HARDING HOMES, 6133 S OLDENBURG AVE, UTILITY REFUND- SEWER</u>	09/04/2025	60.52	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 342150.00:						128.27	.00					
2367	UTILITY REFUND #19	360225.00		<u>SHALC GC, 11963 W ANTHOS LN, UTILITY REFUND- SEWER</u>	10/07/2025	40.07	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	360225.00		<u>SHALC GC, 11963 W ANTHOS LN, UTILITY REFUND- WATER</u>	10/07/2025	80.61	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 360225.00:						120.68	.00					
2367	UTILITY REFUND #19	360226.00		<u>SHALC GC, 11951 W ANTHOS LN, UTILITY REFUND- SEWER</u>	10/10/2025	42.55	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	360226.00		<u>SHALC GC, 11951 W ANTHOS LN, UTILITY REFUND- WATER</u>	10/10/2025	81.80	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 360226.00:						124.35	.00					
2367	UTILITY REFUND #19	360241.00		<u>SHALC GC, 11858 W ANTHOS LN, UTILITY REFUND- WATER</u>	10/02/2025	83.88	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	360241.00		<u>SHALC GC, 11858 W ANTHOS LN, UTILITY REFUND- SEWER</u>	10/02/2025	46.85	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 360241.00:						130.73	.00					
2367	UTILITY REFUND #19	360324.00		<u>SHALC GC, 11986 S MAYGRASS LN, UTILITY REFUND- SEWER</u>	10/17/2025	86.33	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	360324.00		<u>SHALC GC, 11986 S MAYGRASS LN, UTILITY REFUND- WATER</u>	10/17/2025	41.62	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 360324.00:						127.95	.00					

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2367	UTILITY REFUND #19	360338.00		<u>SHALC GC, 11923 S MAYGRASS LN, UTILITY REFUND- WATER</u>	10/14/2025	83.11	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	360338.00		<u>SHALC GC, 11923 S MAYGRASS LN, UTILITY REFUND- SEWER</u>	10/14/2025	45.26	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 360338.00:						128.37	.00					
2367	UTILITY REFUND #19	361593.00		<u>TH CONSTRUCTION, 11966 W ZAMALEK CT, UTILITY REFUND- WATER</u>	10/07/2025	83.82	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	361593.00		<u>TH CONSTRUCTION, 11966 W ZAMALEK CT, UTILITY REFUND- SEWER</u>	10/07/2025	46.71	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 361593.00:						130.53	.00					
2367	UTILITY REFUND #19	361606.00		<u>SHADOW MOUNTAIN HOMES, 12027 W ZAMALEK CT, UTILITY REFUND- WATER</u>	09/12/2025	3.79	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	361606.00		<u>SHADOW MOUNTAIN HOMES, 12027 W ZAMALEK CT, UTILITY REFUND- SEWER</u>	09/12/2025	7.86	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 361606.00:						11.65	.00					
2367	UTILITY REFUND #19	361936.00		<u>TH CONSTRUCTION, 11313 S CORBALLIS LN, UTILITY REFUND- WATER</u>	10/23/2025	87.37	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 361936.00:						87.37	.00					
2367	UTILITY REFUND #19	361937.00		<u>TH CONSTRUCTION, 11337 S CORBALLIS LN, UTILITY REFUND- WATER</u>	10/23/2025	87.37	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 361937.00:						87.37	.00					

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## Payment Approval Report - City Council Approval

Report dates: 10/17/2025-10/30/2025

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	361942.00		<u>TH CONSTRUCTION, 11250 S CORBALLIS LN, UTILITY REFUND- WATER</u>	10/07/2025	64.54	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	361942.00		<u>TH CONSTRUCTION, 11250 S CORBALLIS LN, UTILITY REFUND- SEWER</u>	10/07/2025	6.75	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 361942.00:						71.29	.00					
2367	UTILITY REFUND #19	361988.00		<u>CORE BUILDING, 10799 W CRUDEN BAY LN, UTILITY REFUND- SEWER</u>	08/28/2025	12.24	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	361988.00		<u>CORE BUILDING, 10799 W CRUDEN BAY LN, UTILITY REFUND- WATER</u>	08/28/2025	5.91	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 361988.00:						18.15	.00					
2367	UTILITY REFUND #19	361989.00		<u>CORE BUILDING, 10787 W CRUDEN BAY LN, UTILITY REFUND- WATER</u>	09/23/2025	4.15	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	361989.00		<u>CORE BUILDING, 10787 W CRUDEN BAY LN, UTILITY REFUND- SEWER</u>	09/23/2025	8.60	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 361989.00:						12.75	.00					
2367	UTILITY REFUND #19	361990.00		<u>CORE BUILDING COMPANY, 10781 W CRUDEN BAY LN, UTILITY REFUND- WATER</u>	09/11/2025	25.83	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
2367	UTILITY REFUND #19	361990.00		<u>CORE BUILDING COMPANY, 10781 W CRUDEN BAY LN, UTILITY REFUND- SEWER</u>	09/11/2025	49.16	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 361990.00:						74.99	.00					
2367	UTILITY REFUND #19	361997.00		<u>BERKELEY BUILDING, 11200 S KINGSBARN LN, UTILITY REFUND- WATER</u>	10/09/2025	22.50	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 10/17/2025-10/30/2025

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	361997.00		<u>BERKELEY BUILDING, 11200 S KINGSBARN LN, UTILITY REFUND- SEWER</u>	10/09/2025	46.66	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
Total 361997.00:						69.16	.00					
2367	UTILITY REFUND #19	362003.00		<u>TH CONSTRUCTION, 10782 W BARNBOUGLE LN, UTILITY REFUND- SEWER</u>	10/06/2025	4.03	.00	<u>21-4600 SEWER USER FEES</u>	0	10/25		
2367	UTILITY REFUND #19	362003.00		<u>TH CONSTRUCTION, 10782 W BARNBOUGLE LN, UTILITY REFUND- WATER</u>	10/06/2025	63.24	.00	<u>20-4500 METERED WATER SALES</u>	0	10/25		
Total 362003.00:						67.27	.00					
Total UTILITY REFUND #19:						9,277.17	.00					
<b>VERITEXT LLC</b>												
2384	VERITEXT LLC	8749410		<u>PROFESSIONAL SERVICES, TRANSCRIPTION SERVICES CASE GEMSTONE TECHNOLOGY PARK JOB #7580271</u>	10/28/2025	70.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	10/25		
Total 8749410:						70.00	.00					
Total VERITEXT LLC:						70.00	.00					
<b>VICTORY GREENS</b>												
364	VICTORY GREENS	814427	21973	<u>LANDSCAPING DECORATIVE ROCK FOR PATAGONIA PARK, B.VILLANUEVA, OCT.'25</u>	10/28/2025	647.40	.00	<u>50-6045 CONTINGENCY</u>	0	10/25		
Total 814427:						647.40	.00					
Total VICTORY GREENS:						647.40	.00					

City of Kuna

Payment Approval Report - City Council Approval  
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Oct 30, 2025 08:14AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>WHITE, PETERSON, GIGRAY, &amp; NICHOLS P.A.</b>												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	170501		<u>LEGAL SERVICES, GENERAL, SEPT. 25</u>	09/30/2025	6,014.66	6,014.66	01-6202 PROFESSIONAL SERVICES	0	10/25	10/24/2025	
Total 170501:						6,014.66	6,014.66					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	170502		<u>LEGAL SERVICES FOR P&amp;Z, SEPT. 25</u>	09/30/2025	1,264.45	1,264.45	01-6202 PROFESSIONAL SERVICES	1003	10/25	10/24/2025	
Total 170502:						1,264.45	1,264.45					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	170504		<u>LEGAL SERVICES FOR SNAKE RIVER WATER KEEPER INC- CLEAN WATER ACT VIOLATIONS, SEPT. 25</u>	09/30/2025	590.20	590.20	21-6202 PROFESSIONAL SERVICES	0	10/25	10/24/2025	
Total 170504:						590.20	590.20					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	170505		<u>LEGAL SERVICES, THORNTON/TOLEDO JUDICIAL REVIEW, SEPT.'25</u>	09/30/2025	6,438.60	6,438.60	01-6202 PROFESSIONAL SERVICES	1003	10/25	10/24/2025	
Total 170505:						6,438.60	6,438.60					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						14,307.91	14,307.91					
<b>XYLEM WATER SOLUTIONS U.S.A., INC.</b>												
1623	XYLEM WATER SOLUTIONS U.S.A., INC.	3556D95753	21797	<u>LIP SEALS FOR GOULD PUMPS, M. NADEAU, OCT. 25</u>	10/17/2025	352.30	.00	21-6150 M & R - SYSTEM	0	10/25		
Total 3556D95753:						352.30	.00					
Total XYLEM WATER SOLUTIONS U.S.A., INC.:						352.30	.00					
<b>ZAMZOWS</b>												
66	ZAMZOWS	394222133	21930	<u>PROPANE FOR THE PLANT FORKLIFT, M. NADEAU, OCT. 25</u>	10/23/2025	34.55	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 10/17/2025-10/30/2025

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 394222133:							34.55	.00				
Total ZAMZOWS:							34.55	.00				
Grand Totals:							982,517.09	409,388.79				

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Report Criteria:

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



- a. City Staff:  
Doug Hanson, Planning & Zoning Director
- b. Appearing in Favor:
- c. Appearing Neutral:
- d. Appearing in Opposition:

**SECTION 4  
REASONED STATEMENT**

**I. Relevant Criteria and Standards Considered**

- a. Relevant City Ordinance Provisions.
  - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
  - 1. Chapter 65 of Title 67, Idaho Code
    - i. I.C. § 67-6511 – Zoning Ordinance
- c. Pertinent Constitutional Provisions

**II. Factual Findings**

- a. Procedural Findings:

<b>Agency Comments Request</b>	August 26, 2025.
<b>Idaho Press Newspaper Published Hearing Notice Commission</b>	Published on August 8, 2025.
<b>Commission Public Hearing</b>	Held on August 26, 2025.
<b>Commission Written Decision and Reasoned Statement Entered</b>	Entered on September 9, 2025.
<b>Idaho Press Newspaper Published Hearing Notice Council</b>	Published on October 3, 2025
<b>Council Public Hearing</b>	Held on October 21, 2025
<b>Council Written Decision and Reasoned Statement Entered</b>	Entered on November 5, 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. Council's Factual Findings on Relevant Contested Fact.

1. None.

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

It is the rationale of the Council that the Ordinance Amendment simplified the application submittal process and made it easier to understand for both staff and applicants.

#### **SECTION 5 REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

**BY ACTION OF THE CITY COUNCIL** of the City of Kuna at its regular meeting held on the 5<sup>th</sup> day of November 2025.

---

Joe Stear, Mayor

**CASE No. 25-21-FP**

**SABINO'S ROCKY RIDGE SUB. No. 2**

**Planner: Troy Behunin**

**[TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)**

**Phone: 208.387.7729**

**ALL APPLICATION MATERIALS:**

**[25-21-FP, SABINO'S ROCKY RIDGE 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.**



**CITY OF KUNA:  
CITY COUNCIL  
STAFF MEMO**

**Kuna City Council Staff Memo**

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Final Plat	Design Review	Other
<b>Title:</b>	Sabino's Rocky Ridge Sub No. 2		<b>Application Number:</b>		25-21-FP		
<b>Date:</b>	11.5.2025		<b>Staff Contact:</b>		Troy Behunin		
<b>Owner(s)/Applicant:</b>	Hubble Homes, LLC		<b>Applicant Contact:</b>		<a href="mailto:cheath@kmengllp.com">cheath@kmengllp.com</a>		
<b>Representative:</b>	Cheryl Heath		<b>Representative Contact:</b>		<a href="mailto:cheath@kmengllp.com">cheath@kmengllp.com</a>		

**Purpose**  
 The applicant requests final plat approval for Sabino's Rocky Ridge Subdivision No. 2, for 66 single family home lots, eight (8) multi-family lots and 17 common lots encompassing approx. 12.02 ac.. The site is located at the NWC of N Ten Mile Road and W Hubbard Road within Sec 10, T2N, R1W Boise, Meridian.

Statement of Fact	
<b>Parcel Number(s):</b>	S1310449301
<b>Future Land Use Map Designation:</b>	Mixed-Uses
<b>Existing Land Use:</b>	Land Under Development
<b>Current Zoning:</b>	R-6, Medium Density Residential
<b>Proposed Zoning:</b>	Same
<b>Development Area:</b>	12.02 Acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> RR, Ag.; <b>East:</b> R-6, C-1, RR; <b>South:</b> C-1, R-20, RR; <b>West:</b> RR.
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> None; <b>East:</b> N Ten Mile Rd; <b>South:</b> W Hubbard Rd; <b>West:</b> None
<b>Internal Street(s) Existing &amp; Proposed:</b>	S Geothermal Ave., S Magma Ave., Stonefly Ave., W Outcrop St., W Scree St., W Stonefly St. Hubbard Rd..
<b>Adjacent Bike/Pedestrian Facilities:</b>	None existing. Pedestrian & Bike proposed with this final plat
<b>Adjacent Parks:</b>	None
<b>Land Dedication Requirements:</b>	N/A

**Comprehensive Plan and Future Land Use Map Analysis**  
 The Comprehensive Plan identifies the subject property as Mixed-Use. The current zone, R-6 (Medium Density Residential) as it is with the Sabinos Rocky Ridge PUD is viewed as a compatible zoning district.

### Staff Analysis

The applicant requests final plat approval for Sabino's Rocky Ridge Subdivision No. 2, for 66 single family home lots, eight (8) multi-family lots and 17 common lots encompassing approx. 12.02 acres.

Sabino's Rocky Ridge No. 2, is a part of the greater Sabinos Rocky Ridge Planned Unit Development, approved by City Council October 4, 2022. Upon staff review, the proposed application meets the requirements of Kuna City Code and State Code.

### Recommended Conditions of Approval

#### Standard Conditions:

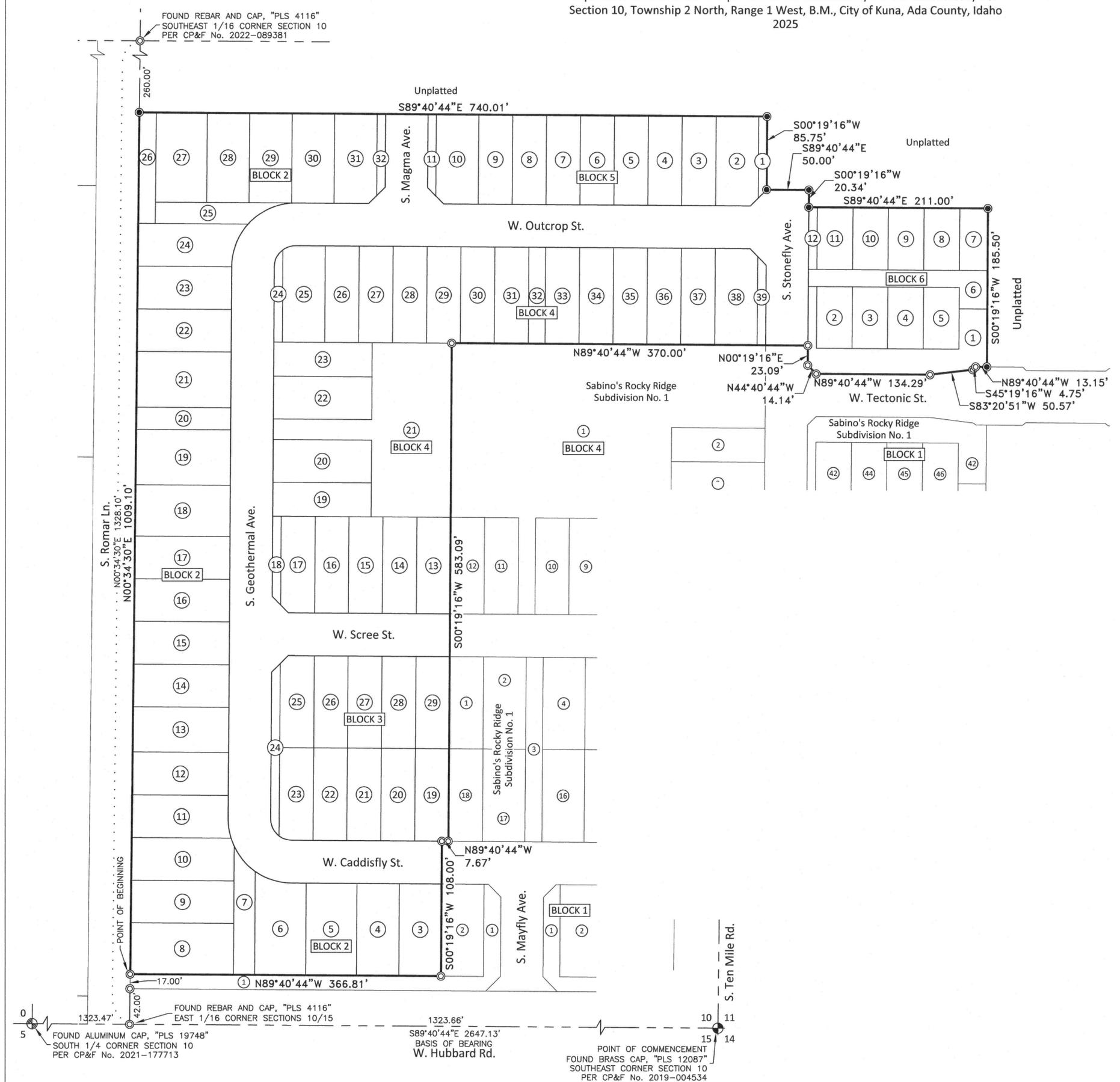
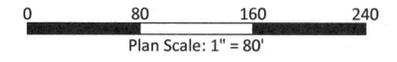
1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-8-1704 through 1706.
9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
10. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.
11. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
12. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
13. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties
14. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

15. Upon City Council's approval, no revisions shall be made to the final plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via the Public Hearing process.
16. Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.
17. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
18. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.



**PLAT OF**  
**Sabino's Rocky Ridge Subdivision No. 2**  
 A parcel of land situated in a portion of the Southeast 1/4 of the Southeast 1/4 of Section 10, Township 2 North, Range 1 West, B.M., City of Kuna, Ada County, Idaho  
 2025

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**SHEET INDEX**

- SHEET 1 - OVERALL SUBDIVISION MAP AND LEGEND
- SHEET 2 - DETAIL PLAT MAP AND CURVE AND LINE TABLES
- SHEET 3 - DETAIL PLAT MAP AND NOTES
- SHEET 4 - CERTIFICATE OF OWNERS
- SHEET 6 - CERTIFICATES AND APPROVALS

**REFERENCES**

- R1. RECORD OF SURVEY No. 307, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 3614, RECORDS OF ADA COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 4990, RECORDS OF ADA COUNTY, IDAHO.
- R4. SABINO'S ROCKY RIDGE SUBDIVISION No. 1, BOOK \_\_\_\_\_, PAGES \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.

**LEGEND**

- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1-1/4" BRASS PLUG (WITH MAGNETIC INSERT) MARKED "ALB PLS 12459"
- CALCULATED POINT, NOTHING FOUND OR SET
- NEW LOT NUMBER
- EXISTING LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ROAD CENTERLINE
- ADJACENT LOT LINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 23)

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.



DEVELOPER  
**Hubble Homes, LLC**  
 MERIDIAN, IDAHO



POINT OF BEGINNING  
 FOUND REBAR AND CAP, "PLS 4116"  
 SOUTHEAST 1/16 CORNER SECTION 10  
 PER CP&F No. 2022-089381

FOUND REBAR AND CAP, "PLS 19748"  
 SOUTH 1/4 CORNER SECTION 10  
 PER CP&F No. 2021-177713

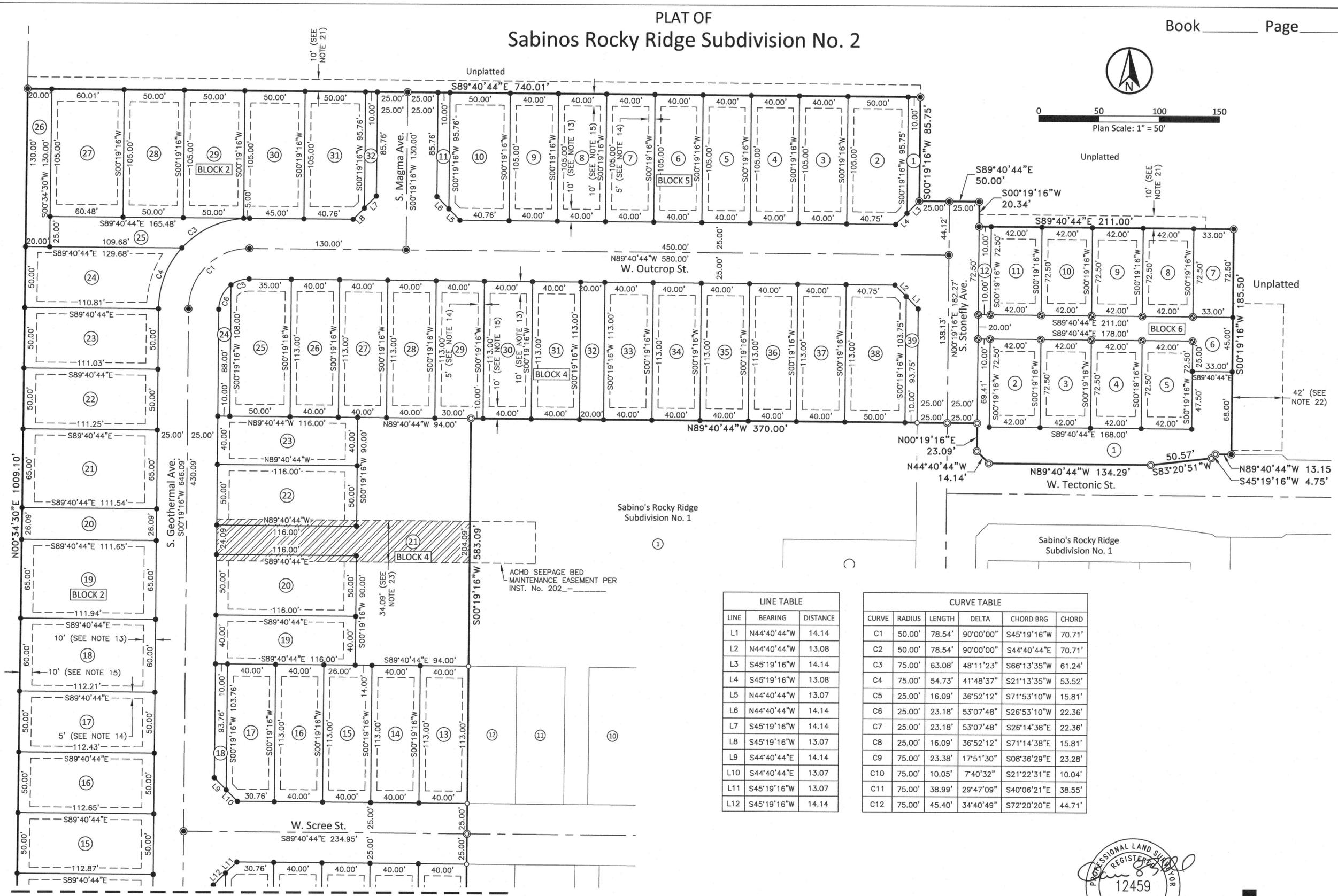
FOUND REBAR AND CAP, "PLS 4116"  
 EAST 1/16 CORNER SECTIONS 10/15

FOUND REBAR AND CAP, "PLS 12087"  
 SOUTHEAST CORNER SECTION 10  
 PER CP&F No. 2019-004534

POINT OF COMMENCEMENT  
 FOUND BRASS CAP, "PLS 12087"  
 SOUTHEAST CORNER SECTION 10  
 PER CP&F No. 2019-004534

# PLAT OF Sabinos Rocky Ridge Subdivision No. 2

Book \_\_\_\_\_ Page \_\_\_\_\_



LINE	BEARING	DISTANCE
L1	N44°40'44"W	14.14
L2	N44°40'44"W	13.08
L3	S45°19'16"W	14.14
L4	S45°19'16"W	13.08
L5	N44°40'44"W	13.07
L6	N44°40'44"W	14.14
L7	S45°19'16"W	14.14
L8	S45°19'16"W	13.07
L9	S44°40'44"E	14.14
L10	S44°40'44"E	13.07
L11	S45°19'16"W	13.07
L12	S45°19'16"W	14.14

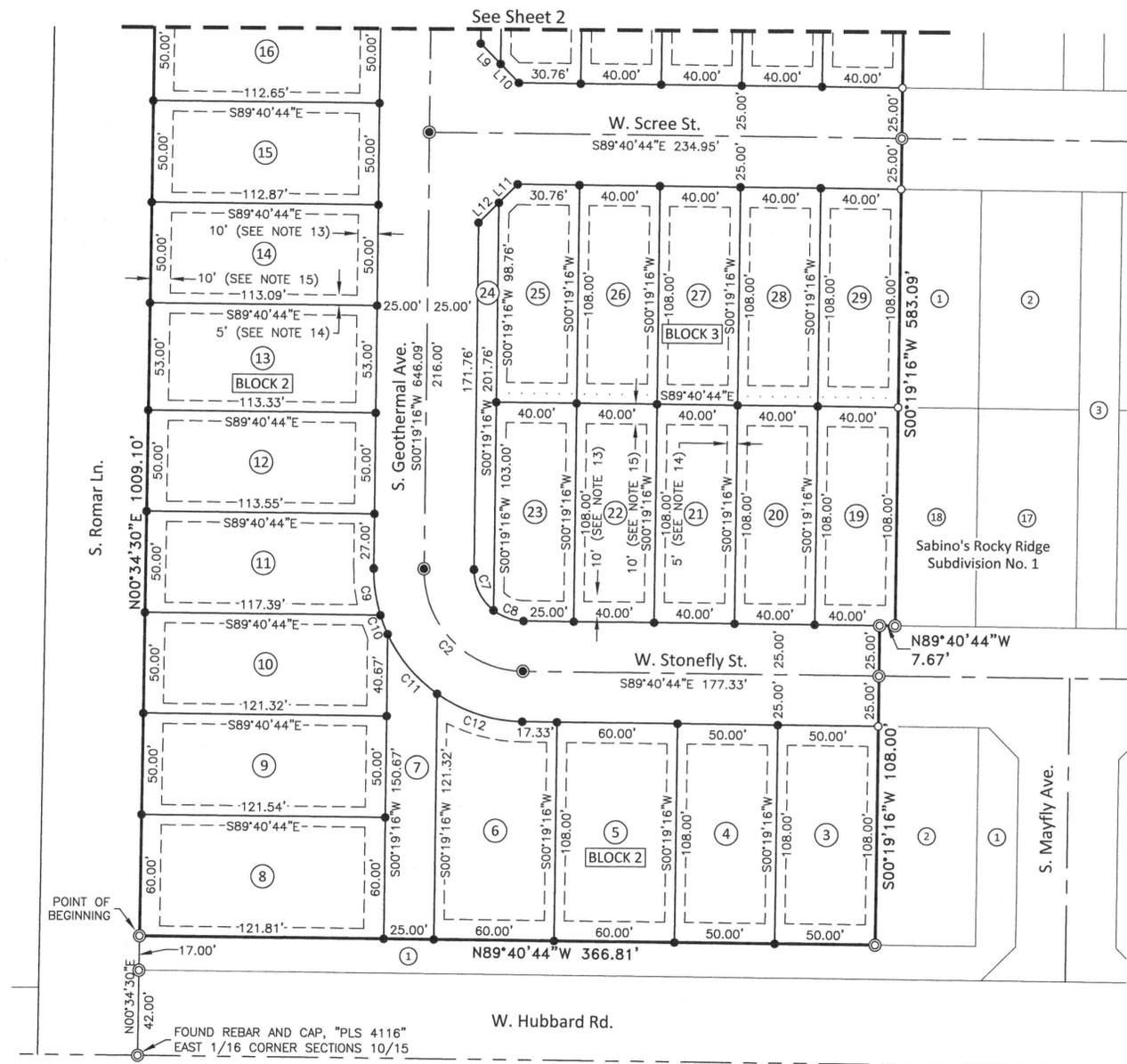
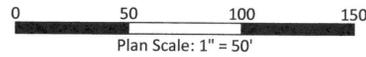
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.00'	78.54'	90°00'00"	S45°19'16"W	70.71'
C2	50.00'	78.54'	90°00'00"	S44°40'44"E	70.71'
C3	75.00'	63.08'	48°11'23"	S66°13'35"W	61.24'
C4	75.00'	54.73'	41°48'37"	S21°13'35"W	53.52'
C5	25.00'	16.09'	36°52'12"	S71°53'10"W	15.81'
C6	25.00'	23.18'	53°07'48"	S26°53'10"W	22.36'
C7	25.00'	23.18'	53°07'48"	S26°14'38"E	22.36'
C8	25.00'	16.09'	36°52'12"	S71°14'38"E	15.81'
C9	75.00'	23.38'	17°51'30"	S08°36'29"E	23.28'
C10	75.00'	10.05'	7°40'32"	S21°22'31"E	10.04'
C11	75.00'	38.99'	29°47'09"	S40°06'21"E	38.55'
C12	75.00'	45.40'	34°40'49"	S72°20'20"E	44.71'



DEVELOPER  
**Hubble Homes, LLC**  
MERIDIAN, IDAHO



# PLAT OF Sabinos Rocky Ridge Subdivision No. 2



### NOTES

- 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.
- THIS SUBDIVISION IS SUBJECT TO A CITY OF KUNA DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT No. 2023-041451, RECORDS OF ADA COUNTY, IDAHO. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- DIRECT LOT OR PARCEL ACCESS TO W. HUBBARD RD. AND S. ROMAR LN. IS PROHIBITED.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
- IRRIGATION WATER HAS BEEN PROVIDED FROM KUNA MUNICIPAL IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE KUNA MUNICIPAL IRRIGATION SYSTEM. PER KUNA CITY ORDINANCE 20\_\_\_\_ (INSTRUMENT No. 20\_\_\_\_, RECORDS OF ADA COUNTY) THIS SUBDIVISION IS ANNEXED INTO THE KUNA MUNICIPAL IRRIGATION SYSTEM AND POLLING APPURTENANT WATER RIGHTS THEREOF.
- LOTS 7, 20, 25, 26, AND 32, BLOCK 2, LOT 24, BLOCK 3, LOTS 18, 21, 24, 32, AND 39, BLOCK 4, LOTS 1 AND 11, BLOCK 5, AND LOTS 1, 6, 7, AND 12, BLOCK 6 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION.
- LOT 7, BLOCK 2 (COMMON LOT) IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 8, 9 AND 10, BLOCK 2 ONLY. SAID COMMON LOT SHALL BE PAVED AND CAPABLE OF SUPPORTING EMERGENCY VEHICLES AND EQUIPMENT. SAID COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOT 25, BLOCK 2 (COMMON LOT) IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 27, 28 AND 29, BLOCK 2 ONLY. SAID COMMON LOT SHALL BE PAVED AND CAPABLE OF SUPPORTING EMERGENCY VEHICLES AND EQUIPMENT. SAID COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOT 6, BLOCK 6 (COMMON LOT) IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 2-5 AND 8-11, BLOCK 6 ONLY. SAID COMMON LOT SHALL BE PAVED AND CAPABLE OF SUPPORTING EMERGENCY VEHICLES AND EQUIPMENT. SAID COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINE OR INTERSTATE PETROLEUM PRODUCTS PIPELINE, AS RECOGNIZED BY THE PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION WAS DETERMINED TO BE WITHIN 1,000 FEET OF THIS SUBDIVISION.
- UNLESS OTHERWISE SHOWN, ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE.
- UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE.
- UNLESS OTHERWISE SHOWN, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE.
- THIS SUBDIVISION IS SUBJECT TO A TEMPORARY ACHD LICENSE AGREEMENT PER INST. No. 202\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 202\_\_\_\_, AND MAY BE AMENDED FROM TIME TO TIME.
- THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.
- THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON FIRM PANEL 16001C0250J. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOODPLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOODPLAIN DEVELOPMENT PERMIT.
- PRESSURE IRRIGATION EASEMENT PER INSTRUMENT No. 202\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
- PUBLIC UTILITIES AND CROSS ACCESS EASEMENT PER INSTRUMENT No. 202\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
- A PORTION OF LOTS 20-22, BLOCK 4 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.



DEVELOPER  
**Hubble Homes, LLC**  
MERIDIAN, IDAHO



# PLAT OF Sabino's Rocky Ridge Subdivision No. 2

Book \_\_\_\_\_ Page \_\_\_\_\_

### CERTIFICATE OF OWNERS

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

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 10, WHICH BEARS S89°40'44"E A DISTANCE OF 2,647.13 FEET FROM A FOUND ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE FOLLOWING THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4, N89°40'44"W A DISTANCE OF 1,323.66 FEET TO A FOUND 5/8-INCH REBAR MARKING THE EAST 1/16 CORNER OF SAID SECTION 10; THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING THE WESTERLY LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, N00°34'30"E A DISTANCE OF 42.00 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF SABINO'S ROCKY RIDGE SUBDIVISION NO. 1 (BOOK \_\_\_\_\_ OF PLATS, PAGES \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO); THENCE FOLLOWING THE WESTERLY BOUNDARY OF SAID LOT 1, BLOCK 2, N00°34'30"E A DISTANCE OF 17.00 FEET TO A FOUND 5/8-INCH REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE FOLLOWING THE WESTERLY LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, N00°34'30"E A DISTANCE OF 1,009.10 FEET; THENCE LEAVING SAID WESTERLY LINE, S89°40'44"E A DISTANCE OF 740.01 FEET; THENCE S00°19'16"W A DISTANCE OF 85.75 FEET; THENCE S89°40'44"E A DISTANCE OF 50.00 FEET; THENCE S00°19'16"W A DISTANCE OF 20.34 FEET; THENCE S89°40'44"E A DISTANCE OF 211.00 FEET; THENCE S00°19'16"W A DISTANCE OF 195.00 FEET TO THE BOUNDARY OF SAID SABINO'S ROCKY RIDGE SUBDIVISION NO. 1; THENCE FOLLOWING SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES:

1. N89°40'44"W A DISTANCE OF 201.00 FEET TO A FOUND 5/8-INCH REBAR;
2. N44°40'44"W A DISTANCE OF 14.14 FEET TO A FOUND 5/8-INCH REBAR;
3. N00°19'16"E A DISTANCE OF 23.09 FEET TO A FOUND 5/8-INCH REBAR;
4. N89°40'44"W A DISTANCE OF 420.00 FEET TO A FOUND 5/8-INCH REBAR;
5. S00°19'16"W A DISTANCE OF 583.09 FEET TO A FOUND 5/8-INCH REBAR;
6. N89°40'44"W A DISTANCE OF 7.67 FEET TO A FOUND 5/8-INCH REBAR;
7. S00°19'16"W A DISTANCE OF 158.00 FEET TO A FOUND 5/8-INCH REBAR;
8. N89°40'44"W A DISTANCE OF 366.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12.024 ACRES.

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

  
AUSTIN EDWARDS, AUTHORIZED AGENT  
HUBBLE HOMES, LLC.

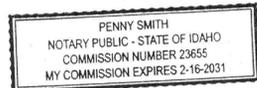
### ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON April 15, 2025, BY AUSTIN EDWARDS, AS AUTHORIZED AGENT OF HUBBLE HOMES, LLC.

  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 2-16-2031



### CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF SABINO'S ROCKY RIDGE SUBDIVISION No. 2 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

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



DEVELOPER  
**Hubble Homes, LLC**  
MERIDIAN, IDAHO



# PLAT OF Sabinos Rocky Ridge Subdivision No. 2

Book \_\_\_\_\_ Page \_\_\_\_\_

### ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
PRESIDENT  
ADA COUNTY HIGHWAY DISTRICT

### APPROVAL OF CITY ENGINEER

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

\_\_\_\_\_  
CITY OF KUNA ENGINEER, P.E. No. \_\_\_\_\_

\_\_\_\_\_  
DATE

### APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

\_\_\_\_\_  
CITY CLERK  
KUNA, IDAHO

### CERTIFICATE OF COUNTY SURVEYOR

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

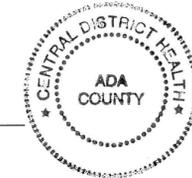
\_\_\_\_\_  
ADA COUNTY SURVEYOR

\_\_\_\_\_  
DATE

### HEALTH CERTIFICATE

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

*Row Brady* *REHS*  
HEALTH OFFICER



*7.16.25*  
DATE

### CERTIFICATE OF ADA COUNTY TREASURER

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

\_\_\_\_\_  
COUNTY TREASURER

\_\_\_\_\_  
DATE

### CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF SABINO'S ROCKY RIDGE SUBDIVISION No. 2 WAS FILED AT THE REQUEST OF \_\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_.M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THRU \_\_\_\_\_.

INSTRUMENT NUMBER \_\_\_\_\_

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
EX-OFFICIO RECORDER

FEE:



*5.13.2025*

DEVELOPER

Hubble Homes, LLC  
MERIDIAN, IDAHO

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

File Number: 6312

July 16, 2025

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

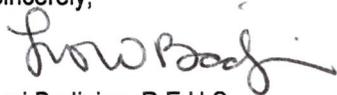
RE: Sabinos Rocky Ridge Subdivision No 2

Dear Mr. Tripple:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given July 16, 2025.

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

Sincerely,



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

cc: Hubble Homes, LLC  
KM Engineering, LLP  
City of Kuna

LB:dc

**Ada & Boise County**

707 N. Armstrong Pl. Boise, ID 83704  
208-375-5211

**Elmore County**

520 E. 8<sup>th</sup> N. Mountain Home, ID 83647  
208-587-4407

**Valley County**

703 1<sup>st</sup> St. McCall, ID 83638  
208-634-7194

**CASE NO. 25-24-FP**

**LEDGESTONE PLAZA SUB. NO. 1,  
FINAL PLAT**

**Planner: Troy Behunin, [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov), 208.387.7729**

**[ALL APPLICATION MATERIALS:  
25-24-FP, LEDGESTONE PLAZA SUB. NO. 1](#)**

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

CITY OF KUNA:  
 CITY COUNCIL  
 STAFF MEMO

## City of Kuna Council Staff Memo

Entitlements Requested:	<b>Final Plat</b>	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
<b>Title:</b>	Ledgestone Plaza No. 1		<b>Application Number:</b>		25-24-FP		
<b>Date:</b>	11.5.2025		<b>Staff Contact:</b>		Troy Behunin		
<b>Owner/Applicant:</b>	Coery Barton & Open Door Rentals, LLC - Owner		<b>Applicant Contact:</b>		<a href="mailto:shawn@trilogyidaho.com">shawn@trilogyidaho.com</a>		
<b>Representative:</b>	Kent Brown— Trilogy Development		<b>Representative Contact:</b>		<a href="mailto:kentlkb@gmail.com">kentlkb@gmail.com</a>		

### Purpose

Applicant requests Final Plat approval for approx. 13.34 acres within an existing R-6 zone; and requests approval in order to subdivide the site into 50 single-family lots and six (6) common lots. The site is located near the southeast corner of Stroebel Road and Hubbard Road (APN's, S1418233660 and S1418233670).

This Final Plat request is a part of the overall approved Ledgestone Plaza Subdivision.

### Statement of Fact

<b>Parcel Numbers:</b>	S1418233660 and S1418233670.
<b>Future Land Use Map Designation:</b>	Commercial & Medium Density Residential
<b>Existing Land Use:</b>	Agriculture
<b>Current Zoning:</b>	R-6, Medium Density Residential – Kuna City
<b>Proposed Zoning:</b>	R-6, Medium Density Residential
<b>Development Area:</b>	13.34 Acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> R-6 (Medium Residential); <b>East:</b> R-6 (Medium Residential); <b>South:</b> RR (Rural Residential – <i>Ada County</i> ); <b>West:</b> R-6 (Medium Residential).
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> Nothing; <b>East:</b> S Stroebel Road.; <b>South:</b> None; <b>West:</b> None.
<b>Internal Street(s) Existing &amp; Proposed:</b>	(Proposed) E Rockland St., E Cortland St., E Broome St., N Chenago Way, N Allegany Ave.,
<b>Adjacent Bike/Pedestrian Facilities:</b>	Pedestrian & Bike Paths are proposed throughout greater Ledgestone Plaza development
<b>Adjacent Parks:</b>	None
<b>Land Dedication Requirements:</b>	N/A

### Comprehensive Plan and Future Land Use Map Analysis

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

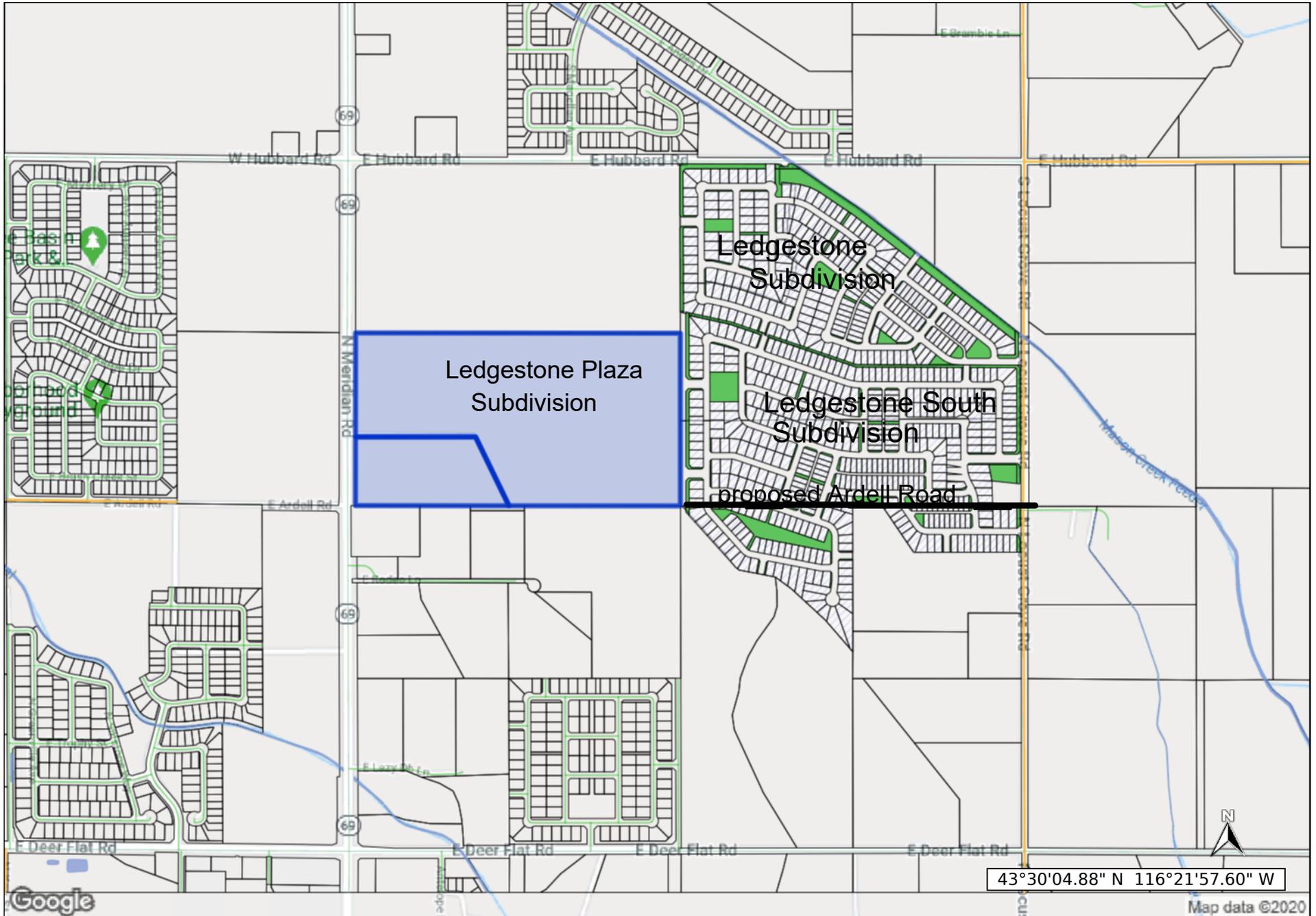
### Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-5-5 (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.



# Ledgestone Plaza area map



**PLAT SHOWING**  
**LEDGESTONE PLAZA SUBDIVISION NO. 1**  
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4  
 OF SECTION 18, T.2N., R.1E., BOISE MERIDIAN,  
 CITY OF KUNA, ADA COUNTY, IDAHO  
 2025

**SURVEYORS NARRATIVE:**

The purpose of this survey is to subdivide the property as conveyed by a Warranty Deed recorded as Instrument No. 2025-\_\_\_\_\_, records of Ada County, Idaho. The property is a portion of the property shown on Record of Survey No. 3493, recorded as Instrument No. 96027526 and Record of Survey No. 4281, recorded as Instrument No. 98049884, records of Ada County, Idaho. The property is adjacent to Rodeo Subdivision as filed in Book 72 of Plats at Pages 7413 and 7414, records of Ada County, Idaho. The monuments found per said plat and record of surveys are in substantial agreement and were held as controlling corners.

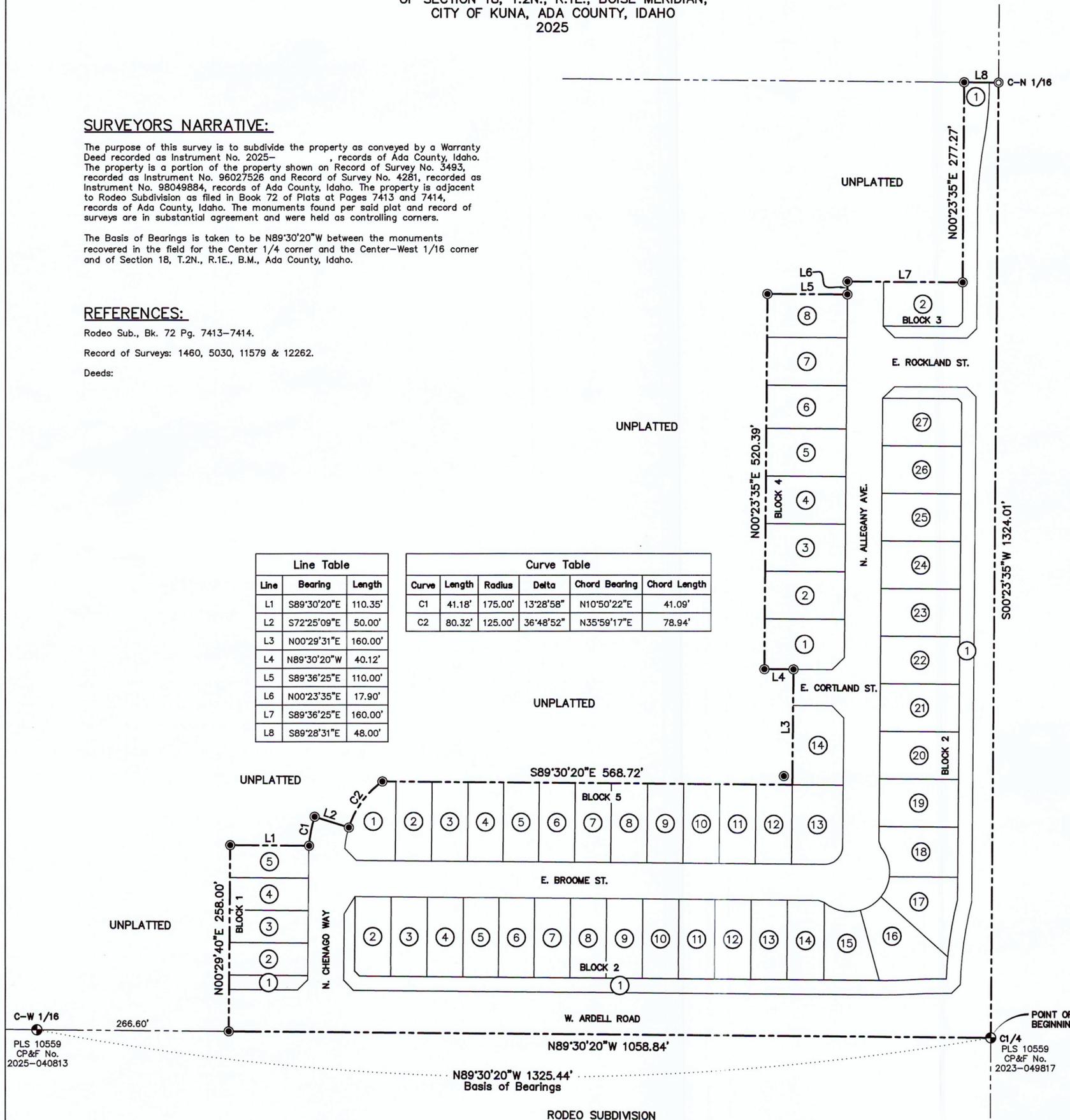
The Basis of Bearings is taken to be N89°30'20"W between the monuments recovered in the field for the Center 1/4 corner and the Center-West 1/16 corner and of Section 18, T.2N., R.1E., B.M., Ada County, Idaho.

**REFERENCES:**

- Rodeo Sub., Bk. 72 Pg. 7413-7414.
- Record of Surveys: 1460, 5030, 11579 & 12262.
- Deeds:

Line	Bearing	Length
L1	S89°30'20"E	110.35'
L2	S72°25'09"E	50.00'
L3	N00°29'31"E	160.00'
L4	N89°30'20"W	40.12'
L5	S89°36'25"E	110.00'
L6	N00°23'35"E	17.90'
L7	S89°36'25"E	160.00'
L8	S89°28'31"E	48.00'

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	41.18'	175.00'	13°28'58"	N10°50'22"E	41.09'
C2	80.32'	125.00'	36°48'52"	N35°59'17"E	78.94'



**NOTES**

- 1) A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE AND PRESSURE IRRIGATION IS HEREBY DESIGNATED, AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED:
  - 10' WIDE ALONG THE FRONTAGE OF EACH LOT OR PUBLIC RIGHT-OF-WAY
  - 10' WIDE ALONG THE REAR LOT LINES WHERE IT IS NOT A SUBDIVISION BOUNDARY
  - 5' WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES
 ALL EASEMENTS ARE AS SHOWN ON THIS PLAT.
- 2) THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- 3) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 4) MINIMUM BUILDING SET BACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- 5) LOT 1, BLOCK 1, LOTS 1 & 15, BLOCK 2, LOT 1, BLOCK 3, LOT 7, BLOCK 4, AND LOT 1, BLOCK 5 ARE COMMON LOTS FOR THE PURPOSE OF OPEN SPACE, IRRIGATION LINE(S) AND PATHWAYS. SAID LOT(S) ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITIES, LOT DRAINAGE AND PRESSURE IRRIGATION EASEMENT
- 6) THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE NEW YORK IRRIGATION DISTRICT SERVICE AREA (208-378-1023). 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 NEW YORK IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(B.1). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA AND THE NEW YORK IRRIGATION DISTRICT.
- 7) DIRECT LOT OR PARCEL ACCESS TO N. STROEBEL ROAD AND W. ARDELL ROAD ARE PROHIBITED.
- 8) THE DEVELOPMENT IS SUBJECT TO THE TERMS OF AN EXISTING CITY OF KUNA DEVELOPMENT AGREEMENT - AS RECORDED IN INST. NO. \_\_\_\_\_, RECORDS OF ADA COUNTY.
- 9) ACHD STORM DRAIN EASEMENT - INST. NO. \_\_\_\_\_, RECORDS OF ADA COUNTY.
- 10) THIS DEVELOPMENT IS SUBJECT TO AN ACHD LICENSE AGREEMENT - AS RECORDED IN INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY.

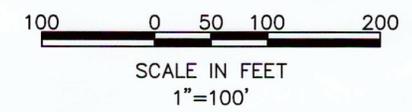
**LEGEND**

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- MATCH LINE
- ① LOT NUMBER
- ⊕ FOUND ALUMINUM CAP, AS NOTED
- ⊙ FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 11779 UNLESS NOTED OTHERWISE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779



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

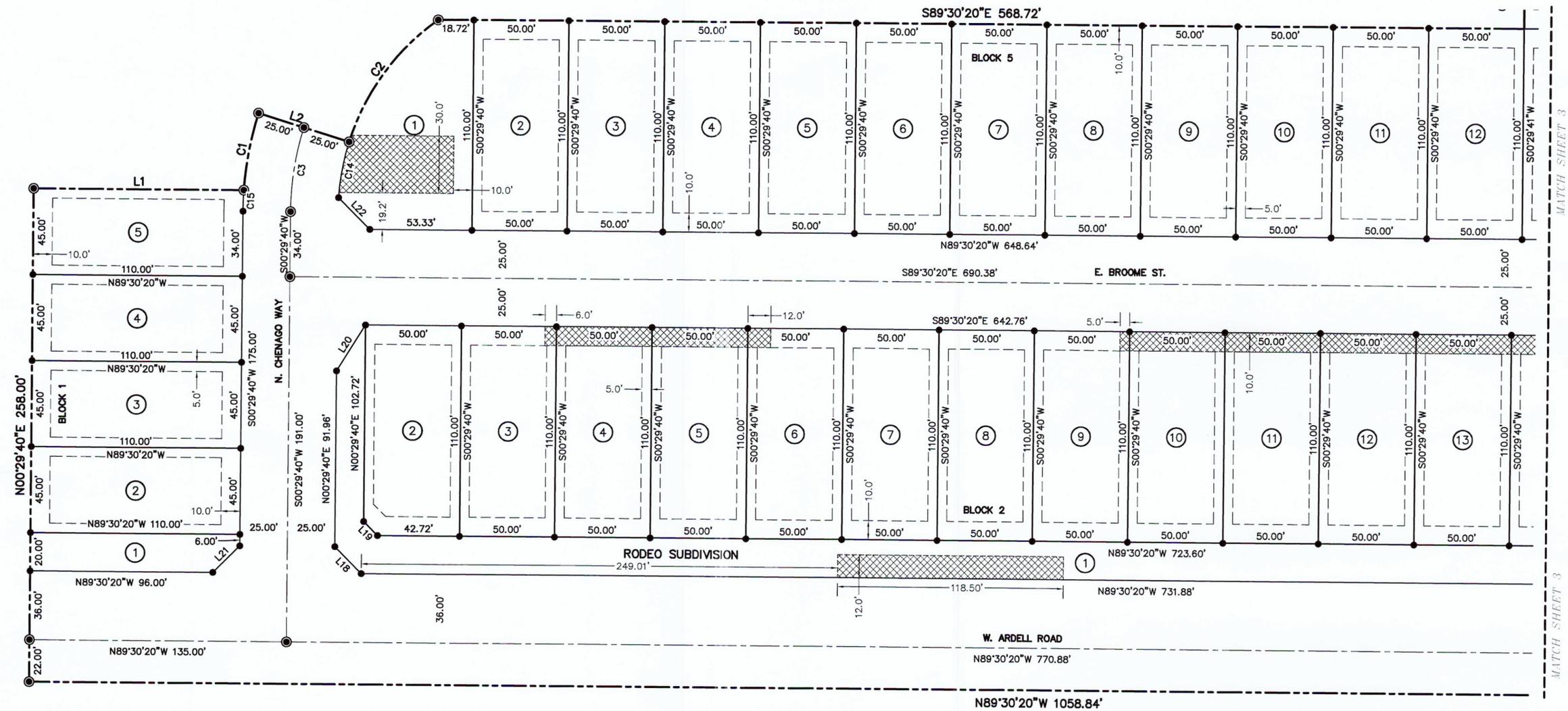
**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 1119 E. STATE STREET, SUITE 210 TEL 208-938-0013  
 EAGLE, ID 83616 www.baileyengineers.com



PLS 10559  
 CP&F No.  
 2025-040813

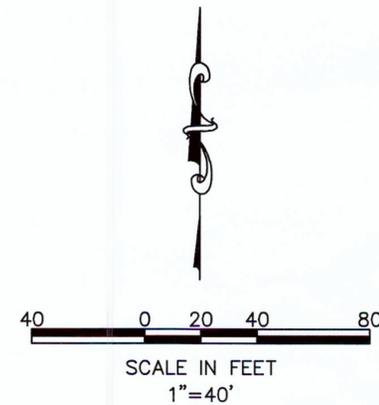
POINT OF BEGINNING  
 C1/4  
 PLS 10559  
 CP&F No.  
 2023-049817

# LEDGESTONE PLAZA SUBDIVISION NO. 1



### LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE (SEE NOTE 1)
- LOT NUMBER
- ACHD STORM DRAIN EASEMENT (SEE NOTE 9)
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 11779 UNLESS NOTED OTHERWISE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779



**NOTE:**  
SEE SHEET 1 OF 6 FOR NOTES.  
SEE SHEET 5 OF 6 FOR LINE  
AND CURVE TABLES.



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

SHEET 2 OF 6

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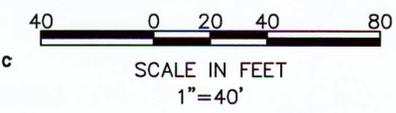
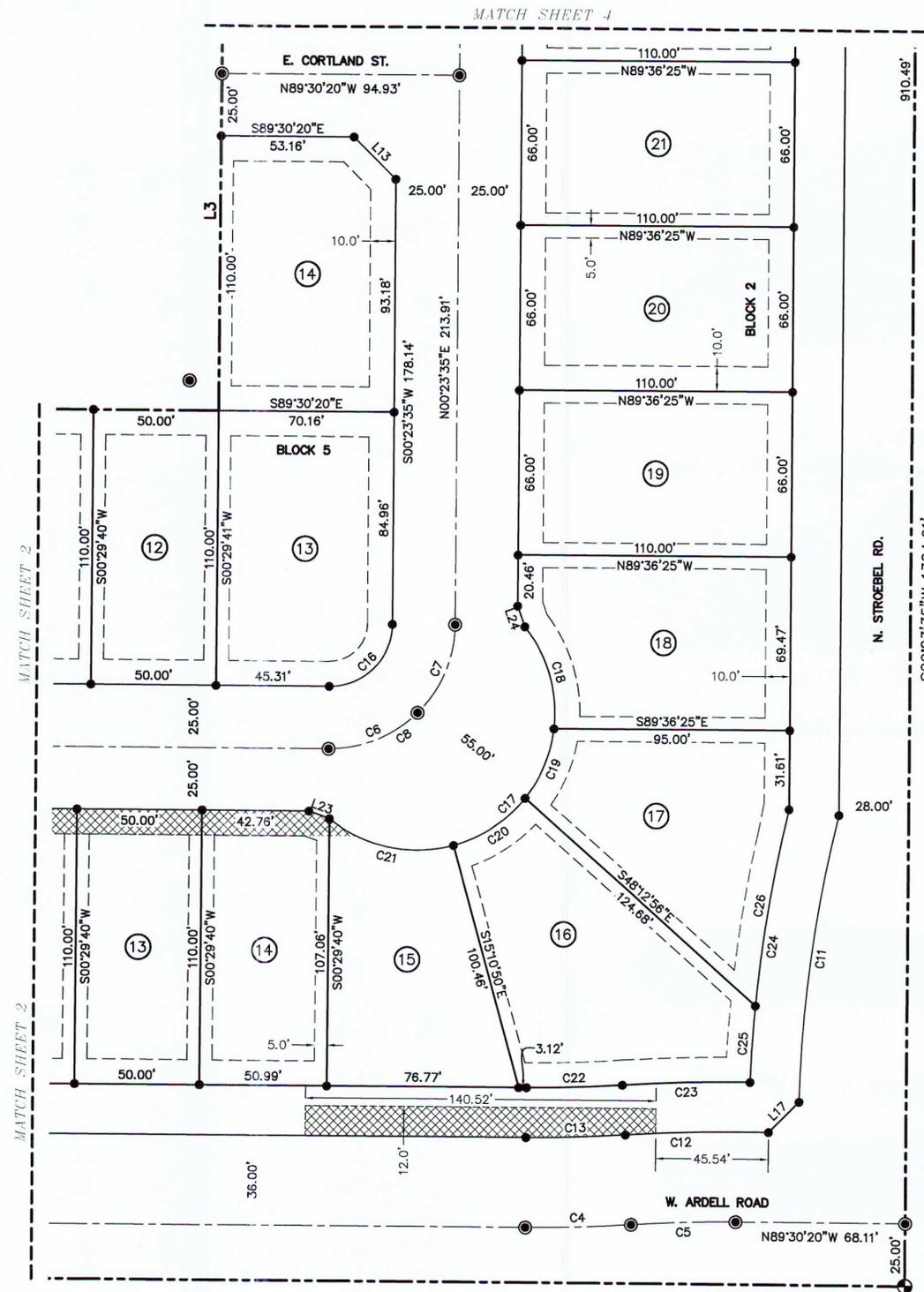
# LEDGESTONE PLAZA SUBDIVISION NO. 1

Line Table		
Line	Bearing	Length
L1	S89°30'20"E	110.35'
L2	S72°25'09"E	50.00'
L3	N00°29'31"E	160.00'
L4	N89°30'20"W	40.12'
L5	S89°36'25"E	110.00'
L6	N00°23'35"E	17.90'
L7	S89°36'25"E	160.00'
L8	S89°28'31"E	48.00'
L9	S45°23'35"W	19.05'
L10	S45°23'35"W	8.14'
L11	N45°11'07"W	22.86'
L12	N45°26'37"E	23.79'
L13	S44°33'23"E	23.81'
L14	S44°36'25"E	19.05'
L15	N46°25'37"E	23.05'
L16	S44°36'25"E	8.14'
L17	N45°26'05"E	17.33'
L18	S44°30'20"E	19.80'
L19	N44°30'20"W	10.30'
L20	N32°27'08"E	28.34'
L21	N45°29'40"E	19.80'
L22	S44°30'20"E	23.35'
L23	S69°51'43"E	8.74'
L24	N19°13'14"W	8.73'
L25	S00°23'35"W	1.89'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	41.18'	175.00'	13°28'58"	N10°50'22"E	41.09'
C2	80.32'	125.00'	36°48'52"	N35°59'17"E	78.94'
C3	44.73'	150.00'	17°05'12"	S09°02'16"W	44.57'
C4	42.44'	600.00'	4°03'08"	N88°28'06"E	42.43'
C5	42.44'	600.00'	4°03'08"	S88°28'06"W	42.43'
C6	39.31'	50.00'	45°03'02"	N67°58'09"E	38.31'
C7	39.31'	50.00'	45°03'02"	N22°55'06"E	38.31'
C8	78.63'	50.00'	90°06'04"	N45°26'37"E	70.77'
C9	92.78'	535.00'	9°56'11"	S05°21'41"W	92.66'
C10	80.64'	465.00'	9°56'11"	N05°21'41"E	80.54'
C11	115.65'	528.00'	12°32'59"	S07°46'56"W	115.42'
C12	44.98'	636.00'	4°03'08"	S88°28'06"W	44.97'
C13	39.89'	564.00'	4°03'08"	N88°28'06"E	39.88'
C14	29.76'	125.00'	13°38'34"	S10°45'35"W	29.69'
C15	11.01'	175.00'	3°36'14"	S02°17'47"W	11.01'
C16	39.31'	25.00'	90°06'04"	N45°26'37"E	35.39'
C17	161.79'	55.00'	168°32'28"	N45°26'12"E	109.45'
C18	43.67'	55.00'	45°29'24"	S16°05'20"E	42.53'
C19	30.53'	55.00'	31°48'07"	S22°33'25"W	30.14'
C20	34.90'	55.00'	36°21'41"	S56°38'19"W	34.32'
C21	52.69'	55.00'	54°53'16"	N77°44'12"W	50.70'
C22	38.47'	544.00'	4°03'08"	N88°28'06"E	38.47'
C23	51.71'	656.00'	4°30'58"	S88°42'01"W	51.69'
C24	110.50'	548.00'	11°33'10"	S08°03'12"W	110.31'
C25	30.65'	548.00'	3°12'17"	N03°52'45"E	30.65'
C26	79.85'	548.00'	8°20'53"	N09°39'20"E	79.77'

### LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE (SEE NOTE 1)
- LOT NUMBER
- ACHD STORM DRAIN EASEMENT (SEE NOTE 9)
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- FOUND BRASS CAP MONUMENT



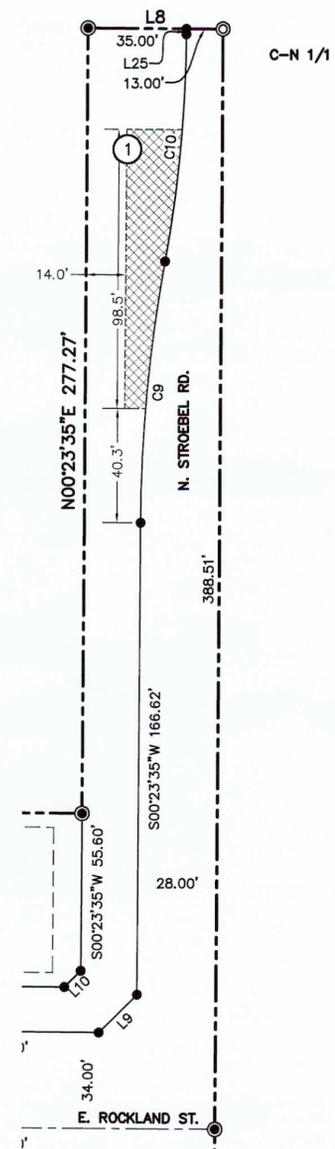
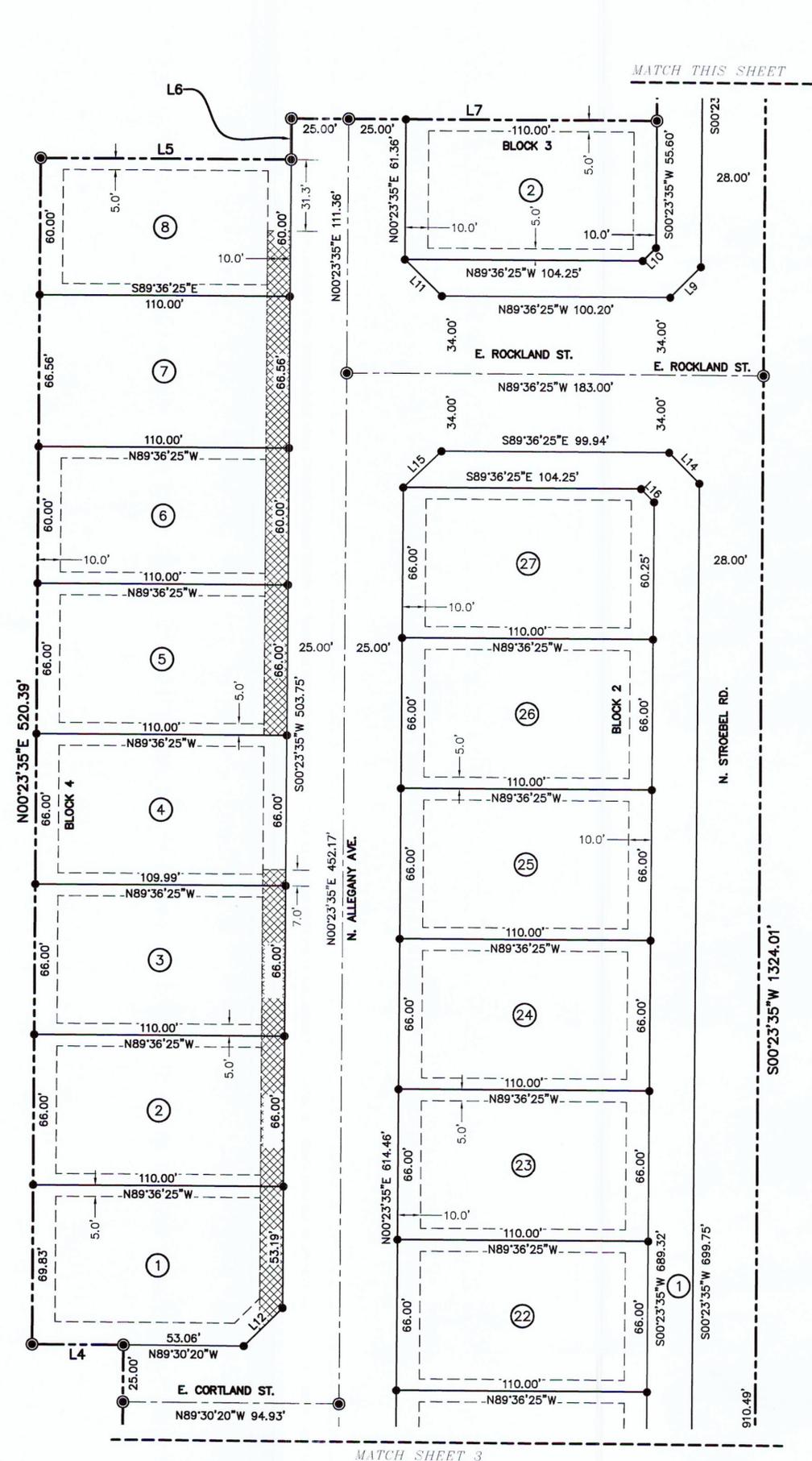
CODY M. McCAMMON, PLS 11779  
 IDAHO SURVEY GROUP  
 9939 W EMERALD ST  
 BOISE, ID 83704

SHEET 3 OF 6

NOTE:  
 SEE SHEET 1 OF 6 FOR NOTES.

**Bailey Engineering, Inc.**  
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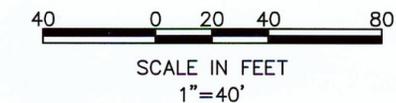
# LEDGESTONE PLAZA SUBDIVISION NO. 1



### LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE (SEE NOTE 1)
- LOT NUMBER
- ACHD STORM DRAIN EASEMENT (SEE NOTE 9)
- FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 11779 UNLESS NOTED OTHERWISE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779

NOTE:  
SEE SHEET 1 OF 6 FOR NOTES.  
SEE SHEET 5 OF 6 FOR LINE  
AND CURVE TABLES.



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

SHEET 4 OF 6

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

# LEDGESTONE PLAZA SUBDIVISION NO. 1

## Certificate Of Owners

Know all men by these presents: that Challenger Development Inc., an Idaho Corporation is the Owner of the Property described as follows:

A parcel of land located in the Southeast 1/4 of the Northwest 1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho more particularly described as follows:

BEGINNING at the Center 1/4 corner of said Section 18, from which the Center-West 1/16 corner of said Sections 18 bears North 89°30'20" West, 1,325.44 feet;

thence on the east-west centerline of said Section 18, coincident with the north boundary line of Rodeo Subdivision as filed in Book 72 of Plats at Pages 7413 and 7414, records of Ada County, Idaho, North 89°30'20" West, 1,058.84 feet;

thence leaving said east-west centerline, North 00°29'40" East, 258.00 feet;

thence South 89°30'20" East, 110.35 feet;

thence 41.18 feet on the arc of a non-tangent curve to the right having a radius of 175.00 feet, a central angle of 13°28'58", and a long chord which bears North 10°50'22" East, 41.09 feet;

thence South 72°25'09" East, 50.00 feet;

thence 80.32 feet on the arc of a non-tangent curve to the right having a radius of 125.00 feet, a central angle of 36°48'52", and a long chord which bears North 35°59'17" East, 78.94 feet;

thence South 89°30'20" East, 568.72 feet;

thence North 00°29'32" East, 160.00 feet;

thence North 89°30'20" West, 40.12 feet;

thence North 00°23'35" East, 520.39 feet;

thence South 89°36'25" East, 110.00 feet;

thence North 00°23'35" East, 17.90 feet;

thence South 89°36'25" East, 160.00 feet;

thence North 00°23'35" East, 277.27 feet to the north boundary line of the Southeast 1/4 of the Northwest 1/4 of said Section 18;

thence on said north boundary line, South 89°28'31" East, 48.00 feet to the Center-North 1/16 corner of said Section 18;

thence South 00°23'35" West, 1,324.01 feet to the POINT OF BEGINNING.

Containing 13.342 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. The owner hereby certifies that surface water for irrigation is reasonably available, per Section 67-6537, Idaho Code, and that they are in compliance with Section 31-3805, Idaho Code. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line and the City of Kuna has agreed in writing to serve all the lots in this Subdivision.

Challenger Development Inc., an Idaho Corporation

\_\_\_\_\_  
Corey D. Barton, President

## Acknowledgment

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned, a notary public in and for said state, personally appeared Corey D. Barton, known or identified to me to be the President of Challenger Development, Inc., an Idaho Corporation, the corporation which executed the within instrument and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
My Commission Expires

\_\_\_\_\_  
Notary Public, State Of Idaho  
Residing in Nampa, Idaho

## Certificate of Surveyor

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

\_\_\_\_\_  
Cody M. McCammon



\_\_\_\_\_  
P.L.S. No. 11779





**RE: Request for comments; Ledgestone Plaza No 1 Final Plat**

From Kendra Conder <Kendra.Conder@itd.idaho.gov>

Date Mon 10/27/2025 12:27 PM

To Troy Behunin <tbehunin@kunaid.gov>

Good afternoon, Troy,

ITD has reviewed the application transmittal for 25-24-FP and does not have any comments.

Thank you!

**Kendra Conder**

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



**From:** Troy Behunin <tbehunin@kunaid.gov>

**Sent:** Tuesday, October 21, 2025 5:28 PM

**To:** Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jennifer Miller <JMiller@kunaid.gov>; Jessica Reid <jhall@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; Marina Lundy <MLundy@kunaid.gov>; PWorkoffice <PWorkoffice@kunaid.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>

**Cc:** Sam Feist <SFeist@kunaid.gov>

**Subject:** Request for comments; Ledgestone Plaza No 1 Final Plat

**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.

Apologies. Please see the UPDATED subject line.

Afternoon Greetings Everyone,

One more before the end of the day. Have a great evening.

**Agency Transmittal – October 21, 2025**

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

<b>CASE NUMBER:</b>	<a href="#"><b>25-24-FP Ledgestone Plaza No. 1</b></a>
---------------------	--

<p><b>PROJECT DESCRIPTION</b></p>	<p>Trilogy Development respectfully submits a subdivision final plat application for approval:</p> <ol style="list-style-type: none"> <li>1. <i>Ledgestone Plaza No. 1</i>, proposes 50 residential lots, and six (6) common lots covering 13.34 acres, within an R-6 zone. This is a smaller part of the overall approved Ledgestone Plaza Subdivision.</li> </ol>
<p><b>APPLICANT</b></p>	<p><b>Kent Brown</b>          3161 E Springwood Dr.          Meridian, ID, 83642          831.871.6842  <a href="mailto:kentkb@gmail.com">kentkb@gmail.com</a></p>
<p><b>SCHEDULED MEETING DATE</b></p>	<p><b>WEDNESDAY, November 5, 2025</b>, at 6:00 P.M.</p>
<p><b>REVIEWING BODY</b></p>	<p>City Council</p>
<p><b>STAFF CONTACT</b></p>	<p>Troy Behunin          208.387.7729  <a href="mailto:TBehunin@KunaID.Gov">TBehunin@KunaID.Gov</a></p>

If you have any questions, please let our office know.  
 Thank you,  
 Troy



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

**Troy Behunin**

**Senior Planner**

City of Kuna | Development Services

Phone: 208.387.7729

Email: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)

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

**RESOLUTION NO. R85-2025  
CITY OF KUNA, IDAHO  
FOREGONE PROPERTY TAX LEVY**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO REPEALING AND REPLACING RESOLUTION R51-2025 AND CERTIFYING THE INTENT OF THE KUNA CITY COUNCIL TO RESERVE THE FOREGONE AMOUNT FOR FISCAL YEAR 2026 FOR POTENTIAL USE IN SUBSEQUENT YEARS AS DESCRIBED IN IDAHO CODE §63-802, ET AL; AND AUTHORIZING THE MAYOR TO SIGN AND AUTHORIZING THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Idaho Code §50-235 empowers the city council of each city to levy taxes for general revenue purposes; and,

WHEREAS, Idaho Code §50-1002 requires the city council of each city in the State of Idaho to pass a budget, referred to as an annual appropriation ordinance; and,

WHEREAS, Idaho Code §63-802 sets limitations on all taxing district budget requests on the amount of property tax revenues that can be used to fund programs and services; and,

WHEREAS, Idaho Code §63-802(1)(f) requires that the City adopt an annual resolution to reserve additional forgone amount in order to utilize that amount in subsequent years; and,

WHEREAS, the City has met the notice and hearing requirements in Idaho Code §63-802(1)(f) to reserve the current year’s increase in the forgone amount; and,

WHEREAS, the City intends to reserve forty-eight thousand two hundred dollars (\$48,200) of its current year’s increase in allowable forgone amount.

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho the Kuna City Council reserves forty-nine thousand seven hundred ninety-eight dollars (\$49,798) of the current year’s allowable increase in its forgone property tax levy and is included in the City’s total forgone balance for potential use in subsequent years.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 5<sup>th</sup> day of November, 2025.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 5<sup>th</sup> day of November, 2025.

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

ATTEST:

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



**RESOLUTION NO. R86-2025  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:**

- **SUPPORTING THE AMERICA 250 IN IDAHO COMMEMORATION AND UNITED STATES SEMIQUINCENTENNIAL; AND**
- **DIRECTING THE PARKS AND RECREATION DEPARTMENT, ECONOMIC DEVELOPMENT DEPARTMENT, CITY CLERK’S OFFICE, AND MAYOR’S OFFICE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the year 2026 marks the 250th anniversary of the signing of the Declaration of Independence; and

**WHEREAS**, Governor Brad Little proclaimed the establishment of the America250 in Idaho Commemoration in July 2024 to plan, encourage, develop, and coordinate the commemoration of this momentous occasion, and honor and recognize the contributions of Idaho’s residents to the nation’s past, present, and future; and

**WHEREAS**, it is fitting and desirable that we commemorate the birth of the nation with the support of partners and stakeholders across the Gem State, America250 in Idaho will advance the ideals of the American Revolution - equality, liberty, and justice – through meaningful community engagement and recognize, appreciate, and commemorate America’s legacy; and

**WHEREAS**, The City of Kuna was founded as a village on September 15<sup>th</sup>, 1915, and later incorporated as a City on December 31<sup>st</sup>, 1971, has contributed proudly and significantly to the history of our nation and our state for more than 115 years; and

**WHEREAS**, the Mayor and City Council of the City of Kuna thus encourage its residents and citizens to create and participate in programs that will commemorate the history of our city, our state, and our nation; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Kuna does hereby endorse the America250 in Idaho Commemoration and its vision to celebrate American history and the invaluable contributions of, the residents of Kuna, and Idahoans to our region, nation, and world.

**IT IS FURTHER RESOLVED** that:

1. The City of Kuna shall commemorate the 250<sup>th</sup> anniversary of the establishment of the United States as an independent nation.
2. The City of Kuna directs the Kuna Parks and Recreation Department, Kuna Economic Development Department, City Clerk’s Office, and Mayor’s Office and invites the Kuna Chamber of Commerce to oversee local projects and efforts to support this commemoration that will promote the maximum involvement of our residents, neighborhoods, businesses, schools, civic organizations, and institutions in the commemorations.
3. The City of Kuna will officially recognize the 250<sup>th</sup> Anniversary of America with a celebration on July 4<sup>th</sup>, 2026 at Bernie Fisher Park, and the inclusion of a mural on the VFW Building 329 W. Main St. Kuna, Idaho 83634
4. That the City Clerk of the City of Kuna send a certified copy of this resolution to the America250 in Idaho Advisory Council.

**ADOPTED BY THE CITY COUNCIL** of Kuna this 5<sup>th</sup> day of November, 2025.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 5<sup>th</sup> day of November, 2025.

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

ATTEST:

\_\_\_\_\_  
Nate Stanley, City Clerk

**Michelle Covert**  
Economic Development  
Administrator  
208.387.7719  
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**Jessica Hall**  
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Economic Development

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MEMORANDUM

To: Mayor Joe Stear and Kuna City Council  
From: Michelle Covert, Economic Development Administrator  
Date: October 31, 2025  
Subject: 4th Street Gym Property – Bid and Acquisition Consideration

Overview

The Kuna School District has announced that the 4th Street Gym property, located at 571 W 4th Street, is being offered for sale by sealed bid.

Historical and Community Significance

The 4th Street Gym is a long-standing community landmark and one of the most recognizable civic structures in Kuna’s downtown core. For decades, it has served as a central gathering place for school events, athletic programs, and community activities. Its preservation is critical not only for its historical value but also for maintaining the continuity and character of Kuna’s traditional downtown.

Acquiring this property would allow the City to retain and influence the use of nearly an entire block of downtown, ensuring that future development aligns with community goals for revitalization, heritage preservation, and public accessibility.

Action Requested

- Council direction is requested regarding:
- A. Whether to authorize the Mayor to submit a sealed bid on behalf of the City.
  - B. The maximum bid amount to be authorized.
  - C. The City’s intent for long-term use or partnership opportunities for the site.

Respectfully,  
Michelle Covert  
Economic Development Administrator

(Space above reserved for recording)

**ORDINANCE 2025-30A**

**CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES  
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM  
[HHIF VI LLC, real properties]**

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S HHIF VI 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 NEW YORK 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 HHIF VI LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance to include the Subject Real Properties within the boundaries of KMIS.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:**

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to New York Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 5th day of November 2025.

ATTEST:

CITY OF KUNA, Ada County, Idaho

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

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

**EXHIBIT A****LEGAL DESCRIPTION FOR WATER RIGHTS ON  
HHIF VI LLC**

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

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

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NW ¼ S 89°47'24" E A DISTANCE OF 1374.52 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID BOUNDARY S 89°47'24" E A DISTANCE OF 605.24 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 0°17'23" W A DISTANCE OF 664.17 FEET TO A POINT;

THENCE N 89°41'33" W A DISTANCE OF 290.00 FEET TO A POINT;

THENCE N 0°17'23" E A DISTANCE OF 318.68 FEET TO A POINT;

THENCE N 89°47'24" W A DISTANCE OF 316.44 FEET TO A POINT ON THE EASTERLY BOUNDARY OF BELLARO SPRINGS SUBDIVISION NO. 1

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

THENCE N 0°12'36" E A DISTANCE OF 115.56 FEET TO A POINT;

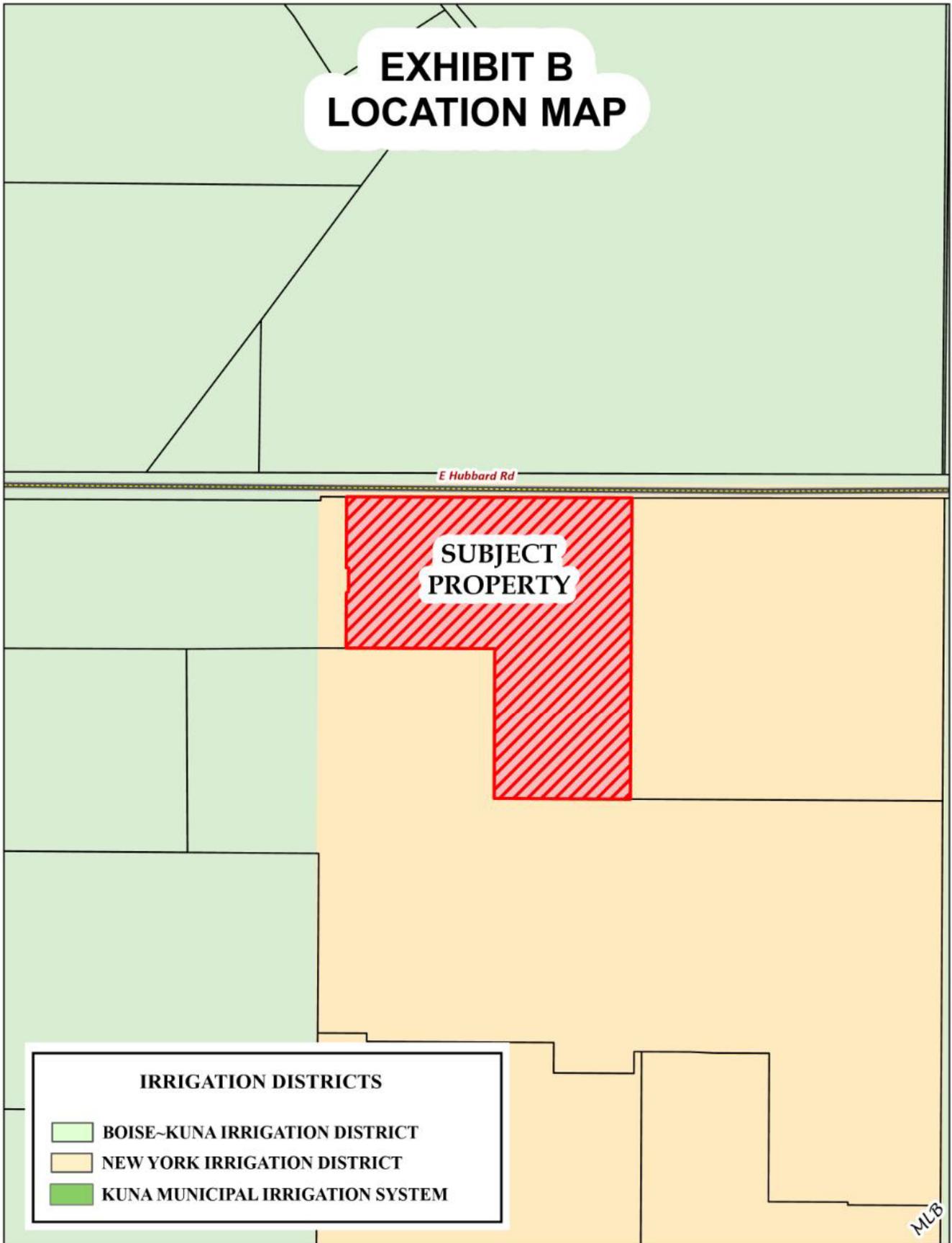
THENCE N 56°01'31" E A DISTANCE OF 7.91 FEET TO A POINT;

THENCE N 0°12'36" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 89°47'24" W A DISTANCE OF 4.86 FEET TO A POINT;

THENCE N 0°12'36" E A DISTANCE OF 175.00 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 6.91 ACRES MORE OR LESS.



**ORDINANCE NO. 2025-37  
CITY OF KUNA  
ZONING ORDINANCE AMENDMENT**

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

- **MAKING CERTAIN FINDINGS; AND**
- **AMENDING CHAPTER 4, SECTION 3 OF TITLE 5 KUNA CITY CODE APPLICATION REQUIREMENTS, REVIEW AND FEES; AND**
- **AMENDING CHAPTER 8, PART 201 OF TITLE 5 KUNA CITY CODE ZONING PERMITS; AND**
- **AMENDING CHAPTER 8, PART 304 OF TITLE 5 KUNA CITY CODE CONTENTS OF APPLICATION; AND**
- **AMENDING CHAPTER 8, PART 403 OF TITLE 5 KUNA CITY CODE FORM; AND**
- **AMENDING CHAPTER 8, PART 910 OF TITLE 5 KUNA CITY CODE DESIGN REVIEW APPLICATION REQUIRED; AND**
- **AMENDING CHAPTER 9, PART 203 OF TITLE 5 KUNA CITY CODE PRELIMINARY PLAT; AND**
- **AMENDING CHAPTER 9, PART 204 OF TITLE 5 KUNA CITY CODE FINAL PLAT; AND**
- **AMENDING CHAPTER 9, PART 602 OF TITLE 5 KUNA CITY CODE LOT SPLIT; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

**Section 1: Findings.**

- 1.1** The City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the state of Idaho and is authorized under the provisions of Section 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts and zoning ordinances are established and codified in Title 5 of the Kuna City Code and are known and cited as the Kuna Development Regulations Code.
- 1.2** The Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on August 26, 2025, as required by Sections 67-6511 and 67-6509, Idaho Code, considered the amendments made by this ordinance, and entered findings (approved by the Commission on September 9, 2025) where it was recommended to the Mayor and Council that this legislative proposal for amendments to the Kuna Development Regulations Code be approved.

- 1.3** The Kuna City Council, pursuant to public notice as required by law, held a public hearing on October 21, 2025, on the Legislative Proposal for Amendments to the Kuna Development Regulations Code, as required by Sections 67-6511 and 67-6509, Idaho Code, and in accordance with the provisions of Kuna City Code § 5-4-9 the City Council made findings (approved on November 5, 2025) and determined that the legislative proposal for amendments to the Kuna Development Regulations Code be approved.
- 1.4** It is necessary that the City Council adopt this Ordinance, as required by Section 67-6511(2) Idaho Code and Kuna City Code § 5-4-9(F), to complete the process of implementing the decision of the Kuna City Council to adopt and enact the legislative proposal for amendments to the Kuna Development Regulations Code.

**Section 2:** That Chapter 4, Section 3 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

- A. *Application requirements:* All persons making an application for annexation, zoning, subdivision approval or any permit or other matter governed by this title are required to submit an application to the Director on forms approved by the City Council and provided by the Planning and Zoning Department.
- B. *Pre-application meeting:* As determined by Kuna City Code § 5-4-4 (the "Decision Making Authority and Process Table") a pre-application meeting with the Planning and Zoning Department and other affected agencies is required, no more than three (3) months prior to submitting an application. The pre-application meeting requirement may be waived by the Director on a case-by-case basis.
- C. *Fees:* The Council shall, by resolution, establish fees for all applications or petitions authorized by this title.
- D. *Application completeness and compliance review:* Applications are not accepted until the Director Or The Director's designee finds that the application is complete and complies with this title. Application completeness and compliance review fees are required to paid prior to application being reviewed by the Director. The Director shall have sixty (60) days to review to determine and notify in writing the applicant whether or not the application is complete and in compliance.
- E. *Incomplete applications:* If the Director or their designee determine that an application is incomplete, they shall provide notice to the applicant of such deficiencies. In the event an applicant fails to provide the missing information within a period of fourteen (14) calendar days, the application shall be deemed to have expired, and will not be further processed by the City unless and until an entirely new application is submitted.
- F. *Acceptance of applications:* Applications, which are found by the Director to be complete and in compliance, are then officially accepted for processing. The Director will issue and deliver to the applicant a letter of Application acceptance. The date of acceptance determination shall be the date the Director issues an acceptance letter.

**Section 3:** That Chapter 8, Part 201 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

- A. *Required:* No building or other structure shall be erected, moved, added to, structurally altered, nor shall any building, structure or land be established or changed in use without a permit therefor issued by the Director. Zoning permits shall be issued only in conformity with the provisions of this title.
- B. *Contents of application:* The applicant must file an application with the Director upon a form prescribed by the Council.
- C. *Approval of zoning permit:* Within thirty (30) days after the receipt of an application, the Director shall either approve or disapprove the application in conformance with the provisions of this title. All zoning permits shall, however, be conditional upon the commencement of work within one (1) year. One (1) copy of the plans shall be returned to the applicant by the Director after the Director shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. One (1) copy of plans, similarly marked, shall be retained by the Director. The Director shall issue a placard, to be posted in a conspicuous place on the property in question, attesting to the fact that the use or alteration is in conformance with the provisions of this title.
- D. *Expiration of zoning permit:* If the work described in any zoning permit has not commenced construction within one (1) year from the date of issuance thereof, said permit shall expire; said permit shall be revoked by the Director; and written notice thereof shall be given to the persons affected.

**Section 4:** That Chapter 8, Part 304 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

- A. Applications for amendments to the official zoning diagram adopted as part of this title must be filed on an application with the Director upon a form prescribed by the Council.

**Section 5:** That Chapter 8, Part 403 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

A development agreement shall be in the form provided by the Director.

**Section 6:** That Chapter 8, Part 910 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

Prior to application for a permit to erect, construct, alter, move, remodel, or reface or otherwise change the use of the building or structure in the DR district, the applicant must file an application with the Director upon a form prescribed by the Council.

**Section 7:** That Chapter 9, Part 203 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

- A. *Application:* The subdivider shall file with the planning staff a completed preliminary plat application form provided by the Director and prescribed by the City Council.
- B. *Combining preliminary and final plats:* The applicant may request that the subdivision application be processed as both a preliminary and final plat if all the following criteria are met:
  - 1. The proposed subdivision does not exceed five (5) lots;
  - 2. No major special development considerations are involved, such as development in a floodplain, hillside development or the like; and
  - 3. All required information for both preliminary and final plat is complete and in an acceptable form.
- C. *Content of preliminary plat:* The contents of the preliminary plat and related information shall be in such a form as required by the Director; however, the subdivider shall provide any additional maps or data deemed necessary by the Commission.
- D. *Application procedures:* For application procedures, see Chapter 4 of this of this title.
- E. *Commission's findings:* In determining the acceptance of a proposed subdivision, the commission shall consider the objectives of this chapter to include the following:
  - 1. The conformance of the subdivision with the comprehensive plan;
  - 2. The availability of public services to accommodate the proposed development;
  - 3. The continuity of the proposed development with the capital improvement program;
  - 4. The public's capability to provide supporting services to the proposed development; and
  - 5. Other health, safety and environmental considerations.
- F. *Action on preliminary plat:* The Commission may recommend approval, conditional approval, disapproval or table the preliminary plat for additional information. These noted alternatives shall be initiated within forty-five (45) days of the date of the regular meeting at which the plat is first considered by the Commission. The action and the reasons for such recommended action shall be stated in writing by the Commission, and forwarded to the applicant by the Director.
- G. *Administrative processing:* The Director shall also forward a statement of the action taken and the reasons for such action, together with a copy of the preliminary plat to the Council for their approval at the next regularly scheduled meeting. Upon the Council's granting or denying a preliminary plat, the Council shall specify:
  - 1. The ordinance and standards used in evaluating the application;
  - 2. The reasons for approval or denial; and
  - 3. The actions, if any, that the applicant could take to obtain a permit.

- H. *Action on combined preliminary and final plat:* If the Commission's conclusion is favorable to the subdivider's request for the subdivision to be considered both as a preliminary and final plat, then a recommendation shall be forwarded to the Council in the same manner specified for a final plat. The Commission may recommend that the combined application be approved, approved conditionally, or disapproved.
- I. *Approval period:*
1. A preliminary plat approval shall be valid for two (2) years from the date of approval of the final written decision by the Council, unless extended as provided for in KCC 5-9-205.
- J. *Fee schedule:* Fees associated with preliminary plats may be reviewed and updated by the Council from time to time.

**Section 8:** That Chapter 9, Part 204 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

The following procedures shall apply to the filing for final plat approval of any City of Kuna subdivision:

- A. *Application:* After the approval or conditional approval of the preliminary plat by the Council, the subdivider may cause the subdivision, or any part thereof, to be surveyed and a final plat prepared in accordance with the approved preliminary plat. The subdivider shall submit a completed final plat application form provided by the Director and prescribed by the City Council.
- B. *Planning staff review:*
1. The Director shall certify, and date stamp the application for purpose of establishing its completeness relative to all noted final plat requirements.
  2. The Director shall review the final plat for compliance with the approved or conditionally approved preliminary plat. If the Director or assigned person determines there are substantial differences between the preliminary and final plat, the subdivider may be required to amend for final plat and submit it to the Council as it was portrayed at the time of the preliminary plat process.
  3. After the Director's determination that the final plat is in compliance with the preliminary plat and all conditional requirements have been met, the Director or assigned person shall place the final plat on the council agenda within forty-five (45) days from its receipt and acceptance. Acknowledgement of final plat acceptance shall be conveyed by way of written confirmation.
- C. *Agency review:* The Director or assigned person shall transmit final plat documents to other reviewing city staff and agencies for evaluation and comment. The reviewer shall evaluate the final plat improvements for consistency with construction standards, health protocols, cost estimates and legal requirements.
1. *City engineer review:* The city engineer shall review final plats and will not sign the final plat Mylar if any City Code violations exist on the subject property at the

time of requested signature. The final plat may not be recorded until signed by the City engineer.

- D. *Council action:* At the public meeting scheduled for the final plat review the Council shall consider comments from agencies. The Council shall approve, approve conditionally, disapprove the final plat or table it for purposes of acquiring and reviewing additional information and then approve, approve conditionally or disapprove the final plat after review of this supplementary information within thirty (30) days of the date of the regular meeting at which the plat is first considered. A copy of the approved plat shall be filed with the Planning and Zoning Department. Upon granting or denying the final plat, the Council shall specify:
1. The ordinance and standards relied upon to evaluate the application;
  2. The reasons for approval or denial; and
  3. The action(s), if any, the applicant could take to obtain a permit.
- E. *Approval period:*
1. The final subdivision plat shall be filed with the county recorder within two (2) years after the Council's signing of the final written decision, the plat approval shall become null and void unless prior to the two (2) year expiration date the subdivider applies for a time extension as provided in KCC 5-9-205.
- F. *Prior to requesting the city engineer's signature on the final plat Mylar, the developer shall either:*
1. Provide the necessary documentation to show that all required improvements, infrastructure, public utilities, public improvements, have been installed and conditions of approval have been met and inspected and approved by the City; including all record drawing requirements, submittal of engineer or record inspection logs, submittal of the engineer of record certification and receipt of the dedication request, and memorandum from the city engineer has been issued stating as much; or
  2. Provide the necessary documentation to show that the required improvements and conditions that have not been completed have approved financial guarantees, as provided for in this section and KCC § 5-9-402.
  3. The city engineer shall not sign, nor release the final plat for recording until the City has received the financial guarantee, as provided for in KCC § 5-9-402 in compliance with the provisions of this chapter and the Council has approved the final plat.
- G. The following items are not eligible for financial guarantees as provided for in KCC § 5-9-402 and shall be completed by the subdivider and inspected and approved by the city engineer and/or their legal designee and other approving agencies, prior to the subdivider submitting for final plat approval:
1. Construction of the domestic water system, including successful pressure testing. Bacteria tests and final City of Kuna inspections and approvals may be delayed until roadways are completed;

2. Installation of fire hydrants according to the current International Fire Code standards and supporting fire flows according to standards established by the Fire District;
  3. Construction of the sanitary sewer system with evidence of acceptable pipe sloping and, completion of all work within the base of the manholes. However, the pressure test and television camera inspection, followed by any additional City of Kuna inspections and approvals must be completed prior to the paving of the all-weather roadway;
  4. Construction of pressurized irrigation to city standards, including successful pressure testing regardless of incorporation into the city's pressurized irrigation system;
  5. Construction of permanent roads shall be complete to the extent that all road base is installed such that it provides a temporary all-weather road service to all buildings to be constructed pursuant to subsection G(1) above. These improvements shall be to ACHD and City of Kuna standards and receive the Fire District's approval. If the permanent roads are not improved to this level of completion, then construction of temporary roads with an all-weather road surface shall be installed to service all buildings, subject to approval from the Fire District;
  6. For items 1. through 4. above, the city engineer's approval shall be in the form of a memorandum confirming the completion of the items;
  7. The subdivider shall dedicate all sanitary sewer and domestic water facilities and provide all applicable documentation as required by the city engineer.
- H. The following items may provide the necessary financial guarantees as provided for in KCC § 5-9-402, and as approved by the city engineer, city attorney and Director, and adopted by the Council. The subdivider shall pay any additional fees associated with the request for financial guarantees, as approved and adopted by the Council.
1. Completion of the construction of an all-around weather road system built to ACHD specifications, and subject to the Kuna Fire District and Ada County Highway District (ACHD) inspections and approvals. The City shall review the financial guarantees provided for by and between the developer and ACHD, and the city attorney shall determine if the City's interests are adequately protected.
  2. Installation of street signs followed by city engineer, Kuna Fire District and ACHD inspections and approvals.
  3. Installation of required landscaping, amenities and improvements.
  4. Construction of that portion of the pressure irrigation system that will be dedicated to the city by the subdivider. Said system shall be tested by the subdivider, and inspected and approved by the city's engineering staff.
  5. Provide permanent approved perimeter fencing along the subdivisions outer perimeter, which shall require a building permit.
  6. The city engineer shall monitor the construction of any improvements or conditions that are being constructed pursuant to the financial guarantees of KCC § 5-9-402.

7. If the city attorney determines that it is necessary, any improvement or condition that is being constructed pursuant to the financial guarantees of KCC § 5-9-402 shall be recorded against the property in a development agreement, as approved and adopted by the city council.
  8. The developer may construct up to three (3) model homes if the project size is up to fifty (50) acres, or up to five (5) model homes if the project size is greater than fifty (50) acres. The developer shall be solely responsible for locating the model home within any required City setbacks and easements. As provided for in subsection 9, below, no certificate of occupancy shall be issued on any of the model homes until all improvements and conditions that are subject to financial guarantees are completed, inspected and approved by the appropriate agencies.
  9. Other than the model homes constructed in subsection 8, no other homes may be constructed, and no certificate of occupancy shall be issued until all improvements and conditions that are subject to a financial guarantee are completed, inspected and approved by the appropriate agencies.
- I. Prior to the roads being paved and the sidewalks being constructed, the City must receive documentation requesting that the system be annexed into the Kuna Municipal Irrigation System if annexation is applicable. All applicable fees must be submitted with the annexation request. The annexation of water rights to the City in sufficient quantities to offset the subdivisions potential water demands as determined by the city engineer.
  - J. *Method of recording:* After the Council grants final plat approval and subject to the prepayment of recording fees, posting an acceptable irrevocable guarantee and the inclusion of the following signatures on the final plat, the applicant shall submit the final plat to the county recorder for recording:
    1. Certification and signature of the Council verifying that the subdivision has been approved;
    2. Certification and signature of the city clerk, if required, and the city engineer verifying that the subdivision meets the city requirements and has been approved by the Council; and
    3. Certification of the sanitation restrictions on the face of the plat pursuant to I.C. § 50-1326.

**Section 9:** That Chapter 9, Part 602 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

- A. *Purpose:* A lot split is the dividing of an original lot, tract or parcel of land. A lot split shall not create more than three (3) new parcels from the original lot, tract or parcel of land, including any splits granted by the county prior to annexation into the city. The burden shall be on the property owner to provide evidence that they are eligible for a lot split with the city, by way of a deed and legal description of the tract demonstrating its existence as an original lot, tract or parcel of land and its configuration as of the date of application for lot split.
  1. **Compliance:** The owner shall comply with the following conditions:

2. The minimum lot size of all parcels created through the lot split process shall be one (1) acre, except lots created through the public utility lot split process.
3. All parcels created via lot split shall meet lot frontage requirements established in KCC § 5-8-504.
4. Sewer and water: Applicant shall extend public sewer and water to each parcel created when public sewer and water are available within three hundred (300) feet of the parcel(s), or as determined by the city engineer.
5. If City sewer and water are not available within three hundred (300) feet of the parcel(s) the Applicant shall comply with the Septic Tanks/Systems standards as established in KCC § 5-9-603.
6. Parcels located in the Kuna Nitrate Priority Area shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant, at time of application submittal provides documentation from Central District Health, that the district's potable water supply and septic system requirements can be met.
7. Land possessing unique features or topographical constraints: Land possessing unique features or topographical constraints may be subject to an environmental review at the director's discretion, which, in turn, may require that certain issues be mitigated.
8. Utilities placed underground: Utilities shall be placed underground, unless it is determined by the owner of the utility and/or the city council that such action is not feasible or reasonable. Parcels created that are more than one (1) acre in size shall be subject to this condition on a case-by-case review basis.
9. Stormwater drainage: Any increased stormwater drainage resulting from lot split activity shall be retained on-site. Parcels less than one (1) acre shall provide stormwater plans and supporting calculations to the city engineer for review and approval. Parcels one (1) acre and larger shall be subject to providing stormwater plans and supporting calculations to the city engineer for review and approval on a case-by-case basis.
10. Fire hydrants and water mains: Each parcel shall be provided fire protection by the lot owner in accordance with fire district standards as determined by the fire chief as a condition of development.
11. Grading or depositing of soil: No grading or depositing of soil shall occur on the parcels within the floodplain or floodway unless the appropriate permits are obtained and approved by the city engineer.
12. Maximum number of parcels created: The maximum number of parcels that can be created from contiguous original tracts, submitted under a single application, is six (6). If more splits than this amount are intended from original and contiguous tracts, that action shall occur through the city's subdivision process.
13. Water rights: Water rights appurtenant to a tract of land, subject to lot split, shall remain with the land or be dedicated to the city. Water rights for the split parcel may not be sold, abandoned, or transferred off the land (except to the city).
14. Dedication of public right-of-way (ROW): The owner shall dedicate public ROW in accordance with the area's identified transportation needs as they may be identified in

Ada County Highway District (ACHD) or COMPASS documents, as well as the city's "Comprehensive Plan Street Circulation Map" and in its supporting text. The portion of a parcel included within the right-of-way does not constitute a part of the lot split.

15. Lot split conformity: Parcels shall be divided, or otherwise configured, to accommodate the city and ACHD's transportation grid, utility layout and connectivity patterns.
16. Sidewalks: Sidewalks and landscaping shall be installed in accordance with KCC § 5-10-13 for parcels abutting classified roadways. Where sidewalks are required, the owner shall submit engineering drawings, contractor's estimates, and submit for construction plan review.
17. Driveway entrances: Each parcel created through a lot split shall have a driveway entrance(s) connecting to a public street(s) with adequate driveway distance separations as determined by the city and/or ACHD. Where feasible, the driveway entrances shall be designed and constructed as shared driveways. Owner(s) shall develop driveway agreements for shared driveways and these agreements shall be recorded and follow the land. Shared driveway entrances shall have a minimum driveway width of twenty-four (24) feet, unless ACHD requires a different width. The driveway's asphalt apron and entryway shall extend inward a minimum of fifteen (15) feet from the parcel's property line to minimize the tracking of debris onto the roadways. Driveways shall be a maximum one hundred fifty (150) feet in length. The driveway plans shall be reviewed and approved by the city engineer.
18. ACHD requirements: Prior to construction or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.) a permit or license agreement must be obtained from ACHD.
19. Original lot, tract or parcel of land: A lot, parcel, or tract of land as recorded on any plat or record on file in the office of the county recorder or any unplatted contiguous parcel of land held in one (1) ownership and of record on or before December 7, 1977.
20. Lot of record: A lot which is part of a subdivision recorded in the office of the county recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.
21. Owner: The individual, firm, association, syndicate, partnership, or corporation having any interest in the land to be subdivided.

**B. *Public Utility Lot Split:***

1. *Purpose:* A public utility lot split is the dividing of a lot, tract or parcel of land for the purpose of creating a public utility lot as defined in KCC § 5-2-3. The burden shall be on the property owner to provide evidence to the director that the public utility lot will exclusively contain public and/or a private infrastructure which is a physical component of an interrelated public or private system which provides water, sewer, irrigation, natural gas, electrical grid and/or telecommunication service to the public.
  - a. The owner of the lot, tract or parcel of land and the utility provider, who will be the owner of the public utility lot, shall file a joint application for a public utility lot division with the Director. At a minimum, the application shall contain the following information:

- b. Names, mailing and email addresses and phone numbers of applicants; and
  - c. Legal description of the original lot, tract or parcel of land and the proposed Public Utility Lot; and
  - d. Affidavits of legal interests; and
  - e. The construction drawings and specifications of the infrastructure to be constructed on the public utility lot ("Subject Infrastructure") for the director's and city engineer's review; with sufficient information about the locations, nature and volume of the interrelated public or private system, which the Subject Infrastructure will be providing water, sewer, irrigation, natural gas, electrical grid and or telecommunication service to the public; and
  - f. Proof that the utility provider applicant owns physical infrastructure systems which provides water, sewer, irrigation, natural gas, electrical grid and/or telecommunication service to the public.
2. *Standards:*
- a. There shall be no minimum lot size that applies to public utility lots.
  - b. Public utility lots will not be subject to setbacks.
- C. *Process:*
- 1. An application shall be submitted, in accordance with KCC § 5-4.
  - 2. Upon tentative approval of the application by the Director and subject to conditions of approval and applicable city ordinances, the owner shall have one (1) year to complete the following tasks:
    - a. Cause the property to be surveyed and a record of survey recorded;
    - b. Execute and record the necessary deeds to accomplish the property split as approved;
    - c. Obtain new tax parcel numbers from the Ada County Assessor's Office; and
    - d. Provide copies of the recorded record of survey, recorded deeds, and the new tax parcel numbers to the director.
- D. *Fee:* At the time of submission of the lot split application to the Director for approval, a fee as established by resolution by the city council shall be paid.

### **Section 10: Severability Provision**

This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

### **Section 11: Directing the City Clerk**

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the, Planning and Zoning Director.

**Section 12: Effective Date**

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

*This space intentionally left blank.*

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF KUNA

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

ATTEST:

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