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

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

City Council Meeting
AGENDA

Tuesday, December 16, 2025

6:00 P.M. REGULAR CITY COUNCIL

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

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

1. Call to Order and Roll Call

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 December 2, 2025

B. Accounts Payable Dated December 11, 2025, in the amount of $1,340,831.54

C. Final Plats

1. Case No. 25-26-FP (Final Plat)

D. Decision and Reason Statement

1. Case Nos. 25-08-S Valor North Subdivision

4. Public Comment

5. External Reports / Proclamations

6. Public Hearings:

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

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.

City Council members may ask questions throughout the public hearing process.
Once the public hearing is closed, no further testimony or comments are heard.
City Council may move to continue the application to a future meeting or approve or deny the application.

A. Consideration to approve Case Nos. 25-01-PUD (Planned Unit Development), 25-04-S (Preliminary Plat) & 25-03-ZC (Rezone) Napa Vineyards Subdivision – Applicant requests PUD & Preliminary Plat approval for approx. 242.03 acres in Kuna City using the following zones, P, R-6, R-20, C-1 & C-3. The Preliminary Plat proposes to subdivide the lands into 1,495 total residential, multiple common lots & common driveways, a School Site, Fire Station & a City Park in compliance with the approved Development Agreement. The applicant proposes Rezone approx. 3.13 ac. The site is in Sec. 12, T2N, R1W (APN's; S1312212400, R7135690180, S1312417410. – Troy Behunin, Senior Planner ACTION ITEM

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

7. Business Items:

A. Downtown Design Standards Amendment – The Kuna Development Services Department respectfully submits a proposed amendment to the "City of Kuna Downtown Design Standards" – Marina Lundy, Planner ACTION ITEM

B. Consideration to approve the update to the Development Services Compliance Inspection Form. Doug Hanson, Planning and Zoning Director ACTION ITEM

C. Consideration to approve the Comprehensive Plan Request for Qualifications (RFQ). Doug Hanson, Planning and Zoning Director ACTION ITEM

8. Ordinances:

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

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S2005336002 OWNED BY BRIAN T STOREY AND ALEXA L STOREY, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

B. Consideration to approve Ordinance 2025-04A ACTION ITEM

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S2006110005 OWNED BY DANIEL ISBELL, WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

C. Consideration to approve Ordinance 2025-17A ACTION ITEM

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

Consideration to waive three readings
Consideration to approve Ordinance

D. Consideration to approve Ordinance 2025-10A ACTION ITEM

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1310336400 OWNED BY STEVEN G & CHARLENE J WISCOMBE WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

E. Consideration to approve Ordinance 2025-03A ACTION ITEM

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. R7321001020 OWNED BY KUNA RURAL FIRE DISTRICT, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

F. Consideration to approve Ordinance 2025-23A ACTION ITEM

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. R5070502020 OWNED BY MISTY AND NOEL HUDON, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

9. Executive Session:

A. Enter Executive Session under Idaho Code 74-206 (1) (f)

(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

10. Mayor/Council Announcements:

11. Adjournment:

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

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

City Council Meeting
Minutes
Tuesday, December 02, 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 00:00:19)

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
Marina Lundy, 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 this meeting to order. Nathan, would you take the roll, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Here.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Here.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:32)

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.

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 00:00:52)

A. Regular City Council Meeting Minutes Dated November 18, 2025

B. Accounts Payable Dated November 25, 2025, in the amount of $629,581.65

C. Approving the Canvas of November 4, 2025, Ada County Elections.

D. Decision and Reason Statement

1. Case Nos. 25-05-S Newberry Place

E. Resolutions

1. Resolution R91-2025

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE LONGEVITY AND STEP AND GRADE POLICY FOR THE PARKS AND RECREATION, FLEET AND FACILITIES DEPARTMENT AS ATTACHED HERETO; AND DECLARING AN EFFECTIVE DATE.

CLERK'S NOTE: Removed From Consent Agenda By Council Action. Moved To Business Items, Item 7.1.

2. Resolution R92-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE INTERAGENCY AGREEMENT BETWEEN THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF KUNA FOR ROADWAY CONSTUCTION/ WATER SEWER CONSTRUCTION.

(Timestamp 00:00:52)

Mayor Stear First item is the consent agenda. Any questions?

Council President Bruce Mr. Mayor, some of the Council Members had questions about item E.1. So, I wanted to pull that in. And I believe make it item...

Mayor Stear The step and grade policy?

Council President Bruce Yes, sir.

Mayor Stear All right, so we'll make that item 7.1.

Council President Bruce And then I move we approve the consent agenda with everything but item E.1.

Council Member McPherson Second.

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

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Here.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Here.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

Mayor Stear And that motion carries.

(Timestamp 00:01:32)
Motion To: Approve The Consent Agenda, Excluding Item E.1.
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 00:01:57)

Mayor Stear That takes us to public comment. I have Ana Paz. If you would push the button on the base of the microphone until it turns green, I think. And then name and address, please.

Ana Paz Yes, my name is Anna Paz, 1980 West Ardell, Kuna, Idaho. The reason I am here today is regarding the Kuna Trunk or Treat. This event happened last month, and it's such a great event that happened. It brought out 3,500 kids to Kuna, and as you guys are well aware, it was just behind the Kuna City Hall as well as our property as well. And the reason I'm here is because we're excited that, that happened and we're excited that Kuna is growing so much and that it brought all these kids out, but when it affects our pockets, then that's why I am here. The revenue for that day uh that we lost was over $20,000 and I just want to see -- I don't want anything from you guys but maybe there's something you guys can help us with the Kuna Chamber and see if there's some type of money that you guys can provide for security for parking that that was our issue that over 3,000 cars were just finding spots to park and just didn't have enough public parking and so they just kind of overwhelmed our area and so our customers thought we were packed so they just didn't show up. So that's all I was concerned about and I don't know if that is asking too much. I did have a meeting with the chamber and I suggested that they hand over the Trunk or Treat over to the city to see if they can you know figure out what they can do better to make this a better event and I just feel like the Kuna Chamber is supposed to be helping the businesses and not affect them. So, I just feel like their road is this way and they're just kind of getting sidetracked of their priorities. So that is my concern and maybe hopefully you guys can kind of understand my situation.

Mayor Stear sure.

Ana Paz we don't mind that it's happening and we are willing to support it but we're just we don't know how else but parking maybe having people at the end of our parking areas to kind of guide people to park elsewhere or any other suggestions are welcome but I just feel like we've been dealing with this every year and just this year was just overwhelming because Kuna's been growing for so, growing so much so quickly.

Mayor Stear Okay, we can certainly have our event coordinator get together with the Chamber and with you and see if we can figure out something.

Ana Paz Okay. Because I think their issues, they don't have any money. That's their reasoning.

Mayor Stear Sure.

Ana Paz And I was like, well, it benefits the City or it'll make the City look good that we're supporting the kids and stuff like that.

Mayor Stear Yeah.

Ana Paz Okay. Thank you.

Mayor Stear Thank you very much. Thanks for letting us know.

Council President Bruce Thank you.

Mayor Stear That's all I had signed up. Is there anybody else who wishes to address the Council?

5. External Reports / Proclamations

6. Public Hearings:

Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.
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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 00:05:37)

A. Case Nos. 25-08-S (Subdivision) Valor North Subdivision. Applicant requests pre-plat approval for the Valor North Subdivision, which is approx.. 50.10 acres with an R-6 zone and will consist of a total lot count of 208, including 181 buildable lots, 19 common lots, 3 common driveway lots, 3 emergency driveway lots, and 2 private road lots. The site is located at the NE corner of E Kuna Rd and S Cloverdale Rd. Marina Lundy, Planner ACTION ITEM

CASE NO. 25-08-S CC STAFF PACKET.pdf

Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation
(Timestamp 00:05:37)

Mayor Stear All right. That takes us to public hearings, case #25-08-S, Marina.

Planner Marina Lundy Good evening, Mr. Mayor, and Members of the Council. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests preliminary plat approval for approximately 50.1 acres already zoned R-6, medium residential density, and to subdivide the site into 208 total lots, including 181 buildable lots, 19 common lots, 3 common drive lots, 3 emergency driveway lots, and 2 private road lots. The site is located at the northeast corner of East Kuna Road and South Cloverdale Road. The project will consist of approximately 7 acres of open space and an eight-foot walking path that connects the entire community to existing and proposed amenities. This pre-plat request is part of the overall Falcon Crest Master Plan community. Staff has reviewed the proposed pre-plat for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the Council approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have about the application, and the applicant is present and has prepared a presentation.

Mayor Stear Okay. Is there any questions for Marina before she?

Council President Bruce No, sir.

Mayor Stear Okay. Yes, if Mark Tate, if you would like to.

Mark Tate, M3 Companies Good evening. We have a presentation. Oh, sorry. While that's loading, Mark Tate, 1673 Shoreline Drive, Suite 100, Boise, Idaho, 83702, for the record. *That's not what I wanted to do. Going back*. All right. So, we're...Let's see. We'll scroll around a little bit. So the part of the property that we're looking at tonight is the area wrapping the social club up here and then it's a re-preliminary plat of this north area which was part of the Golf Village preliminary plat. This area here, A, is built out. Builders are building in Medallion, this neighborhood here. This part is developed now. We just finished those phases. And the 55 and older portion of the community continues to plug away. That would be these areas here. And then the first couple of phases in Parcel K, which is Valor West Preliminary Plat, just paved, and plats should be recording on those any minute now. And one of the more exciting things is the school is now going vertical on construction. So, the site work is complete, foundation is in, and there's the Valor Academy which is opening as a K through 7 school, and they'll be adding a grade every year going forward. That just leaves Parcel L over here to the side, which we can't really see. Maybe there's a way to do that. Maybe not. Yeah, Parcel L is over there. That does not have a preliminary plat on it. That will be forthcoming, along with maybe one or two more preliminary plats *Actually. I can't quite scroll over. Sorry.*

These are just some project update photos. As you can recall, the project was annexed and zoned five or six years ago now. This is the Reveille neighborhood with a community pool, the driving range, the cadet nine-hole short course, and up here is the Valor Club which we just held our groundbreaking on veteran's day, had a really great turnout and a nice event. Valor North is the preliminary plat that kind of wraps around this club site. Another view of the project. This is the River Six restaurant and club facilities for the Trilogy community. That restaurant's open. I believe they're closed on Mondays and Tuesdays for lunch, but other than that, they're open. Really great restaurant if you haven't been there. The club's been a great success. A lot of traffic. And this is another view out towards the Valor Academy. So this is the Medallion neighborhood here. Valor Academy. You can see the construction going on over there in that part of the project. And if we go back up to the top, next to the Valor Academy is a future city park that will be coming to you guys as part of a park improvement agreement. We're just finishing up some designs on that city park and really excited for what's planned out there. I've been working with the city on those designs in an agreement similar to what we did when we built the Indian Creek Park on behalf of the city. *There we go.*

So, this is the development area around the Valor Social Club. You can see the site plan here of the social club and then the Medallion community over here. We're under development on subdivision 6 in this area right now. The property is already zoned two different zones. R-12 for the area around the club and R-6 is what's already been preliminarily platted. We -- you'll see from the site layout. We didn't go as dense as we could have with R-12 zone. We've we laid it out a lot of different ways, looking at different products and just decided a smallish lot detached single family was the right product for that area. So that's what you see here. It's not that different from what's on the other side of the golf course over here. So, these are all detached single-family lots on the smaller side, but not unusually small. Over here, you'll see we actually got rid of three lots from this area in the original preliminary plat approval. We went to a little bit larger lots. The reason for that is we're getting into some larger, more custom, golf-oriented lots in that part of the community, selling more as individuals and custom home lots. The other big change for why we brought this back to you guys is we added a full Street connection. between the Medallion

neighborhood which is here and this Valor North neighborhood which will also now become part of the Medallion neighborhood. So there will be a second gated entry in a full street access the original layout for this Medallion neighborhood didn't have a full street connection here it just had an emergency access we looked really closely at how can we actually squeeze a full road through there and make that workable and we felt like we could do that. So, I think it's a lot better for Medallion to have a second access.

I know we've had some concerns from residents about, you know, the single point of access and traffic construction, that sort of thing already. So that was a big reason for this change. Here's a comparison. You can see the original preliminary plat just had a emergency connection right here and a cul-de-sac street and now we've got a full street connection through there and second gated access. So there's the site plan with the club. So As of now, we've actually finished the putting green. There's an 18-hole putting course right here, and two bocce courts that are just getting finished up. We've redid the driving range. That's now complete. We're in a temporary pro shop over here. We just paved a parking lot in this area, and then we're going to move the pro shop into a new temporary location over here as we build the permanent pro shop and cart barn, which is now under construction. We'll be submitting for a building permit shortly for the Valor Club over here, which includes the fitness facilities, another dining option, indoor pickleball, indoor golf simulators, group exercise. Really excited about getting that going as well, along with some outdoor pickleball courts and tennis. We also paved the first phase of the parking lot up here, and then once we finish the cart barn in this location, we're going to knock down the old cart barn and finish more of that parking lot. So really excited that it's coming together. It doesn't feel like it was that long ago that we were here for the original approval.

I know people that live there have been chomping at the bit to see every bit of it built and we're trying to move as quickly as we can. But yeah, we're really excited to be under construction on this part of the club. Having the residential portion of it around it is going to be great, very walkable. You'll also notice there's a multi-use path that we're building connecting out to Cloverdale Road where we're extending sidewalk all the way up the frontage there. So, we'll have some really nice walkable pathways coming through here are some wider sidewalks along this corridor and another connection up to the club up that hill as well. So, a couple of renderings of what's going on out there. These bocce courts are now about 90% complete. Like I said, this practice putting green, putting course is in. And this is an outdoor television stand with seating around it in between the bocce court and the putting course. So this is actually an 18-hole putting course, so you can go out there with your buddies and your putter and your cocktail in your hand and have a good old time out there. So yeah, we're really excited about it. As far as the project itself goes, I think you're all familiar that we're annexed and zoned at this point. We comply with all the underlying zoning, and we're actually coming in with something quite a bit less dense than would be allowed under that zone. Thought I would stand for any questions. Okay.

Mayor Stear Okay. Questions for Mr. Tate?

Council Member McPherson No.

Council President Bruce I actually do.

Mayor Stear Okay, Council Member Bruce.

Council President Bruce Do you know when the doors open on the school?

Mark Tate, M3 Companies They're planning to be open for next school year.

Council President Bruce That's what I thought.

Mark Tate, M3 Companies Yeah. So, fall of '26.

Council President Bruce That's all I had, thank you, at this time.

Mayor Stear We're actually holding the lottery drawing for the school here in February.

Council President Bruce Yeah, I knew it was getting close.

Mark Tate, M3 Companies And I did ask them, I'll be back probably with another application. I'd just like to come see you guys all the time anyways. And to get a little bit more information on the address of who has submitted, for it. So, they already know they've got more people that have registered for the school than slots open, which is a good thing. But they did say that it looked like the significant majority of those who had registered are from the Kuna School District boundary area. So, it would be a nice thing to take some pressure off of those schools for sure.

Mayor Stear All right, very good, thank you. All right, this is a public hearing. Tim Jensen with the Kuna School District.

Tim Jensen, Kuna School District Tim Jensen, Kuna School District, 711 East Porter Street. Just wanted to come up and talk about, we haven't been able to build a partnership with this developer, and we do appreciate them taking into consideration putting Valor Academy in to help with that pressure, but it's limited capacity, and with a project this size, you know, the way the ratios are, the studies have put out there, it's about .5 students per household, and with the limited capacity that Valor Academy is going to take, there's still going to be an overflow of those kiddos being able to, or coming to our district, and Councilman Bruce asked a while back, you know, kind of for me to go back and talk what is our long-term plan, you know, because as we've talked multiple times before, public schools are reliant on bonds and levies in order to build new buildings and do that. And so, as I've talked with our district team, we, you know, portables is kind of the first thing people talk about. Well, those come with a fairly substantial cost as well. You can't just throw *'em* up, you know, you've got ADA compliance and plumbing and electrical and security and all that stuff that has it going as well. And so, it's one of the reasons, you know, because of the, it's not just a Kuna School District thing, it's a district across the state that reliance on having to pass bonds. And we talk with our developers on helping us some way mitigate, you know, the offset, the cost of the impact. And So it, I understand there's a lot that has already been done in this project, and I don't know if it'll help at all for me to be up here, but it's just, as we've talked about, what we're going to have to do if we keep putting sizable projects like this in place to answer, the question you'd ask. You know, it's we're at that point of down the road at some point in time, and I don't have a time frame of what that is, but you know, we have to talk about other options as far as like shifted schedules, you know, so AM/PM shifts of kids being able to go to school, you know, have a group that goes from say 7:30 to 1:30 and another group that comes in from 2:00 to 8:00 or whatever the case may be. And we have to look at those different options and the flexibility, you know, because if we can't put portables in, then what can we do when we're at that point? You know, and an example of this, this development, you know, most of you know, I'm the principal at Fremont Middle School as well, this is in our boundaries, and we're currently, as of just this week alone, we've taken in eight new students to our

building. And last year after Christmas break, we had 12 new students come into our building after Christmas break alone. So, with those six new students, my building is currently at 26 kids over capacity, and so, if we get you know our normal you know influx after break and then with the developments going it just puts us out on having to have those conversations sooner of what are our options as we're continuing to put more kids into buildings. So, anyway sorry I went over my time I'll stand for questions.

Mayor Stear Yes.

Council Member Biggs So, when you say capacity,' is that capacity is it based on like the state student to teacher ratio or Aae we talking fire code?

Tim Jensen, Kuna School District No, we're talking, we have a, like, and I'll speak for Fremont, so we have a 32 to 1 ratio, and that's 32 students per teacher ratio in my building. And so, what that equates to in my building, 'cause I have six, seventh, and eighth grade, that's 160 students per grade level. And currently right now I have 176 seventh grade students and 168 6th grade students. So, when these kids enroll, that will go up to 178 and 171 in 6th grade. And so it's just, we're starting to see, you know, just that influx come in. But that ratio I'm talking about are those numbers. And that's what helps to keep us in code, in compliance with code.

Council Member Biggs The reason I ask is some of these numbers, like at the high school, are also getting pretty high. And I'm not so much, but at what point do we end up getting close to that fire code? Yeah, and there's safety concerns as well.

Tim Jensen, Kuna School District Absolutely. And that's, and that's one of the things we talk about, as we, as we go over capacity, one of the things we're very conscious of is, not putting, we easily could put 37 kids in a classroom. I shouldn't say easily. It's a space thing, but then it becomes a safety issue. You know, if you've got a fire that we've got to evacuate for, then it's a safety issue. And it's for all those reasons, and I actually appreciated your question about, you know, what is that long-term plan to do this, and ultimately You know, we are relying on our legislature to help us out. You know, we're the only state left in the nation that requires the super majority vote to pass a bond. And so it's, yeah, we're just kind of stuck in a pickle. And so it has forced us to have to, you know, have different conversations.

Mayor Stear Very good. Council Member Laraway.

Council Member Laraway You mentioned some of the classrooms that you have are starting to hit the fire code problem. So why then wouldn't we go buy portables no matter what they cost for safety reasons?

Tim Jensen, Kuna School District If we -- I mean, it's a cost thing for the district. We just don't have that funding to be able to go out and purchase portables to just be able to place. And, you know, I would love to be able to put a couple of them behind my building. That would absolutely help, you know, but it's just a cost thing. And actually on our capital projects list, we've actually, you know, as we've, I've been out talking with developers, we've put portables on that list to, and have, are talking about that growth thing of like, hey, maybe help us, you know, put a portable behind Kuna High School or behind Fremont Middle School or, you know, just wherever, because we're just trying to be as open-minded about where we can get the help as possible.

Council Member Laraway I guess the reason I ask this is there's three or four of them over at the old STEM location that are just sitting there vacant. They already ADA qualified because they were schools. Why wouldn't the school district get those?

Tim Jensen, Kuna School District So that's a great question. I'm in the process of checking into that right now, and I don't have an answer for you right now. I wish I did. but it's, again, the conversation that we brought about is like, what is the holdup or what is it with, you know, the PI campus that is -- PI STEM campus that is keeping us from maybe utilizing some of that space or the facilities, like you said.

Council Member Laraway Yeah, because when that property was approved for sale when we were here before, I think the developer just wanted to get rid of them and the school district didn't want them.

Council Member Biggs I remember when that one came up because I'm almost positive there was another project that belongs to West Ada and those are going to West Ada if I'm not mistaken.

Council Member McPherson They talked about…

Council Member Biggs It was the one on Deer Flat or Lake Hazel and yeah. Those were purchased or something like that and they were going to give them to Victory Middle School or Meridian High School, something like that.

Council Member Laraway Yeah, they're still there. Boarded up. Anyway…

Tim Jensen, Kuna School District Like I said, we're on the same page with that.

Council Member Laraway Thank you.

Council President Bruce I have a question.

Mayor Stear Council Member Bruce.

Council President Bruce Well, it's more of a statement. I appreciate what you say. I think, or will you come up and tell us? I think from our point of view is that we've been open to denying projects for school capacity, but then the district will come back and say, well, we're partnered with them and we have a partnership with them, but we don't see how that actually adds capacity to the issue, right? So if you had something that said, well, we partner with this development, or if you went and got a plan that said we're going to put in six modulars, or 10, and have the cost and everything, I think developers would partner with you and maybe even come out and do some of the work themselves that they could get it done at a less cost, but they're seeing that we are growing capacity. On the other side of that, when parents see that, hey, we're gonna have to move these kids into mobile units, maybe they come out and support a bond. I think our bond is 66% super majority, but it's in the constitution, if I'm not mistaken, so it'd be a constitutional amendment, not just an updating code. But those are the things that I have trouble with is that they're building a middle school or up to middle school level here right before it, I think seventh grade, and then they'll add some. So that's gonna ease the burden on those. But until we see an actual plan of how we're gonna ease it, them showing up saying we can't service it, but we have a plan and we don't know where that money's going to actually add capacity, it's just hard for us to quantify what that means. So those are just the things I would take back to the planning department or your capital improvements department said, look, let's spend the money to see what we're going to need. Because it may be a while before you pass a bond, it may be the next couple of years. But at least if you have it down and you said

this is the number we need, this is what we need to move forward, then we can look at it and say, hey, we can't move forward until we find some seats to put kids in. So just a thought. But I appreciate you coming forward. Thank you.

Council Member Biggs Thank you.

Council Member McPherson Thank you, sir.

Mayor Stear That's all I have signed up to testify. Is anybody else who wishes to testify in this matter that didn't get a chance to sign up? All right, seeing none, would you care to...

Mark Tate, M3 Companies Mark Tate, again for the record. I probably don't need to get on my high horse about schools, but I'm going to anyway. I can appreciate the position that Kuna School District is in. We do support fully the Kuna School District, and we've supported their bond initiatives. We really want to be a good neighbor for them. You know, like Councilman Bruce pointed out, there are some developers who have paid some nominal fee to get support from a school district. We've quite literally added hundreds of new open seats for Kuna School District schools. No other development has done that. No one has done anything near that. We're talking about millions of dollars investment for Kuna schools and residents of Kuna. So, I do take it a little bit personally that there's still testimony against our project when we've literally donated millions of dollars towards school children in Kuna. And I know it's not part of the Kuna School District, so they're not getting those State dollars for those kids, but there are kids in seats, there are kids in classrooms, there are kids with teachers, and we're super excited about the Valor Academy, and I think it's a great benefit for Kuna School District to have it in the area. So that's all I have to say. Okay, any further questions?

Mayor Stear Okay, any further questions?

Council Member Biggs Yeah, I…

Mayor Stear Council Member Biggs.

Council Member Biggs So going to a little bit different subject, the R-12, R-6, and there's no transition between. I'm just kind of curious what led to that determination.

Mark Tate, M3 Companies As far as kind of the product selection…

Council Member Biggs Yes, sir.

Mark Tate, M3 Companies over here? We tested a number of attached products in this area. When we originally zoned the club area, we knew there would be some combination of residential and club in that area, and we didn't have the site plan quite yet for the social club. Having density around the club is highly desirable because just the walking distance, people that want to have maybe a second home or something like that, it's really a great amenity lifestyle versus, 'hey, I've got a bunch of space in a big backyard.' It's like I want to be where the action is, near the club, near the restaurants, the golf, that sort of thing. You know, we looked at, you know, everything from fourplexes, duplexes out in that area and just felt like, you know, there's a certain size home that people are still going to want. And it made sense given the kind of overall project density that we're going for that a detached product there made the most sense rather than trying to squeeze in every last unit that we could.

Council Member Biggs Well, so I guess, and the reason there is a little bit of method to my question, because I've driven through Valor many times and I've noticed the duplex on the southern southwest side, I guess. As well as, well, that's pretty much it. I mean, they're all R-6 in most of the other locations. So, I was just kind of wondering why I went to a townhouse, *Tolanero* versus the duplex -- The duplex model.

Mark Tate, M3 Companies This is some duplex product over here.

Council Member Biggs And then are these all, these are all open to everybody? These aren't -- because I know you have a significant at 55 and older community.

Mark Tate, M3 Companies It is, yeah. So, of the whole project, there's a thousand units here that is age restricted, so 55 and older. So, no student generation from that area. Everything else is not age restricted, but you know, this neighborhood Reveille and so far in Medallion, it's still almost exclusively 55 and older in that product, and we would anticipate it to be the same up here. Down in this neighborhood, we're targeting more of a family buyer. You know, with the city park and the school, I think that we're going to open that up to a lot more families. And I think that's going to be, you know, very nice. Strangely enough, just so everybody knows, the boundary for the Kuna School District runs right here. And so, everything on that side is in the West Ada School District and everything on the -- sorry, east side here is West Ada, west side is Kuna School District. So, most of what we're doing is actually more of a 55 and older product. So, we don't have the same generation rate. But we will be able to draw, you know, with the Valor Academy from both sides of that.

Mayor Stear Okay.

Council President Bruce I have one more question.

Mayor Stear Council Member Bruce.

Council President Bruce So I'm looking at the ACHD planned improvements. It looks like Lake Hazel and Cloverdale; they're going to widen it and then put a signal up in 2026. Everything else is about 10 years out. Do you think that'll be a problem for your community? Do you think they'll have any of those will need to be updated before that or what?

Mark Tate, M3 Companies I don't think it'll be a problem for us, but it's something that I've actually started talking to the city about and directly to the ACHD commissioners. ACHD just adopted, maybe two to three weeks ago, a new capital improvement plan, which they do every year, which is basically their five-year construction project plan. Some of the Cloverdale projects have been on that plan for construction, you know, within the next two years, for about five years. And I've recently had two of the commissioners out to the Valor project, ahead of that capital improvement plan, vote and just said, look, you know, this is the fastest growing community in the entire Treasure Valley. And, you know, you continue to prioritize projects in downtown Boise and urban, you know, rebuilding of roads here and there, and you're kicking the can down the road on projects that are critical, like Cloverdale Road. And so we're a big, big, we see that as really important. I don't see it as, a huge problem now, but it's one of those things that if you continue to keep kicking the can down the road and saying, hey, we're going to go spend, you know, over here on this pet project and that pet project, that it's going to be a big problem, so.

Council President Bruce I would like to see the money that's taken out of our area put back into our area and not spend in the north side of the county.

Mark Tate, M3 Companies That was my argument as between our project and the adjacent project, especially they're looking at raising the impact fee to $6-, $7-, $8,000. We're talking about generating north of $30 million in impact fees for roads out of this project. And I said it is unacceptable to continue to push Cloverdale, you know, off and off and off. The thing is designed and has been for multiple years, from Overland to, I think, Victory.

Council President Bruce Yeah. I was just…

Mark Tate, M3 Companies So it's definitely something that, you know, Kuna needs to be aware of. I think the big problem is, you know, a lot of that growth south of Overland is technically in the county. And the way that ACHD has been operating is they kind of go to all the cities and go, 'hey, what are your priority lists for the projects that you would like to see?' Well, there's nobody advocating for this, you know, area, you know, off of Cloverdale Road because it's sort of a no man's land of representation. And I really appreciate ACHD Commissioner Goldthorpe who represents this district, and he's fighting as hard as he can fight, but he's only one voice on a commission that's clearly heavily…

Council President Bruce Leans heavily Boise. And then also you add the 7,000 possible houses around Micron too.

Mark Tate, M3 Companies Right?

Council President Bruce That's something that we should get ahead of. So I won't get down that.

Mark Tate, M3 Companies There should be a soapbox under here, but…

Council President Bruce I just, I appreciate you keeping an eye on it because, you know, we've addressed traffic a lot up here as being one of the number one concerns that we're dealing with.

Mark Tate, M3 Companies And the city of Boise actually just took the Lake Hazel connection off of their priority list. It was their number one priority and then they just decided to take it off the list completely. And that's the connection from Cole Road basically out to Micron. And I don't have any understanding of why that -- why they would have done that. There's got to be some.

Council President Bruce I could speculate, but I won't.

Mark Tate, M3 Companies Yeah. But you know that connection again for any employees living south of the freeway, I mean it's vital, so.

Council President Bruce Thank you.

Mark Tate, M3 Companies We do stay very, try to be connected and look out for the greater good out here in Kuna. So, thank you.

Council President Bruce That's all I have, Mr. Mayor.

Mayor Stear Any further questions?

Council Member McPherson Thank you.

Mark Tate, M3 Companies Thank you.

Mayor Stear All right, thank you.

Council President Bruce I move we close evidence presentation, or do you guys have any other questions?

Council Member Laraway No, sir.

Council President Bruce Council Member Biggs? I move we close evidence presentation, move to deliberation.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:39:05)
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

[Brief Silence]

Council President Bruce Anybody want to?

Mayor Stear I think that it's good that they've cut down the density by making those single-family lots and that has substantially reduced the number of homes that will be there and families. So, I think that's a good thing. And obviously it's a golf course. There's a lot of green space. So that's also a good thing.

Council President Bruce I mean, it's already been annexed. I think it's, you know, they're added a school. Some of the traffic improvements are coming. I think we just need to, as a Council, stay on ACHD about some of that, the traffic that's happening out here. They put a good project together.

Council Member Biggs And the impact fee demarcation line.

Council President Bruce Yeah, that I won't get down that rabbit hole with that, but yeah.

Council Member McPherson I agree. I see a lot of subdivisions in this valley, Star, Caldwell, and Middleton and it's nice that we have one that's put together so well. And it's just nice when you drive in it. I mean, we have some other ones in town too, that did a good product and good layout and everything. But as far as following through with what they said and then coming back in and actually coming in under

capacities of, or, zoning and whatever, just so it makes a better end product for them. It's nice. I've heard people rave about the restaurant, never been there yet myself, but it's nice to see a good product being built.

Council President Bruce I think he's right on too with the age, the older group of folks who are moving out there. They have a group of ladies out there that are great. I won't speculate on that, but their age restricted community is pretty, got some good folks in it. Even if we wanted to, I don't see a path forward to stop it, to deny it. So, I think it's a good project. I'm going to move we approve case #25-08-S.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to approve case number 25-08… I'm assuming with the staff recommendations?

Council President Bruce Yes, sir.

Mayor Stear Any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

Council President Bruce Thank you.

(Timestamp 00:41:35)
Motion To: Approve Case #25-08-S With Conditions
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 00:42:13)

1. Resolution R91-2025

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE LONGEVITY AND STEP AND GRADE POLICY FOR THE PARKS AND RECREATION, FLEET AND FACILITIES DEPARTMENT AS ATTACHED HERETO; AND DECLARING AN EFFECTIVE DATE.

CLERK'S NOTE: Removed From Consent Agenda By Council Action. Moved To Business Items, Item 7.1.

Mayor Stear That takes us to business item E.1. that was on the agenda for the step and grade policy.

Council President Bruce So, I had a couple of Council Members ask about it so I just wanted to open it up to them. I guess they would address the HR. They were just concerned, are we not doing, well, I'll let you go ahead.

Council Member Laraway Well, my conversation was, why are we doing something for just Parks and Rec and the Fleet and not the whole totality of the city department? I mean, it's one ship, one crew, should be one policy, one advancement. You see what I'm saying? HR wise.

Mayor Stear Well, I think those do come through at different times, though. We've done some public works for -- We did one that was sewer crew only. There was a time where wastewater treatment workers were paid the same as water treatment workers when the job is actually much more messy. So those were addressed here a while back. And I think so then it came time to parks and stuff. So, I don't know, maybe Justine or Chris can address that better. But it's not that we don't do the whole thing at once. We've been working on them as we go.

Council President Bruce I remember we had done some. I think I just thought we were addressing it as a whole, but I understand what he's saying.

Council Member McPherson Yeah, it's different certifications, so there's incentive to, you know, like the sewer guys have to maintain certain licenses to do what they do.

Council President Bruce Certifications.

Mayor Stear Plus the water they step in is a little different than the water the other people step in.

Council Member McPherson That is correct, yes.

Council Member Biggs I mean, I understand that, I guess. I'm just trying to be simple. I usually think of, you know, like in the military or in other government, you have grades, and then you can attach certain jobs to those grades, certain certifications to those grades, across a whole bunch of spectrums rather than, you know, having each department have their own policy. It was just a question. I'm not criticizing it by any means.

Council Member Laraway You know, we're gonna burn slag, we just had a question.

Council President Bruce Okay.

Council member McPherson I'm good.

Council President Bruce Oh. I move we approve…

Council Member Biggs I think Justine was gonna talk, sorry.

Human Resources Generalist Justine Edinger Justine Edinger, *sorry,* HR Generalist. It's exactly what you guys have discussed. It's the different certifications, the different hours of service, that sort of thing. And then because of each department, they do have different certifications that they do have to maintain. And then along with public works with water, sewer, it's very similar with parks because they have construction, grounds, fleet, facilities, all of that. So, it is just kind of based off of those factors.

Council President Bruce Okay.

Council Member Biggs Is this typical for other cities too, do you know? Is this just a thing? Because I come from the federal side and we have, whether you're a GS-12.

Council President Bruce The dark side.

[Laughter]

Council Member Biggs Yeah. If you have a GS-12, then you could be a doctor or a nurse, or you could also be a IT, you could be facilities, and they all have their own, and it's all mapped different ways.

Human Resources Generalist Justine Edinger So I'm not completely familiar with other cities, so I can't, I don't want to give you a definitive answer, but I am aware that they are kind of split up like we are and from before we've just seen that this is the best way that able to serve our employees and make sure that our city runs efficiently, and yeah.

Council Member Biggs If it works.

Mayor Stear So one thing that's brought about some change here is that we've, we always look for wage comparisons when we're hiring. And it used to be such a thing you had to do a wage study and a rate, pay a bunch of money for that. So, you didn't do that very often. Now we're part of a system where if we have a job that becomes available, we can log into that system and see if we're within normal range of what the other cities are and what everybody else is doing. So sometimes those pop up and then we can see that. Also, there's pay increases for certifications that you get. So, if you do have more training in other areas, you can actually start making a little more. So, we encourage people to go through that ongoing training and that type of thing. But this is being able to have access every time we're going to hire somebody to this system now so that we don't have to do a wage study or like the last time that we ended up having to do that, we actually -- the City of Eagle did a wage study and so HR went and bought lunch so that we could talk to their people to find out what they found out and We don't have to go through that cumbersome process anymore, so that's been very helpful. So, these may come up a little more often now and then, just because keeping up with other Cities.

Council President Bruce Okay.

Council Member McPherson I'm good.

Council Member Laraway I'm happy.

Council President Bruce I move we approve resolution R91-2025.

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? And that motion carries.

(Timestamp 00:47:44)
Motion To: Approve Resolution R91-2025
Motion By: Council Member Bruce
Seconded By: Council Member McPherson
Further Discussion: None
Members Voting Aye: Council Members Laraway, McPherson, Biggs, Bruce
Members Voting Nay: None
Members Absent: None
Via: Voice Vote
4-0-0

8. Ordinances:

9. Executive Session:

10. Mayor/Council Announcements:

(Timestamp 00:48:03)

Mayor Stear And that is all we have on the agenda for tonight. The Christmas parade and Christmas tree lighting is this coming Saturday.

Council President Bruce I'd like to welcome Chris.

Mayor Stear And Chris, yes, welcome.

Council President Bruce We should have thrown some questions at him, but.

Council Member McPherson I know, I forgot to call him for lunch today too, so next time. I used to get Bobby to go every council meeting today, so.

Mayor Stear Oh, good.

Council Member Biggs Oh, good, BSU-Mountain West Championship on Friday night. It'll be a little chilly, a little snowy maybe.

11. Adjournment:

(Timestamp 00:48:44)

Mayor Stear Yep. Good stuff. All right. Well, that's all I have. Anybody have anything else? All right. Well, meeting adjourned.

Adjourned at 6:48 PM

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Deputy City Clerk
Date Approved: CCM 12.16.2025

KUNA
IDAHO

CITY OF KUNA

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

City Council Public Comment Sign-In Sheet

December 2, 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 Ana M Paz	Name	Name
Address 1980 W. Ardell Rd	Address	Address
City, State, ZIP Kuna Idd	City, State, ZIP	City, State, ZIP
Topic: Money for Kuna Chamber	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:

KUNA
IDAHO

Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
Name	Name	Name
Address	Address	Address
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Topic:	Topic:	Topic:

CITY OF KUNA

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City Council Public Hearing Sign-In Sheet

December 2, 2025

Case No.: 25-08-S

Case Name: Valor North Subdivision

☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name TIM JENSEN - KSD	Name
Address 711 E. PORTER ST	Address
City, State, ZIP KUNA, ID 83634	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
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Name	Name
Address	Address
City, State, Zip	City, State, Zip

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

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0582358	22147	NAME PLATES FOR COUNCIL MEMBER M. ROCCO, JDURHAM, NOV '25	11/25/2025	49.87	.00	01-6165 OFFICE SUPPLIES	0	12/25		
Total 0582358:						49.87	.00					
277	ABC STAMP, SIGNS & AWARDS	0582373	22162	NAME PLATES FOR C. QUEEN AND C. SANDU - P&Z COMMISSIONERS, NOV' 25	11/25/2025	49.87	.00	01-6165 OFFICE SUPPLIES	1003	12/25		
Total 0582373:						49.87	.00					
Total ABC STAMP, SIGNS & AWARDS:						99.74	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	11302025ACH		ACHD IMPACT FEES, NOV.'25	12/05/2025	178,143.00	178,143.00	30-2081 ACHD IMPACT FEE	0	12/25	12/05/2025	
Total 11302025ACHDI:						178,143.00	178,143.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						178,143.00	178,143.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19888		RENT, 475 W SHORTLINE, DECEMBER 2025 - ADMIN	12/01/2025	148.50	.00	01-6211 RENT - BUILDINGS & LAND	1004	12/25		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19888		RENT, 475 W SHORTLINE, DECEMBER 2025 - SEWER	12/01/2025	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	12/25		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19888		RENT, 475 W SHORTLINE, DECEMBER 2025 - PI	12/01/2025	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	12/25		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19888		RENT, 475 W SHORTLINE, DECEMBER 2025 - WATER	12/01/2025	126.00	.00	20-6211 RENT - BUILDINGS & LAND	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 19888:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	123017		KUNA PATROL SERVICES CONTRACT, DEC '25	12/01/2025	422,697.00	.00	01-6000 LAW ENFORCEMENT SERVICES	0	12/25		
Total 123017:						422,697.00	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						422,697.00	.00					
ALLIANCE MEDICAL GROUP LLC												
2072	ALLIANCE MEDICAL GROUP LLC	8773-111125		EMPLOYEE DRUG SCREEN, D. CROSSLEY10/16/25, OCT. 25- WATER	12/01/2025	14.70	14.70	20-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-111125		NEW EMPLOYEE DRUG SCREEN, J. DURHAM 10/17/25, OCT. 25- ADMIN	12/01/2025	8.75	8.75	01-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-111125		NEW EMPLOYEE DRUG SCREEN, J. DURHAM 10/17/25, OCT. 25- P.I	12/01/2025	3.15	3.15	25-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-111125		EMPLOYEE DRUG SCREEN, D. CROSSLEY10/16/25, OCT. 25- P.I	12/01/2025	5.60	5.60	25-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-111125		NEW EMPLOYEE DRUG SCREEN, J. DURHAM 10/17/25, OCT. 25- WATER	12/01/2025	11.55	11.55	20-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-111125		EMPLOYEE DRUG SCREEN, D. CROSSLEY10/16/25, OCT. 25- SEWER	12/01/2025	14.70	14.70	21-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-111125		NEW EMPLOYEE DRUG SCREEN, J. DURHAM 10/17/25, OCT. 25- SEWER	12/01/2025	11.55	11.55	21-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-111125		NEW EMPLOYEE DRUG SCREEN, B. BYLSMA 10/03/25, OCT. 25	12/01/2025	35.00	35.00	21-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2072	ALLIANCE MEDICAL GROUP LLC	8773-111125		NEW EMPLOYEE DRUG SCREEN, C. PARKER 10/02/25, OCT 25	12/01/2025	35.00	35.00	21-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
Total 8773-111125:						140.00	140.00					
Total ALLIANCE MEDICAL GROUP LLC:						140.00	140.00					
ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	106425		QUARTERLY PEST CONTROL, 475 SHORTLINE, DEC '25 - WATER	12/04/2025	24.70	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/25		
1804	ALPHA HOME PEST CONTROL, LLC	106425		QUARTERLY PEST CONTROL, 475 SHORTLINE, DEC '25 - PI	12/04/2025	9.50	.00	25-6140 MAINT. & REPAIR BUILDING	0	12/25		
1804	ALPHA HOME PEST CONTROL, LLC	106425		QUARTERLY PEST CONTROL, 475 SHORTLINE, DEC '25 - SEWER	12/04/2025	24.70	.00	21-6140 MAINT. & REPAIR BUILDING	0	12/25		
1804	ALPHA HOME PEST CONTROL, LLC	106425		QUARTERLY PEST CONTROL, 475 SHORTLINE, DEC '25 - ADMIN	12/04/2025	36.10	.00	01-6140 MAINT. & REPAIR BUILDING	0	12/25		
Total 106425:						95.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	106427		QUARTERLY PEST CONTROL, 333 SHORTINE PARKS SHOP, DEC '25	12/04/2025	95.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/25		
Total 106427:						95.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	106429		QUARTERLY PEST CONTROL, ART & HISTORY CENTER, DEC '25	12/04/2025	95.00	.00	01-6140 MAINT. & REPAIR BUILDING	0	12/25		
Total 106429:						95.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						285.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	2509319		LAB SAMPLES, PROJECT # 4010273, 4010085 - KUNA EAST	11/30/2025	5,228.00	.00	27-6152 M & R - LABORATORY COSTS	0	12/25		
1	ANALYTICAL LABORATORIES	2509319		LAB SAMPLES, PROJECT # 4010273, 4010085 - WATER	11/30/2025	598.50	.00	20-6152 M & R - LABORATORY COSTS	0	12/25		
Total 2509319:						5,826.50	.00					
1	ANALYTICAL LABORATORIES	2509320		LAB SAMPLES, KUNA WASTE WATER - KUNAWW	11/30/2025	254.60	.00	28-6152 M & R - LABORATORY COSTS	0	12/25		
1	ANALYTICAL LABORATORIES	2509320		LAB SAMPLES, KUNA WASTE WATER - SEWER	11/30/2025	1,022.20	.00	21-6152 M & R - LABORATORY COSTS	0	12/25		
Total 2509320:						1,276.80	.00					
Total ANALYTICAL LABORATORIES:						7,103.30	.00					
ARNOLD MACHINERY COMPANY												
1985	ARNOLD MACHINERY COMPANY	S5V831		FORKLIFT OPERATOR TRAINING, P.MORFIN, R.JONES, J.MORFIN, NOV.'25 - WATER	11/18/2025	456.00	456.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	12/25	12/05/2025	
1985	ARNOLD MACHINERY COMPANY	S5V831		FORKLIFT OPERATOR TRAINING, P.MORFIN, R.JONES, J.MORFIN, NOV.'25 - P.I	11/18/2025	114.00	114.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	12/25	12/05/2025	
1985	ARNOLD MACHINERY COMPANY	S5V831		FORKLIFT OPERATOR TRAINING,J.BOSTON, L.SMITH, B. BYLSMA, U.RAMIREZ, NOV.'25	11/18/2025	760.00	760.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	12/25	12/05/2025	
Total S5V831:						1,330.00	1,330.00					
Total ARNOLD MACHINERY COMPANY:						1,330.00	1,330.00					
AUTOZONE, INC.												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1606	AUTOZONE, INC.	04126324214	22095	ARMORALL DETAILER, R.IVEY, NOV.'25	11/14/2025	8.72	.00	20-6150 M & R - SYSTEM	0	12/25		
Total 04126324214:						8.72	.00					
Total AUTOZONE, INC.:						8.72	.00					
BEST BBQ ID LLC												
2263	BEST BBQ ID LLC	000785	22119	DINNER FOR HOLIDAY PARTY, J. EDINGER, NOV. 25 - SEWER	11/25/2025	651.23	651.23	21-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
2263	BEST BBQ ID LLC	000785	22119	DINNER FOR HOLIDAY PARTY, J. EDINGER, DEC.25 - ADMIN	11/25/2025	951.79	951.79	01-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
2263	BEST BBQ ID LLC	000785		DINNER FOR HOLIDAY PARTY, J. EDINGER, DEC.25 - P.I	11/25/2025	250.47	250.47	25-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
2263	BEST BBQ ID LLC	000785	22119	DINNER FOR HOLIDAY PARTY, J. EDINGER, NOV. 25 - WATER	11/25/2025	651.23	651.23	20-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
Total 000785:						2,504.72	2,504.72					
Total BEST BBQ ID LLC:						2,504.72	2,504.72					
BI-MART CORPORATION												
1931	BI-MART CORPORATION	11262025BM	22177	CHRISTMAS WREATHS, GARLAND AND CHRISTMAS LIGHTS FOR CITY HALL, Z.MONTENEGRO, NOV '25	11/26/2025	63.09	.00	01-6165 OFFICE SUPPLIES	0	12/25		
Total 11262025BM:						63.09	.00					
Total BI-MART CORPORATION:						63.09	.00					
BPA HEALTH INC												
2357	BPA HEALTH INC	610216		EMPLOYEE ASSISTANCE PROGRAM, 11/1-30/2025 - WATER	12/01/2025	91.06	91.06	20-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2357	BPA HEALTH INC	610216		EMPLOYEE ASSISTANCE PROGRAM, 11/1-30/2025 - SEWER	12/01/2025	91.06	91.06	21-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
2357	BPA HEALTH INC	610216		EMPLOYEE ASSISTANCE PROGRAM, 11/1-30/2025 - P.I	12/01/2025	24.83	24.83	25-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
2357	BPA HEALTH INC	610216		EMPLOYEE ASSISTANCE PROGRAM, 11/1-30/2025 - ADMIN	12/01/2025	68.99	68.99	01-5950 TEAM BUILDING, ONBOARDING	0	12/25	12/05/2025	
Total 610216:						275.94	275.94					
Total BPA HEALTH INC:						275.94	275.94					
CAMPO & POOLE DISTRIBUTING LLC												
2392	CAMPO & POOLE DISTRIBUTING LLC	OIN-097198		BULK OIL FOR FLEET, DEC '25 - ADMIN	12/04/2025	764.51	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
2392	CAMPO & POOLE DISTRIBUTING LLC	OIN-097198		BULK OIL FOR FLEET, DEC '25 - SEWER	12/04/2025	305.80	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
2392	CAMPO & POOLE DISTRIBUTING LLC	OIN-097198		BULK OIL FOR FLEET, DEC '25 - WATER	12/04/2025	305.80	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
2392	CAMPO & POOLE DISTRIBUTING LLC	OIN-097198		BULK OIL FOR FLEET, DEC '25 - PI	12/04/2025	152.92	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
Total OIN-097198:						1,529.03	.00					
Total CAMPO & POOLE DISTRIBUTING LLC:						1,529.03	.00					
CENTURYLINK												
62	CENTURYLINK	333719768112		INTERNET, PARKS SHOP, AVE B, 11/25-12/24/2025	11/25/2025	108.01	108.01	01-6255 TELEPHONE EXPENSE	1004	12/25	12/05/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 33371976811252025:						108.01	108.01					
62	CENTURYLINK	509750209112		INTERNET, TREATMENT PLANT, 11/24-12/23/2025 - SEWER	11/24/2025	43.97	43.97	21-6255 TELEPHONE EXPENSE	0	12/25	12/05/2025	
62	CENTURYLINK	509750209112		INTERNET, TREATMENT PLANT, 11/24-12/23/2025 - P.I	11/24/2025	16.76	16.76	25-6255 TELEPHONE EXPENSE	0	12/25	12/05/2025	
62	CENTURYLINK	509750209112		INTERNET, TREATMENT PLANT, 11/24-12/23/2025 - WATER	11/24/2025	43.97	43.97	20-6255 TELEPHONE EXPENSE	0	12/25	12/05/2025	
Total 50975020911242025:						104.70	104.70					
Total CENTURYLINK:						212.71	212.71					
CIVIL SURVEY CONSULTANTS INC												
23	CIVIL SURVEY CONSULTANTS INC	21030-10		PROFESSIONAL SERVICES FOR PERIOD 11/01/2025-11/30/2025 TO PROVIDE DESIGN SERVICES ON THE LINDER ROAD (MAIN STREET TO DEER FLAT ROAD_ UTILITY ADJUSTMENT PROJECT- P.I	12/02/2025	1,075.59	.00	25-6020 CAPITAL IMPROVEMENTS	0	12/25		
23	CIVIL SURVEY CONSULTANTS INC	21030-10		PROFESSIONAL SERVICES FOR PERIOD 11/01/2025-11/30/2025 TO PROVIDE DESIGN SERVICES ON THE LINDER ROAD (MAIN STREET TO DEER FLAT ROAD_ UTILITY ADJUSTMENT PROJECT-WATER	12/02/2025	729.86	.00	20-6020 CAPITAL IMPROVEMENTS	0	12/25		
23	CIVIL SURVEY CONSULTANTS INC	21030-10		PROFESSIONAL SERVICES FOR PERIOD 11/01/2025-11/30/2025 TO PROVIDE DESIGN SERVICES ON THE LINDER ROAD (MAIN STREET TO DEER FLAT ROAD_ UTILITY ADJUSTMENT PROJECT-SEWER	12/02/2025	115.24	.00	21-6020 CAPITAL IMPROVEMENTS	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 21030-10:						1,920.69	.00					
23	CIVIL SURVEY CONSULTANTS INC	25033-01		PROFESSIONAL SERVICES FOR PERIOD 11/01/2025-11/30/2025 TO PROVIDE DESIGN SERVICES ON THE ACHD LINDER/AVALON, 2ND STREET TO ORCHARD AVENUE PROJECT	12/02/2025	2,716.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	12/25		
Total 25033-01:						2,716.00	.00					
Total CIVIL SURVEY CONSULTANTS INC:						4,636.69	.00					
CLEARWATER ADVISORS LLC												
2332	CLEARWATER ADVISORS LLC	64696		MANAGEMENT FEES FOR 11/01/2025-11/30/2025 - ADMIN	12/03/2025	948.40	.00	01-6202 PROFESSIONAL SERVICES	0	12/25		
2332	CLEARWATER ADVISORS LLC	64696		MANAGEMENT FEES FOR 11/01/2025-11/30/2025 - SEWER	12/03/2025	648.91	.00	21-6202 PROFESSIONAL SERVICES	0	12/25		
2332	CLEARWATER ADVISORS LLC	64696		MANAGEMENT FEES FOR 11/01/2025-11/30/2025 - WATER	12/03/2025	648.91	.00	20-6202 PROFESSIONAL SERVICES	0	12/25		
2332	CLEARWATER ADVISORS LLC	64696		MANAGEMENT FEES FOR 11/01/2025-11/30/2025 - PI	12/03/2025	249.59	.00	25-6202 PROFESSIONAL SERVICES	0	12/25		
Total 64696:						2,495.81	.00					
Total CLEARWATER ADVISORS LLC:						2,495.81	.00					
CMIT SOLUTIONS CORP												
2014	CMIT SOLUTIONS CORP	11864		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, DECEMBER 2025 - P&Z	12/01/2025	125.95	.00	01-6255 TELEPHONE EXPENSE	1003	12/25		
2014	CMIT SOLUTIONS CORP	11864		CONTRACT IT SERVICES, DECEMBER 2025 - PI	12/01/2025	1,085.33	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2014	CMIT SOLUTIONS CORP	11864		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, DECEMBER 2025 - WATER	12/01/2025	327.45	.00	20-6255 TELEPHONE EXPENSE	0	12/25		
2014	CMIT SOLUTIONS CORP	11864		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, DECEMBER 2025 - PI	12/01/2025	125.95	.00	25-6255 TELEPHONE EXPENSE	0	12/25		
2014	CMIT SOLUTIONS CORP	11864		CONTRACT IT SERVICES, DECEMBER 2025 - WATER	12/01/2025	2,821.85	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
2014	CMIT SOLUTIONS CORP	11864		CONTRACT IT SERVICES, DECEMBER 2025 - SEWER	12/01/2025	2,821.85	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
2014	CMIT SOLUTIONS CORP	11864		CONTRACT IT SERVICES, DECEMBER 2025 - ADMIN	12/01/2025	4,124.24	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
2014	CMIT SOLUTIONS CORP	11864		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, DECEMBER 2025 - - SEWER	12/01/2025	327.45	.00	21-6255 TELEPHONE EXPENSE	0	12/25		
2014	CMIT SOLUTIONS CORP	11864		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, DECEMBER 2025 - ADMIN	12/01/2025	352.66	.00	01-6255 TELEPHONE EXPENSE	0	12/25		
Total 11864:						12,112.73	.00					
2014	CMIT SOLUTIONS CORP	11954		DELIVERED OST FILE, CLERKS OFFICE, DEC '25 - ADMIN	12/02/2025	228.37	.00	01-6150 M & R - SYSTEM	0	12/25		
2014	CMIT SOLUTIONS CORP	11954		TROUBLESHOOTING SLOW INTERNET RESPONSE, PARKS, DEC '25	12/02/2025	1,160.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/25		
2014	CMIT SOLUTIONS CORP	11954		LAPTOP SETUP AND TRAINING, HR, N STAUFFER, DEC '25 - PI	12/02/2025	35.91	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2014	CMIT SOLUTIONS CORP	11954		DELIVERED PST WITH DATA AND COPIED TO CLERKS PC, C MANNING, DEC '25 - ADMIN	12/02/2025	456.75	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
2014	CMIT SOLUTIONS CORP	11954		DELIVERED OST FILE, CLERKS OFFICE, DEC '25 - WATER	12/02/2025	10.15	.00	20-6150 M & R - SYSTEM	0	12/25		
2014	CMIT SOLUTIONS CORP	11954		DELIVERED PST WITH DATA AND COPIED TO CLERKS PC, C MANNING, DEC '25 - SEWER	12/02/2025	20.30	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
2014	CMIT SOLUTIONS CORP	11954		DELIVERED PST WITH DATA AND COPIED TO CLERKS PC, C MANNING, DEC '25 - WATER	12/02/2025	20.30	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
2014	CMIT SOLUTIONS CORP	11954		DELIVERED OST FILE, CLERKS OFFICE, DEC '25 - PI	12/02/2025	5.08	.00	25-6150 M & R - SYSTEM (PI)	0	12/25		
2014	CMIT SOLUTIONS CORP	11954		LAPTOP SETUP AND TRAINING, HR, N STAUFFER, DEC '25 - WATER	12/02/2025	131.58	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
2014	CMIT SOLUTIONS CORP	11954		LAPTOP SETUP AND TRAINING, HR, N STAUFFER, DEC '25 - SEWER	12/02/2025	131.58	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
2014	CMIT SOLUTIONS CORP	11954		LAPTOP SETUP AND TRAINING, HR, N STAUFFER, DEC '25 - ADMIN	12/02/2025	99.68	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
2014	CMIT SOLUTIONS CORP	11954		DELIVERED OST FILE, CLERKS OFFICE, DEC '25 - SEWER	12/02/2025	10.15	.00	21-6150 M & R - SYSTEM	0	12/25		
2014	CMIT SOLUTIONS CORP	11954		DELIVERED PST WITH DATA AND COPIED TO CLERKS PC, C MANNING, DEC '25 - PI	12/02/2025	10.15	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
Total 11954:						2,320.00	.00					
2014	CMIT SOLUTIONS CORP	11981		NEW DELL 16" NOTEBOOK, J EMPEY, DEC '25 - WATER	12/05/2025	470.54	.00	20-6141 IT SMALL EQUIPMENT	0	12/25		
2014	CMIT SOLUTIONS CORP	11981		NEW DELL 16" NOTEBOOK, J EMPEY, DEC '25 - SEWER	12/05/2025	470.54	.00	21-6141 IT SMALL EQUIPMENT	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2014	CMIT SOLUTIONS CORP	11981		NEW DELL 16" NOTEBOOK, J EMPEY, DEC '25 - PI	12/05/2025	128.32	.00	25-6141 IT SMALL EQUIPMENT	0	12/25		
2014	CMIT SOLUTIONS CORP	11981		NEW DELL 16" NOTEBOOK, J EMPEY, DEC '25 - ADMIN	12/05/2025	356.47	.00	01-6141 IT SMALL EQUIPMENT	0	12/25		
Total 11981:						1,425.87	.00					
Total CMIT SOLUTIONS CORP:						15,858.60	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	X850831	22227	HYDRANT METER PARTS AND GASKETS, DEC. 25	12/08/2025	2,255.59	.00	20-6150 M & R - SYSTEM	0	12/25		
Total X850831:						2,255.59	.00					
63	CORE & MAIN LP	Y054434	22172	REGISTERS, J.OSBORN, NOV.'25	11/26/2025	1,188.18	.00	20-6020 CAPITAL IMPROVEMENTS	0	12/25		
Total Y054434:						1,188.18	.00					
63	CORE & MAIN LP	Y179905	22227	2 PROCODER METERS WITH ANTENNA, DEC. 25	12/08/2025	792.12	.00	20-6020 CAPITAL IMPROVEMENTS	0	12/25		
Total Y179905:						792.12	.00					
Total CORE & MAIN LP:						4,235.89	.00					
CREATIVE WRAPS												
1970	CREATIVE WRAPS	4797	22082	NEW LOGO STICKER ON 2 WATER TRUCKS, J. DURHAM, NOV. 25 - WATER	12/01/2025	128.00	128.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25	12/05/2025	
1970	CREATIVE WRAPS	4797	22082	NEW LOGO STICKER ON 2 SEWER TRUCKS, J. DURHAM, NOV. 25	12/01/2025	160.00	160.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25	12/05/2025	
1970	CREATIVE WRAPS	4797	22082	NEW LOGO STICKER ON 2 WATER TRUCKS, J. DURHAM, NOV. 25 - P.I	12/01/2025	32.00	32.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25	12/05/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 4797:						320.00	320.00					
Total CREATIVE WRAPS:						320.00	320.00					
D & A DOOR & SPECIALTIES INC												
1861	D & A DOOR & SPECIALTIES INC	SI050269		ITEMS FOR BATHROOMS IN PATAGONIA PARK, DEC '25	12/08/2025	6,851.00	.00	50-6045 CONTINGENCY	0	12/25		
Total SI050269:						6,851.00	.00					
Total D & A DOOR & SPECIALTIES INC:						6,851.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	0561	22165	BOLTS FOR THE LAWNMOWER, R.WARWICK, NOV.'25	11/24/2025	10.16	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/25		
Total 0561:						10.16	.00					
75	D & B SUPPLY	2037	22181	SPRAYER HOSES FOR MAG TANKS, S CAHILL, DEC '25	12/01/2025	25.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/25		
Total 2037:						25.99	.00					
75	D & B SUPPLY	3703	22245	SPRAY PAINT FOR GRAFFITI, M.PRICE, DEC.'25	12/08/2025	39.95	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total 3703:						39.95	.00					
75	D & B SUPPLY	3791	22252	WINTER COAT, SWEATSHIRTS, J.PEREZ AND R.WARWICK, DEC.'25	12/08/2025	179.99	.00	01-6285 UNIFORMS EXPENSE	1004	12/25		
Total 3791:						179.99	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
75	D & B SUPPLY	3792	22256	SWEATSHIRT FOR R WARWICK, DEC '25	12/08/2025	69.99	.00	01-6285 UNIFORMS EXPENSE	1004	12/25		
Total 3792:						69.99	.00					
75	D & B SUPPLY	4656	22263	SAW AND PRUNER, J.PEREZ, DEC.'25	12/10/2025	969.98	.00	01-6175 SMALL TOOLS	1004	12/25		
Total 4656:						969.98	.00					
75	D & B SUPPLY	5101		CHRISTMAS LIGHT ADAPTORS, M. PRICE, DEC '25	12/01/2025	27.48	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/25		
Total 5101:						27.48	.00					
75	D & B SUPPLY	5813	22217	A PROPANE TANK, J. BOSTON, DEC '25	12/04/2025	149.99	.00	21-6175 SMALL TOOLS	0	12/25		
Total 5813:						149.99	.00					
75	D & B SUPPLY	5901	22235	BUSHINGS AND A PIN FOR JOHN DEER TRACTOR, S CAHILL, DEC '25	12/05/2025	14.46	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/25		
Total 5901:						14.46	.00					
75	D & B SUPPLY	6534	22251	HARDWARE FOR PICNIC TABLES, D.ABBOTT, DEC.'25	12/08/2025	44.68	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total 6534:						44.68	.00					
75	D & B SUPPLY	6552	22254	WOOD PUTTY FOR PICNIC TABLES, M.PRICE, DEC.'25	12/08/2025	22.97	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total 6552:						22.97	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
75	D & B SUPPLY	7212-2025	22210	TRASH BAGS FOR THE SHOP, R.WARWICK, DEC '25	12/03/2025	33.98	.00	01-6165 OFFICE SUPPLIES	1004	12/25		
75	D & B SUPPLY	7212-2025		STRAW BALES FOR PARADE, R. WARWICK, DEC. 25	12/03/2025	65.94	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/25		
Total 7212-2025:						99.92	.00					
75	D & B SUPPLY	8052	22258	TWO EXTENSION CORDS FOR MAIN STREET LIGHTING, R. WARWICK, DEC '25	12/09/2025	51.58	.00	01-6150 M & R - SYSTEM	1004	12/25		
75	D & B SUPPLY	8052	22258	TONGUE JACK AND PIN FOR PARKS TRAILER, R. WARWICK, DEC '25	12/09/2025	19.48	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/25		
Total 8052:						71.06	.00					
Total D & B SUPPLY:						1,726.62	.00					
DEBEST PLUMBING INC												
2390	DEBEST PLUMBING INC	44803		PLUMBING AT PATAGONIA PARK RESTROOMS, 11/1-30/2025	11/24/2025	3,818.67	3,818.67	50-6045 CONTINGENCY	0	12/25	12/01/2025	
Total 44803:						3,818.67	3,818.67					
Total DEBEST PLUMBING INC:						3,818.67	3,818.67					
DEX IMAGING LLC												
2291	DEX IMAGING LLC	AR14395704		CONTRACT LEASE CHARGE, MODEL: SHARP/BP-C535WR, SERIAL# 43010858, CLERKS OFFICE, NOVEMBER 2025	12/01/2025	47.99	.00	01-6212 RENT - EQUIPMENT	0	12/25		
2291	DEX IMAGING LLC	AR14395704		CONTRACT OVERAGE CHARGE FOR 11/01/2025-11/30/2025 PERIOD, MODEL# SHARP/BC-C535WR, SERIAL# 43010858, CLERKS OFFICE - ADMIN	12/01/2025	120.87	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2291	DEX IMAGING LLC	AR14395704		CONTRACT OVERAGE CHARGE FOR 11/01/2025-11/30/2025 PERIOD, MODEL# SHARP/BC-C535WR, SERIAL# 43010858, CLERKS OFFICE - SEWER	12/01/2025	5.37	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
2291	DEX IMAGING LLC	AR14395704		CONTRACT OVERAGE CHARGE FOR 11/01/2025-11/30/2025 PERIOD, MODEL# SHARP/BC-C535WR, SERIAL# 43010858, CLERKS OFFICE - PI	12/01/2025	2.70	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
2291	DEX IMAGING LLC	AR14395704		CONTRACT OVERAGE CHARGE FOR 11/01/2025-11/30/2025 PERIOD, MODEL# SHARP/BC-C535WR, SERIAL# 43010858, CLERKS OFFICE - WATER	12/01/2025	5.37	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
Total AR14395704:						182.30	.00					
2291	DEX IMAGING LLC	AR14395800		CONTRACT LEASE CHARGE FOR SHARP/MX-2651, SERIAL# 03012172, TREATMENT PLANT, NOVEMBER 2025	12/01/2025	95.55	.00	20-6212 RENT - EQUIPMENT	0	12/25		
Total AR14395800:						95.55	.00					
2291	DEX IMAGING LLC	AR14422104		CONTRACT LEASE CHARGE, MODEL# RICOH/IM C4500, SERIAL# 3122R790389, CITY HALL, DEC '25	12/03/2025	433.94	.00	01-6212 RENT - EQUIPMENT	0	12/25		
2291	DEX IMAGING LLC	AR14422104		CONTRACT OVERAGE CHARGES FOR 11/01/2025-11/30/2025 PERIOD, MODEL# RICOH/IM C4500, SERIAL# 3122R790389, CITY HALL - SEWER	12/03/2025	48.24	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
2291	DEX IMAGING LLC	AR14422104		CONTRACT OVERAGE CHARGES FOR 11/01/2025-11/30/2025 PERIOD, MODEL# RICOH/IM C4500, SERIAL# 3122R790389, CITY HALL - ADMIN	12/03/2025	70.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2291	DEX IMAGING LLC	AR14422104		CONTRACT OVERAGE CHARGES FOR 11/01/2025-11/30/2025 PERIOD, MODEL# RICOH/IM C4500, SERIAL# 3122R790389, CITY HALL - WATER	12/03/2025	48.24	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
2291	DEX IMAGING LLC	AR14422104		CONTRACT OVERAGE CHARGES FOR 11/01/2025-11/30/2025 PERIOD, MODEL# RICOH/IM C4500, SERIAL# 3122R790389, CITY HALL - - PI	12/03/2025	18.57	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
Total AR14422104:						619.49	.00					
2291	DEX IMAGING LLC	AR14427011		CONTRACT OVERAGE CHARGES FOR THE 11/01/2025-11/30/2025 PERIOD, MODEL # HP/M406DN, SERIAL # JPBDC08926	12/04/2025	1.54	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/25		
Total AR14427011:						1.54	.00					
Total DEX IMAGING LLC:						898.88	.00					
DIGLINE												
25	DIGLINE	0078394-IN		DIG FEES, NOV '25 - SEWER	11/30/2025	471.74	.00	21-6065 DIG LINE EXPENSE	0	12/25		
25	DIGLINE	0078394-IN		DIG FEES, NOV '25 - PI	11/30/2025	179.72	.00	25-6065 DIG LINE EXPENSE	0	12/25		
25	DIGLINE	0078394-IN		DIG FEES, NOV '25 - WATER	11/30/2025	471.74	.00	20-6065 DIG LINE EXPENSE	0	12/25		
Total 0078394-IN:						1,123.20	.00					
Total DIGLINE:						1,123.20	.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30518400	22164	ONE TOTE OF SODIUM HYPER CHLORIDE, M DAVILA, NOV 25	11/25/2025	1,316.70	.00	20-6151 M & R - PROCESS CHEMICALS	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total IN-30518400:						1,316.70	.00					
512	DUBOIS CHEMICALS INC	IN-30520276	22192	4 BARRELS OF POLY, M. NADEAU, DEC. 25	12/03/2025	3,790.40	.00	21-6151 M & R - PROCESS CHEMICALS	0	12/25		
Total IN-30520276:						3,790.40	.00					
Total DUBOIS CHEMICALS INC:						5,107.10	.00					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	328355	22184	ELECTRICAL FITTINGS FOR THE MAG TANKS, S CAHILL, DEC 25	12/01/2025	14.22	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/25		
Total 328355:						14.22	.00					
2115	DYNA PARTS LLC	328386	22188	DEF AND FUEL WINTERIZER FOR SEWER TRUCK AND PORTABLE GEN SET, J. BOSTON, DEC. 25	12/01/2025	46.46	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
Total 328386:						46.46	.00					
2115	DYNA PARTS LLC	328607	22219	BLADE FOR WOOD CHIPPER, M. PRICE, DEC. 25	12/04/2025	20.53	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/25		
Total 328607:						20.53	.00					
2115	DYNA PARTS LLC	328658	22229	WIPER BLADES FOR FLEET TRUCK 71, S. HOWELL, DEC. 25 - ADMIN	12/05/2025	13.49	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
2115	DYNA PARTS LLC	328658	22229	WIPER BLADES FOR FLEET TRUCK 71, S. HOWELL, DEC. 25 - WATER	12/05/2025	5.40	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
2115	DYNA PARTS LLC	328658	22229	WIPER BLADES FOR FLEET TRUCK 71, S. HOWELL, DEC. 25 - P.I	12/05/2025	2.69	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2115	DYNA PARTS LLC	328658	22229	WIPER BLADES FOR FLEET TRUCK 71, S. HOWELL, DEC. 25 - SEWER	12/05/2025	5.40	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
Total 328658:						26.98	.00					
Total DYNA PARTS LLC:						108.19	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	11302025ECI		ELECTRICAL PERMITS, NOV. 25	12/05/2025	15,741.91	15,741.91	01-6052 CONTRACT SERVICES	1005	12/25	12/05/2025	
Total 11302025ECI:						15,741.91	15,741.91					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						15,741.91	15,741.91					
EMD MILLIPORE CORPORATION												
1421	EMD MILLIPORE CORPORATION	11991644	20065	FREIGHT CHARGES FOR LAMP KIT, M. NADEAU, DEC '25	12/01/2025	69.90	.00	21-6150 M & R - SYSTEM	0	12/25		
Total 11991644:						69.90	.00					
Total EMD MILLIPORE CORPORATION:						69.90	.00					
FATBEAM LLC												
1831	FATBEAM LLC	63392		MONTHLY RECURRING CHARGE FOR 1M INTERNET SERVICE, DECEMBER 2025 - SEWER	12/01/2025	65.00	.00	21-6052 CONTRACT SERVICES	0	12/25		
1831	FATBEAM LLC	63392		MONTHLY RECURRING CHARGE FOR 1M INTERNET SERVICE, DECEMBER 2025 - PI	12/01/2025	25.00	.00	25-6052 CONTRACT SERVICES	0	12/25		
1831	FATBEAM LLC	63392		MONTHLY RECURRING CHARGE FOR 1M INTERNET SERVICE, DECEMBER 2025 - ADMIN	12/01/2025	95.00	.00	01-6052 CONTRACT SERVICES	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1831	FATBEAM LLC	63392		MONTHLY RECURRING CHARGE FOR 1M INTERNET SERVICE, DECEMBER 2025 - WATER	12/01/2025	65.00	.00	20-6052 CONTRACT SERVICES	0	12/25		
Total 63392:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	9669299	22228	HOSE CLAMP FOR BERNIE FISHER RESTROOM, S. HOWELL, DEC. 25	12/05/2025	6.88	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/25		
Total 9669299:						6.88	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						6.88	.00					
GO GREEN INSULATION LLC												
2400	GO GREEN INSULATION LLC	FINAL		CONCRETE FOR THE MEMORY RANCH LIFT STATION, T.FLEMING, OCT.'25	10/23/2025	3,940.00	3,940.00	21-6150 M & R - SYSTEM	0	12/25	12/01/2025	
Total FINAL:						3,940.00	3,940.00					
Total GO GREEN INSULATION LLC:						3,940.00	3,940.00					
HACH COMPANY												
157	HACH COMPANY	14768310	22120	INSTALLATION PIPE WITH FLANGE FOR TSS PROBES, M. NADEAU, NOV. 25	11/20/2025	688.44	.00	21-6150 M & R - SYSTEM	0	12/25		
Total 14768310:						688.44	.00					
157	HACH COMPANY	14772723	22120	SCREW AND SEALING SET WITH END CAP, M. NADEAU, NOV. 25	11/25/2025	69.64	.00	21-6150 M & R - SYSTEM	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 14772723:						69.64	.00					
157	HACH COMPANY	14783336	22120	MOUNTING SCREW SET FOR TSS PROBES, M. NADEAU, NOV. 25	12/05/2025	95.78	.00	21-6150 M & R - SYSTEM	0	12/25		
Total 14783336:						95.78	.00					
Total HACH COMPANY:						853.86	.00					
HR2, INC.												
884	HR2, INC.	4602		TESTING AND REPAIRS FOR BACKFLOW PREVENTERS, LIFT STATIONS (WEST WELL, DANSKIN, TEN MILE, MEMORY WEST, 6950 S TEN MILE RD), SEP '25 - SEWER	09/22/2025	3,375.00	.00	21-6150 M & R - SYSTEM	0	12/25		
884	HR2, INC.	4602		TESTING AND REPAIRS FOR BACKFLOW PREVENTERS, WELL #3 AND WELL #12, SEP '25 - WATER	09/22/2025	615.00	.00	20-6150 M & R - SYSTEM	0	12/25		
Total 4602:						3,990.00	.00					
Total HR2, INC.:						3,990.00	.00					
IDAHO ECONOMIC DEVELOPMENT ASSOC												
1910	IDAHO ECONOMIC DEVELOPMENT ASSOC	1948		2026 MEMBERSHIP DUES FOR M. COVERT AND J. HALL, DEC '25	11/20/2025	500.00	.00	01-6075 DUES & MEMBERSHIPS	4000	12/25		
Total 1948:						500.00	.00					
Total IDAHO ECONOMIC DEVELOPMENT ASSOC:						500.00	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	12012025I		ELECTRIC SERVICE, 10/15-11/14/2025 - SEWER	12/01/2025	137.07	137.07	21-6290 UTILITIES EXPENSE	0	12/25	12/01/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
38	IDAHO POWER CO	12012025I		ELECTRIC SERVICE, 10/15-11/14/2025 - ADMIN	12/01/2025	714.35	714.35	01-6290 UTILITIES EXPENSE	0	12/25	12/01/2025	
38	IDAHO POWER CO	12012025I		ELECTRIC SERVICE, 10/15-11/14/2025 - PARKS	12/01/2025	1,385.26	1,385.26	01-6290 UTILITIES EXPENSE	1004	12/25	12/01/2025	
38	IDAHO POWER CO	12012025I		ELECTRIC SERVICE, 10/15-11/14/2025 - IRRIGATION	12/01/2025	104.57	104.57	25-6290 UTILITIES EXPENSE	0	12/25	12/01/2025	
38	IDAHO POWER CO	12012025I		ELECTRIC SERVICE, 10/15-11/14/2025 - SENIOR CENTER	12/01/2025	362.92	362.92	01-6290 UTILITIES EXPENSE	1001	12/25	12/01/2025	
38	IDAHO POWER CO	12012025I		ELECTRIC SERVICE, 10/15-11/14/2025 - FARM	12/01/2025	714.31	714.31	21-6090 FARM EXPENDITURES	0	12/25	12/01/2025	
38	IDAHO POWER CO	12012025I		ELECTRIC SERVICE, 10/15-11/14/2025 - STREET LIGHTS	12/01/2025	2,114.38	2,114.38	01-6290 UTILITIES EXPENSE	1002	12/25	12/01/2025	
38	IDAHO POWER CO	12012025I		ELECTRIC SERVICE, 10/15-11/14/2025 - WATER	12/01/2025	137.07	137.07	20-6290 UTILITIES EXPENSE	0	12/25	12/01/2025	
Total 12012025I:						5,669.93	5,669.93					
38	IDAHO POWER CO	12052025I		ELECTRIC SERVICE, 10/17-11/14/2025 - KUNA EAST WATER	12/05/2025	4,048.35	4,048.35	27-6290 UTILITIES EXPENSE	0	12/25	12/05/2025	
38	IDAHO POWER CO	12052025I		ELECTRIC SERVICE, 10/17-11/14/2025 -STREET LIGHTS	12/05/2025	6,238.28	6,238.28	01-6290 UTILITIES EXPENSE	1002	12/25	12/05/2025	
38	IDAHO POWER CO	12052025I		ELECTRIC SERVICE, 10/17-11/14/2025 - KUNA EAST SEWER	12/05/2025	644.94	644.94	28-6290 UTILITIES EXPENSE	0	12/25	12/05/2025	
38	IDAHO POWER CO	12052025I		ELECTRIC SERVICE, 10/17-11/14/2025 - PI	12/05/2025	2,403.17	2,403.17	25-6290 UTILITIES EXPENSE	0	12/25	12/05/2025	
38	IDAHO POWER CO	12052025I		ELECTRIC SERVICE, 10/17-11/14/2025 - WATER	12/05/2025	11,538.13	11,538.13	20-6290 UTILITIES EXPENSE	0	12/25	12/05/2025	
38	IDAHO POWER CO	12052025I		ELECTRIC SERVICE, 10/17-11/14/2025 - FARM	12/05/2025	2,971.75	2,971.75	21-6090 FARM EXPENDITURES	0	12/25	12/05/2025	
38	IDAHO POWER CO	12052025I		ELECTRIC SERVICE, 10/17-11/14/2025 - SEWER	12/05/2025	25,841.15	25,841.15	21-6290 UTILITIES EXPENSE	0	12/25	12/05/2025	

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Total 12052025I:						53,685.77	53,685.77					
Total IDAHO POWER CO:						59,355.70	59,355.70					
IDAHO UNDERGROUND SERVICES LLC												
2399	IDAHO UNDERGROUND SERVICES LLC	0176	22198	DJ SERVICES FOR GEM DROP AND PHOTO BOOTH, K. PEREZ, DEC. 25	11/25/2025	2,750.00	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/25		
Total 0176:						2,750.00	.00					
Total IDAHO UNDERGROUND SERVICES LLC:						2,750.00	.00					
INSPECT LLC												
2335	INSPECT LLC	11302025ILLC		PLUMBING PERMITS, NOV. 25	12/05/2025	16,290.53	16,290.53	01-6052 CONTRACT SERVICES	1005	12/25	12/05/2025	
Total 11302025ILLC:						16,290.53	16,290.53					
Total INSPECT LLC:						16,290.53	16,290.53					
INTEGRITY PUMP SOLUTIONS INC												
2032	INTEGRITY PUMP SOLUTIONS INC	Y25M11-916	22096	REBUILDING 4 PUMPS FOR TOMORROW IRRIGATION STATION, R JONES, NOV 25	11/21/2025	6,000.00	.00	25-6150 M & R - SYSTEM (PI)	0	12/25		
Total Y25M11-916:						6,000.00	.00					
Total INTEGRITY PUMP SOLUTIONS INC:						6,000.00	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482128729112		NATURAL GAS CONSUMPTION AT WELL #12, 10/28-11/24/2025	11/25/2025	43.68	43.68	20-6290 UTILITIES EXPENSE	0	12/25	12/05/2025	
Total 48212872911252025:						43.68	43.68					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
37	INTERMOUNTAIN GAS CO	482135196112		NATURAL GAS CONSUMPTION AT THE SENIOR CENTER, 10/28 -11/24/25	11/25/2025	211.05	211.05	01-6290 UTILITIES EXPENSE	1001	12/25	12/05/2025	
Total 482135196112525:						211.05	211.05					
37	INTERMOUNTAIN GAS CO	482327707112		NATURAL GAS CONSUMPTION AT THE ARTS/HISTORY CENTER, 10/28-11/24/25	11/25/2025	23.99	23.99	01-6290 UTILITIES EXPENSE	0	12/25	12/05/2025	
Total 482327707112525:						23.99	23.99					
37	INTERMOUNTAIN GAS CO	482634665112		NATURAL GAS CONSUMPTION AT CITY HALL, 10/28-11/24/2025 - P.I	11/25/2025	8.47	8.47	25-6290 UTILITIES EXPENSE	0	12/25	12/05/2025	
37	INTERMOUNTAIN GAS CO	482634665112		NATURAL GAS CONSUMPTION AT CITY HALL, 10/28-11/24/2025 - SEWER	11/25/2025	21.99	21.99	21-6290 UTILITIES EXPENSE	0	12/25	12/05/2025	
37	INTERMOUNTAIN GAS CO	482634665112		NATURAL GAS CONSUMPTION AT CITY HALL, 10/28-11/24/2025 - WATER	11/25/2025	21.99	21.99	20-6290 UTILITIES EXPENSE	0	12/25	12/05/2025	
37	INTERMOUNTAIN GAS CO	482634665112		NATURAL GAS CONSUMPTION AT CITY HALL, 10/28-11/24/2025 - ADMIN	11/25/2025	32.14	32.14	01-6290 UTILITIES EXPENSE	0	12/25	12/05/2025	
Total 482634665112525:						84.59	84.59					
37	INTERMOUNTAIN GAS CO	482746266112		NATURAL GAS CONSUMPTION AT THE POLICE STATION, 10/28-11/24/2025	11/25/2025	11.62	11.62	01-6290 UTILITIES EXPENSE	0	12/25	12/05/2025	
Total 48274626611252025:						11.62	11.62					
Total INTERMOUNTAIN GAS CO:						374.93	374.93					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	11212025-1127		SANITATION RECEIPT TRANSFER, 11/21-11/27/2025	12/01/2025	28,857.08	28,857.08	26-7000 SOLID WASTE SERVICE FEES	0	12/25	12/01/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
230	J & M SANITATION, INC.	11212025-1127		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 11/21-11/27/2025	12/01/2025	-2,851.08	-2,851.08	01-4170 FRANCHISE FEES	0	12/25	12/01/2025	
Total 11212025-11272025:						26,006.00	26,006.00					
230	J & M SANITATION, INC.	11282025-1204		SANITATION RECEIPT TRANSFER, 11/27-12/04/2025	12/05/2025	89,696.04	89,696.04	26-7000 SOLID WASTE SERVICE FEES	0	12/25	12/05/2025	
230	J & M SANITATION, INC.	11282025-1204		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 11/27-12/04/2025	12/05/2025	-8,861.97	-8,861.97	01-4170 FRANCHISE FEES	0	12/25	12/05/2025	
Total 11282025-12042025:						80,834.07	80,834.07					
230	J & M SANITATION, INC.	12012025JM		20YD MONTHLY BOX RENT, NOV.'2025	12/01/2025	2.83	2.83	21-6212 RENT - EQUIPMENT	0	12/25	12/05/2025	
230	J & M SANITATION, INC.	12012025JM		30YD BOX PICK UP AND RENTAL, NOV.'25	12/01/2025	1,408.76	1,408.76	01-6212 RENT - EQUIPMENT	1004	12/25	12/05/2025	
230	J & M SANITATION, INC.	12012025JM		SLUDGE REMOVAL, NOV.'25	12/01/2025	9,920.05	9,920.05	21-6153 M & R - SLUDGE DISPOSAL	0	12/25	12/05/2025	
230	J & M SANITATION, INC.	12012025JM		TEMPORARY 3 YD DUMPSTER DELIVERY, PICK UP, AND RENTAL, NOV.'25	12/01/2025	224.99	224.99	01-6212 RENT - EQUIPMENT	1004	12/25	12/05/2025	
Total 12012025JM:						11,556.63	11,556.63					
Total J & M SANITATION, INC.:						118,396.70	118,396.70					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	2687		MONTHLY JANITORIAL SERVICES CITY HALL, DEC. 25-WATER	12/01/2025	189.28	.00	20-6025 JANITORIAL	0	12/25		
1976	JONATHAN STRICKLAND	2687		MONTHLY JANITORIAL SERVICES CITY HALL, DEC. 25-ADMIN	12/01/2025	276.64	.00	01-6025 JANITORIAL	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1976	JONATHAN STRICKLAND	2687		MONTHLY JANITORIAL SERVICES CITY HALL, DEC. 25- SEWER	12/01/2025	189.28	.00	21-6025 JANITORIAL	0	12/25		
1976	JONATHAN STRICKLAND	2687		MONTHLY JANITORIAL SERVICES CITY HALL, DEC. 25- P.I	12/01/2025	72.80	.00	25-6025 JANITORIAL	0	12/25		
Total 2687:						728.00	.00					
1976	JONATHAN STRICKLAND	2688		MONTHLY JANITORIAL SERVICES, SENIOR CENTER, DEC. 25	12/01/2025	446.00	.00	01-6025 JANITORIAL	1001	12/25		
Total 2688:						446.00	.00					
1976	JONATHAN STRICKLAND	2689		MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, DEC. 25- SEWER	12/01/2025	168.00	.00	21-6025 JANITORIAL	0	12/25		
1976	JONATHAN STRICKLAND	2689		MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, DEC. 25- P.I	12/01/2025	64.00	.00	25-6025 JANITORIAL	0	12/25		
1976	JONATHAN STRICKLAND	2689		MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, DEC. 25- WATER	12/01/2025	168.00	.00	20-6025 JANITORIAL	0	12/25		
Total 2689:						400.00	.00					
1976	JONATHAN STRICKLAND	2690		MONTHLY JANITORIAL SERVICE, PARKS SHOP, DEC. 25	12/01/2025	400.00	.00	01-6025 JANITORIAL	1004	12/25		
Total 2690:						400.00	.00					
Total JONATHAN STRICKLAND:						1,974.00	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	187267		PROFESSIONAL SERVICES FROM 09/28/2025-11/01/2025 AT HELEN ZAMZOW PARK DESIGN								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				PHASE 2	11/21/2025	7,085.30	.00	50-6020 CAPITAL IMPROVEMENTS	0	12/25		
Total 187267:						7,085.30	.00					
1236	J-U-B ENGINEERS, INC.	190799		PROFESSIONAL SERVICES HELEN ZAMZOW PARK DESIGN BUILD ASSIST PHASE 3, OCT. 25	11/21/2025	679.90	.00	50-6020 CAPITAL IMPROVEMENTS	0	12/25		
Total 190799:						679.90	.00					
Total J-U-B ENGINEERS, INC.:						7,765.20	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0253608		PROFESSIONAL SERVICES FOR PATAGONIA PARK, PHASE II FROM 10/01/25-11/01/25	11/15/2025	300.00	.00	50-6045 CONTINGENCY	0	12/25		
Total 0253608:						300.00	.00					
429	KELLER ASSOCIATES, INC.	0253844		PROFESSIONAL SERVICES FROM 10/01/2025-11/01/2025, MASON CREEK TRUNKLINE PERMITTING	11/15/2025	1,387.50	.00	21-6020 CAPITAL IMPROVEMENTS	0	12/25		
Total 0253844:						1,387.50	.00					
Total KELLER ASSOCIATES, INC.:						1,687.50	.00					
KEVIN CARLOCK												
2243	KEVIN CARLOCK	1003A		2ND HALF OF FINISHED ROOF AT PATAGONIA PARK RESTROOMS, NOV.'25	11/24/2025	13,681.45	13,681.45	50-6045 CONTINGENCY	0	12/25	12/01/2025	
Total 1003A:						13,681.45	13,681.45					
Total KEVIN CARLOCK:						13,681.45	13,681.45					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	1222025		FIBER OPTIC LEASE, NOVEMBER 2025 - ADMIN	11/04/2025	114.00	.00	01-6255 TELEPHONE EXPENSE	0	12/25		
199	KUNA JT. SCHOOL DISTRICT NO. 3	1222025		FIBER OPTIC LEASE, NOVEMBER 2025 - SEWER	11/04/2025	78.00	.00	21-6255 TELEPHONE EXPENSE	0	12/25		
199	KUNA JT. SCHOOL DISTRICT NO. 3	1222025		FIBER OPTIC LEASE, NOVEMBER 2025 - WATER	11/04/2025	78.00	.00	20-6255 TELEPHONE EXPENSE	0	12/25		
199	KUNA JT. SCHOOL DISTRICT NO. 3	1222025		FIBER OPTIC LEASE, NOVEMBER 2025 - PI	11/04/2025	30.00	.00	25-6255 TELEPHONE EXPENSE	0	12/25		
Total 1222025:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A181601	22161	SHEETROCK, COMPOUND AND JOINT TAPE, FOR PATAGONIA BATHROOMS, J.ADAMS, NOV.'25	11/24/2025	1,014.38	1,014.38	50-6045 CONTINGENCY	0	12/25	12/05/2025	
Total A181601:						1,014.38	1,014.38					
499	KUNA LUMBER	A181790	22176	COUPLERS FOR MAG TANK, S CAHILL, NOV 25	11/26/2025	2.45	2.45	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/25	12/05/2025	
Total A181790:						2.45	2.45					
499	KUNA LUMBER	A181825	22183	HOSE CLAMPS FOR MAG TANKS, S, CAHILL, DEC, 25	12/01/2025	19.58	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/25		
Total A181825:						19.58	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	A181882	22207	KEYS FOR INDIAN CREEK LIFT STATION, J. BOSTON, DEC. 25	12/03/2025	5.22	.00	21-6150 M & R - SYSTEM	0	12/25		
Total A181882:						5.22	.00					
499	KUNA LUMBER	A181886	22209	2 PLASTIC SPRAY BOTTLES FOR CLEANING BERNIE FISHER, J. LORENTZ, DEC. 25	12/03/2025	6.63	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total A181886:						6.63	.00					
499	KUNA LUMBER	A181976	22246	DECK SEAL FOR PICNIC TABLE WINTER RESTORATION, J. PEREZ, DEC. 25	12/08/2025	284.99	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total A181976:						284.99	.00					
499	KUNA LUMBER	A182007	22260	WOOD FILLER AND GLUE FOR PICNIC TABLES AT KEHLER PARK, K. PETERSON, DEC. 25	12/09/2025	30.85	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total A182007:						30.85	.00					
499	KUNA LUMBER	B181413	22046	VALVE HANDLE REPLACEMENT FOR DRINKING SERVICE, J COX, NOV 25	11/07/2025	8.73	8.73	20-6150 M & R - SYSTEM	0	12/25	12/05/2025	
Total B181413:						8.73	8.73					
499	KUNA LUMBER	B181520	22068	PVC ELBOW FOR IRRIGATION, J.OSBORN, NOV.'25	11/12/2025	1.51	1.51	25-6150 M & R - SYSTEM (PI)	0	12/25	12/05/2025	
Total B181520:						1.51	1.51					
499	KUNA LUMBER	B181526	22073	PVC PIPES FOR CHLORINATOR REPAIR, R. HENZE, NOV. 25	11/12/2025	78.78	78.78	21-6150 M & R - SYSTEM	0	12/25	12/05/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total B181526:						78.78	78.78					
499	KUNA LUMBER	B181633	22108	SCREWS FOR THE SPRINGHILL PUMP STATION, R IVEY, NOV 25	11/17/2025	10.92	10.92	20-6150 M & R - SYSTEM	0	12/25	12/05/2025	
Total B181633:						10.92	10.92					
499	KUNA LUMBER	B181638	22112	TARP, R. IVEY, NOV. 25	11/17/2025	18.99	18.99	20-6150 M & R - SYSTEM	0	12/25	12/05/2025	
Total B181638:						18.99	18.99					
499	KUNA LUMBER	B181771	22161	DRY WALL FOR THE PATAGONIA PARK BATHROOMS, J.ADAMS, NOV.'25	11/24/2025	106.00	106.00	50-6045 CONTINGENCY	0	12/25	12/05/2025	
Total B181771:						106.00	106.00					
499	KUNA LUMBER	B181810	22170	GALVANIZED NIPPLES, J.BOSTON, NOV.'25	11/25/2025	6.44	6.44	21-6150 M & R - SYSTEM	0	12/25	12/05/2025	
Total B181810:						6.44	6.44					
499	KUNA LUMBER	B181826	22173	VINYL TUBE AND FITTINGS, FOR TEN MILE LIFT STATION, J.BOSTON, NOV.'25	11/26/2025	39.95	39.95	21-6150 M & R - SYSTEM	0	12/25	12/05/2025	
Total B181826:						39.95	39.95					
499	KUNA LUMBER	B181919	22200	GRAFITTI REMOVER, D ABBOTT, DEC 25	12/02/2025	15.19	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total B181919:						15.19	.00					
499	KUNA LUMBER	B181931	22203	CAULK AND OTHER ITEMS FOR THE PATAGONIA BATHROOMS, J.ADAMS, DEC.'25	12/03/2025	152.51	.00	50-6045 CONTINGENCY	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total B181931:						152.51	.00					
499	KUNA LUMBER	B181934	22205	LAG SCREWS FOR SHOP STOCK, J. PEREZ, DEC. 25	12/03/2025	48.43	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total B181934:						48.43	.00					
499	KUNA LUMBER	B181949	22208	GARAGE DOOR LATCH FOR OLD SHOP, B. VILLANUEVA, DEC. 25	12/03/2025	18.04	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/25		
Total B181949:						18.04	.00					
499	KUNA LUMBER	B182048	22242	PAINT SUPPLIES FOR PATAGONIA RESTROOMS, J. ADAMS, DEC. 25	12/08/2025	53.61	.00	50-6045 CONTINGENCY	0	12/25		
Total B182048:						53.61	.00					
Total KUNA LUMBER:						1,923.20	1,288.15					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	4199	22211	EXCHANGING A BOTTLE OF THE ACETYLENE FOR THE SHOP TORCHERS, S.CAHILL, DEC '25	12/03/2025	44.83	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total 4199:						44.83	.00					
1775	KUNA MACHINE LLC	4211	22244	METAL FOR PARKS SHOP, B. VILLANUEVA, DEC. 25 - ADMIN	12/08/2025	34.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/25		
Total 4211:						34.00	.00					
Total KUNA MACHINE LLC:						78.83	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	11302025KRF		KRDF IMPACT FEES, NOV. 25	12/05/2025	124,726.00	124,726.00	30-2082 KRFD IMPACT FEE	0	12/25	12/05/2025	
Total 11302025KRFDI:						124,726.00	124,726.00					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						124,726.00	124,726.00					
LAYNE OF IDAHO, INC.												
1322	LAYNE OF IDAHO, INC.	112792	19041	TEN MILE LIFT STATION PUMP REBUILD, T. FLEMING, NOV '25	11/21/2025	48,029.31	.00	21-6166 CAPITAL EQUIPMENT PURCHASES	0	12/25		
Total 112792:						48,029.31	.00					
1322	LAYNE OF IDAHO, INC.	112793	22180	WEAR RINGS FOR MEMBRANE PUMP AT PLANT, T. FLEMING, DEC. 25	11/21/2025	500.00	.00	21-6150 M & R - SYSTEM	0	12/25		
Total 112793:						500.00	.00					
Total LAYNE OF IDAHO, INC.:						48,529.31	.00					
MASTER ROOTER SERVICES INC.												
834	MASTER ROOTER SERVICES INC.	274839228		PUMPING OF OUTSIDE GREASE TRAP AT CITY HALL, DECEMBER 2025 - SEWER	12/02/2025	172.12	.00	21-6140 MAINT. & REPAIR BUILDING	0	12/25		
834	MASTER ROOTER SERVICES INC.	274839228		PUMPING OF OUTSIDE GREASE TRAP AT CITY HALL, DECEMBER 2025 - ADMIN	12/02/2025	251.56	.00	01-6140 MAINT. & REPAIR BUILDING	0	12/25		
834	MASTER ROOTER SERVICES INC.	274839228		PUMPING OF OUTSIDE GREASE TRAP AT CITY HALL, DECEMBER 2025 - WATER	12/02/2025	172.12	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/25		
834	MASTER ROOTER SERVICES INC.	274839228		PUMPING OF OUTSIDE GREASE TRAP AT CITY HALL, DECEMBER 2025 - PI	12/02/2025	66.20	.00	25-6140 MAINT. & REPAIR BUILDING	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 274839228:						662.00	.00					
Total MASTER ROOTER SERVICES INC.:						662.00	.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	0032421879		CYLINDER RENTAL, T. FLEMING, NOV '25	11/21/2025	160.71	.00	21-6150 M & R - SYSTEM	0	12/25		
Total 0032421879:						160.71	.00					
Total MATHESON TRI-GAS INC:						160.71	.00					
MISCELLANEOUS #3												
2270	MISCELLANEOUS #3	11212025		DAVE EVANS CONSTRUCTION, BUILDING PERMIT 50014 REFUND, NOV. 25	11/21/2025	354.80	354.80	01-4360 BUILDING PERMITS	0	12/25	12/01/2025	
Total 11212025:						354.80	354.80					
Total MISCELLANEOUS #3:						354.80	354.80					
MOUNTAIN VIEW EQUIPMENT COMPANY												
926	MOUNTAIN VIEW EQUIPMENT COMPANY	004024	22230	3 POINT HITCH FOR JOHN DEER TRACTOR, S. CAHILL, DEC. 25	12/04/2025	427.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/25		
Total 004024:						427.00	.00					
Total MOUNTAIN VIEW EQUIPMENT COMPANY:						427.00	.00					
NICOLE OWENS												
2185	NICOLE OWENS	7089	22167	BANNERS FOR THE HOLIDAY PARADE, K.PEREZ, NOV.'25	11/24/2025	378.00	378.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/25	12/01/2025	
Total 7089:						378.00	378.00					
Total NICOLE OWENS:						378.00	378.00					

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O'REILLY AUTO ENTERPRISES LLC												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-436606	22204	FLEET SHOP SUPPLIES, J DURHAM, DEC. 25- P.I	12/03/2025	15.31	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-436606	22204	FLEET SHOP SUPPLIES, J DURHAM, DEC. 25- WATER	12/03/2025	30.66	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-436606	22204	FLEET SHOP SUPPLIES, J DURHAM, DEC. 25- ADMIN	12/03/2025	76.63	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-436606	22204	FLEET SHOP SUPPLIES, J DURHAM, DEC. 25- SEWER	12/03/2025	30.66	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
Total 5841-436606:						153.26	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-436863	22232	WIPER BLADE FOR PARKS POLARIS, J. DURHAM, DEC. 25	12/05/2025	11.10	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	12/25		
Total 5841-436863:						11.10	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						164.36	.00					
PORTAPROS, LLC												
829	PORTAPROS, LLC	145923-1	22202	PORTABLE RESTROOMS FOR THE GEM DROP, K.PEREZ, DEC.'25	12/02/2025	783.00	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/25		
Total 145923-1:						783.00	.00					
Total PORTAPROS, LLC:						783.00	.00					
PRUSIK CONSTRUCTION LLC												
2214	PRUSIK CONSTRUCTION LLC	1886		PAYMENT FOR KUNA COUNCIL CHAMBERS, CLAIMANT 25-001	11/30/2025	115,646.32	115,646.32	40-6020 CAPITAL IMPROVEMENTS	0	12/25	12/01/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 1886:						115,646.32	115,646.32					
Total PRUSIK CONSTRUCTION LLC:						115,646.32	115,646.32					
PURAQUA PRODUCTS INC												
2379	PURAQUA PRODUCTS INC	INV40377	22059	REPLACEMENT LID AND LID LATCH KIT FOR THE FARM, U.RAMIREZ, NOV.'25	12/04/2025	924.13	.00	21-6150 M & R - SYSTEM	0	12/25		
Total INV40377:						924.13	.00					
Total PURAQUA PRODUCTS INC:						924.13	.00					
RAPID FIRE PROTECTION INC												
2327	RAPID FIRE PROTECTION INC	7441459		ALARM MONITORING (SNOWHAWK, CEDAR, DANSKIN, BETH BATH, EL CAJON, BUTLER, AND SEGO PRAIRIE WELLS) 12/01-12/31/25 - WATER	12/01/2025	221.41	.00	20-6150 M & R - SYSTEM	0	12/25		
2327	RAPID FIRE PROTECTION INC	7441459		ALARM MONITORING (SNOWHAWK, CEDAR, DANSKIN, BETH BATH, EL CAJON, BUTLER, AND SEGO PRAIRIE WELLS) 12/01-12/31/25 - P.I	12/01/2025	55.35	.00	25-6150 M & R - SYSTEM (PI)	0	12/25		
Total 7441459:						276.76	.00					
2327	RAPID FIRE PROTECTION INC	7441462		FIRE ALARM INSPECTIONS FOR THE TREATMENT PLANT, 12/01/2025-02/28/2026- WATER	12/01/2025	262.08	262.08	20-6150 M & R - SYSTEM	0	12/25	12/01/2025	
2327	RAPID FIRE PROTECTION INC	7441462		FIRE ALARM INSPECTIONS FOR THE TREATMENT PLANT, 12/01/2025-02/28/2026- P.I	12/01/2025	99.84	99.84	25-6150 M & R - SYSTEM (PI)	0	12/25	12/01/2025	
2327	RAPID FIRE PROTECTION INC	7441462		FIRE ALARM INSPECTIONS FOR THE TREATMENT PLANT, 12/01/2025-02/28/2026- SEWER	12/01/2025	262.08	262.08	21-6150 M & R - SYSTEM	0	12/25	12/01/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 7441462:						624.00	624.00					
Total RAPID FIRE PROTECTION INC:						900.76	624.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	11Z9908	22141	LIGHT BULBS FOR THE PLANT, S.HOWELL, NOV.'25- WATER	11/24/2025	48.47	.00	20-6150 M & R - SYSTEM	0	12/25		
1613	REXEL USA, INC.	11Z9908	22141	LIGHT BULBS FOR THE PLANT, S.HOWELL, NOV.'25- P.I	11/24/2025	18.46	.00	25-6150 M & R - SYSTEM (PI)	0	12/25		
1613	REXEL USA, INC.	11Z9908	22141	LIGHT BULBS FOR THE PLANT, S.HOWELL, NOV.'25- SEWER	11/24/2025	48.47	.00	21-6150 M & R - SYSTEM	0	12/25		
Total 11Z9908:						115.40	.00					
1613	REXEL USA, INC.	12Z6013	22182	STREET LIGHT REPAIR PARTS, S HOWELL, DEC 25	12/04/2025	263.09	.00	01-6150 M & R - SYSTEM	1002	12/25		
Total 12Z6013:						263.09	.00					
1613	REXEL USA, INC.	1Y29627	21140	REPLACEMENT BANNER POLES FOR DOWNTOWN LIGHT POLES, S. HOWELL, JUNE 25	11/28/2025	13,390.20	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total 1Y29627:						13,390.20	.00					
1613	REXEL USA, INC.	6V04675	22166	WIRE CONNECTORS FOR STREET LIGHT INVENTORY, J. LORENTZ, NOV. 25	11/25/2025	43.49	.00	01-6150 M & R - SYSTEM	1002	12/25		
Total 6V04675:						43.49	.00					
1613	REXEL USA, INC.	6V30595	22194	STREET LIGHT PARTS FOR INVENTORY, S. HOWELL, DEC. 25	12/04/2025	371.50	.00	01-6150 M & R - SYSTEM	1002	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 6V30595:						371.50	.00					
1613	REXEL USA, INC.	6V70252	22226	PHOTOSENSORS FOR STREET LIGHT REPAIRS, J. LORENTZ, DEC. 25	12/08/2025	52.12	.00	01-6150 M & R - SYSTEM	1002	12/25		
Total 6V70252:						52.12	.00					
Total REXEL USA, INC.:						14,235.80	.00					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5072396974		COPIER CHARGES, MODEL #IMC2000, SERIAL #C86262110 11/1-11/30/25- PARKS OFFICE	12/01/2025	30.85	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/25		
Total 5072396974:						30.85	.00					
Total RICOH USA, INC. (MAINTENANCE):						30.85	.00					
ROE PAINTING INC												
2376	ROE PAINTING INC	BI102529A-4		PAINTING OF PATAGONIA PARK RESTROOMS, J. ADAMS, NOV. 25	11/14/2025	1,691.00	.00	50-6045 CONTINGENCY	0	12/25		
Total BI102529A-4:						1,691.00	.00					
Total ROE PAINTING INC:						1,691.00	.00					
SAFEBUILT LLC												
2173	SAFEBUILT LLC	2889133		PLAN REVIEW PERMITS, #48410 VALOR ACADEMY, PERMIT #49170 KUNA APARTMENTS CLUBHOUSE, PERMIT#49808 KUNA FOOD BANK, PERMIT #49992 VALOR GOLF CART BARN REMODEL, PERMIT #50886 MO' BETTAHS SHELL, AND PERMIT# 50899 TAKE 5 NEW COMMERCIAL,	11/30/2025	1,207.50	.00	01-6052 CONTRACT SERVICES	1005	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 2889133:						1,207.50	.00					
2173	SAFEBUILT LLC	2892963		META REGULAR AND COMMERICAL INSPECTIONS 11/05-11/18/25	11/30/2025	645.00	.00	01-6052 CONTRACT SERVICES	1005	12/25		
Total 2892963:						645.00	.00					
2173	SAFEBUILT LLC	2894237		RESIDENTIAL AND LIGHT COMMERCIAL BUILDING INSPECTIONS, 11/03-11/26/25	11/30/2025	9,377.50	.00	01-6052 CONTRACT SERVICES	1005	12/25		
Total 2894237:						9,377.50	.00					
Total SAFEBUILT LLC:						11,230.00	.00					
SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-210917-1	22157	BANKER BOXES FOR UB, JDURHAM, NOV 25- P.I	11/24/2025	21.92	.00	25-6165 OFFICE SUPPLIES	0	12/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-210917-1	22157	BANKER BOXES FOR UB, JDURHAM, NOV 25- SEWER	11/24/2025	80.39	.00	21-6165 OFFICE SUPPLIES	0	12/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-210917-1	22157	BANKER BOXES FOR UB, JDURHAM, NOV 25- WATER	11/24/2025	80.39	.00	20-6165 OFFICE SUPPLIES	0	12/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-210917-1	22157	BANKER BOXES FOR UB, JDURHAM, NOV 25- ADMIN	11/24/2025	60.91	.00	01-6165 OFFICE SUPPLIES	0	12/25		
Total WO-210917-1:						243.61	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-211184-1	22178	UNIVERSAL ENVELOPES FOR CITY HALL, NOV 25- ADMIN	12/01/2025	12.16	.00	01-6165 OFFICE SUPPLIES	0	12/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-211184-1	22178	UNIVERSAL ENVELOPES FOR CITY HALL, NOV 25- SEWER	12/01/2025	8.32	.00	21-6165 OFFICE SUPPLIES	0	12/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-211184-1	22178	UNIVERSAL ENVELOPES FOR CITY HALL, NOV 25- WATER	12/01/2025	8.32	.00	20-6165 OFFICE SUPPLIES	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2213	SOUTHWEST OFFICE SUPPLY INC	WO-211184-1	22178	UNIVERSAL ENVELOPES FOR CITY HALL, NOV 25- P.I	12/01/2025	3.19	.00	25-6165 OFFICE SUPPLIES	0	12/25		
Total WO-211184-1:						31.99	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-211762-1	22236	BINDER CLIPS, KLEENEX, MINTS FOR CITY HALL, J. DURHAM, DEC '25- ADMIN	12/08/2025	27.72	.00	01-6165 OFFICE SUPPLIES	0	12/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-211762-1	22236	BINDER CLIPS, KLEENEX, MINTS FOR CITY HALL, J. DURHAM, DEC '25- SEWER	12/08/2025	18.96	.00	21-6165 OFFICE SUPPLIES	0	12/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-211762-1	22236	BINDER CLIPS, KLEENEX, MINTS FOR CITY HALL, J. DURHAM, DEC '25- WATER	12/08/2025	18.96	.00	20-6165 OFFICE SUPPLIES	0	12/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-211762-1	22236	BINDER CLIPS, KLEENEX, MINTS FOR CITY HALL, J. DURHAM, DEC '25- P.I	12/08/2025	7.30	.00	25-6165 OFFICE SUPPLIES	0	12/25		
Total WO-211762-1:						72.94	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						348.54	.00					
STATE OF IDAHO-DEPT OF ENVIR QUALITY												
128	STATE OF IDAHO-DEPT OF ENVIR QUALITY	20260831		ANNUAL FEE ASSESSMENT FOR PUBLIC DRINKING WATER SYSTEM FOR 2026	10/01/2025	34,089.00	34,089.00	20-6160 MISCELLANEOUS EXPENSES	0	12/25	12/01/2025	
Total 20260831:						34,089.00	34,089.00					
128	STATE OF IDAHO-DEPT OF ENVIR QUALITY	20260890		ANNUAL FEE ASSESSMENT FOR DRINKING WATER FOR 2026 - EAST KUNA WATER	10/01/2025	100.00	100.00	27-6160 MISCELLANEOUS EXPENSES	0	12/25	12/01/2025	
Total 20260890:						100.00	100.00					
Total STATE OF IDAHO-DEPT OF ENVIR QUALITY:						34,189.00	34,189.00					

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SUNCORE CONSTRUCTION & MATERIALS INC												
1826	SUNCORE CONSTRUCTION & MATERIALS INC	004CINV00003	22186	30 CONCRETE BLOCKS FOR PARKS SHOP, S. CAHILL, DEC. 25	12/02/2025	1,800.00	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total 004CINV000031950:						1,800.00	.00					
Total SUNCORE CONSTRUCTION & MATERIALS INC:						1,800.00	.00					
SYRINGA NETWORKS LLC												
2356	SYRINGA NETWORKS LLC	SMI-001827		INTERNET SERVICE 12/01-12/31/25 WATER OPS FACILITY-SEWER	12/01/2025	425.00	.00	28-6290 UTILITIES EXPENSE	0	12/25		
2356	SYRINGA NETWORKS LLC	SMI-001827		INTERNET SERVICE 12/01-12/31/25 WATER OPS FACILITY-WATER	12/01/2025	425.00	.00	27-6290 UTILITIES EXPENSE	0	12/25		
Total SMI-001827:						850.00	.00					
Total SYRINGA NETWORKS LLC:						850.00	.00					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	256977429	22132	500 BUSINESS CARDS FOR C.REGLI, NOV.'25	11/21/2025	33.68	.00	01-6165 OFFICE SUPPLIES	1004	12/25		
Total 256977429:						33.68	.00					
1435	TAYLOR CORPORATION	257010926	22146	500 BUSINESS CARDS FOR M ROCCO, J DURHAM, NOV 25-WATER	11/24/2025	1.25	.00	20-6165 OFFICE SUPPLIES	0	12/25		
1435	TAYLOR CORPORATION	257010926	22146	500 BUSINESS CARDS FOR M ROCCO, J DURHAM, NOV 25- P.I	11/24/2025	.61	.00	25-6165 OFFICE SUPPLIES	0	12/25		
1435	TAYLOR CORPORATION	257010926	22146	500 BUSINESS CARDS FOR M ROCCO, J DURHAM, NOV 25-SEWER	11/24/2025	1.25	.00	21-6165 OFFICE SUPPLIES	0	12/25		
1435	TAYLOR CORPORATION	257010926	22146	500 BUSINESS CARDS FOR M ROCCO, J DURHAM, NOV 25-ADMIN	11/24/2025	27.99	.00	01-6165 OFFICE SUPPLIES	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 257010926:						31.10	.00					
Total TAYLOR CORPORATION:						64.78	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	5352		MAINTENANCE SHOP ANNUAL CLOUD SUBSCRIPTION FOR ACCESS CONTROL 12/01/2025-11/30/2026	12/01/2025	300.00	300.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/25	12/05/2025	
Total 5352:						300.00	300.00					
1823	TECHNOLOGY SOLUTIONS LLC	5353		WELL HOUSES ANNUAL SUBSCRIPTION FOR ACCESS CONTROL 12/01/2025-11/30/2026- WATER	12/01/2025	960.00	960.00	20-6150 M & R - SYSTEM	0	12/25	12/05/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5353		WELL HOUSES ANNUAL SUBSCRIPTION FOR ACCESS CONTROL 12/01/2025-11/30/2026- P.I	12/01/2025	240.00	240.00	25-6150 M & R - SYSTEM (PI)	0	12/25	12/05/2025	
Total 5353:						1,200.00	1,200.00					
1823	TECHNOLOGY SOLUTIONS LLC	5354		LIFT STATION ACCESS CONTROL, 12/01/2025-11/30/2026	12/01/2025	450.00	450.00	21-6150 M & R - SYSTEM	0	12/25	12/05/2025	
Total 5354:						450.00	450.00					
Total TECHNOLOGY SOLUTIONS LLC:						1,950.00	1,950.00					
THE SHERWIN-WILLIAMS COMPANY												
554	THE SHERWIN-WILLIAMS COMPANY	8126-2	22248	PRIMER FOR PATAGONIA BATHROOMS, J.ADAMS, DEC.'25	12/08/2025	109.78	.00	50-6045 CONTINGENCY	0	12/25		
Total 8126-2:						109.78	.00					

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554	THE SHERWIN-WILLIAMS COMPANY	8136-1	22255	PRIMER FOR PATAGONIA BATHROOMS, J.ADAMS, DEC.'25	12/08/2025	247.47	.00	50-6045 CONTINGENCY	0	12/25		
Total 8136-1:						247.47	.00					
554	THE SHERWIN-WILLIAMS COMPANY	8154-4	22261	PAINT FOR PATAGONIA BATHROOMS, J.ADAMS, DEC.'25	12/09/2025	338.07	.00	50-6045 CONTINGENCY	0	12/25		
Total 8154-4:						338.07	.00					
Total THE SHERWIN-WILLIAMS COMPANY:						695.32	.00					
TURF EQUIPMENT & IRRIGATION INC												
1969	TURF EQUIPMENT & IRRIGATION INC	768863-00	22169	PARTS FOR PARKS MOWER, J. DURHAM, NOV. 25	11/25/2025	305.57	305.57	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/25	12/05/2025	
Total 768863-00:						305.57	305.57					
1969	TURF EQUIPMENT & IRRIGATION INC	768896-00	22250	FILTERS AND OIL FOR PARKS TORO MOTOR, J DURHAM, DEC '25	12/08/2025	194.04	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/25		
Total 768896-00:						194.04	.00					
Total TURF EQUIPMENT & IRRIGATION INC:						499.61	305.57					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	019753185486	22077	AMERICAN PLANNING, MEMBERSHIP DUES FOR M. LUNDY, NOV. 25	11/13/2025	55.00	.00	01-6075 DUES & MEMBERSHIPS	1003	12/25		
Total 01975318548641268296:						55.00	.00					
1444	U.S. BANK (VISA)	095853093006	22024	WEF, MEMBERSHIP RENEWAL FOR T. FLEMING, D. CROSSLEY, NOV. 25	11/05/2025	113.40	.00	21-6075 DUES & MEMBERSHIPS	0	12/25		

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1444	U.S. BANK (VISA)	095853093006		WEF, MEMBERSHIP RENEWAL FOR T. FLEMING, D. CROSSLEY, NOV. 25	11/05/2025	12.60	.00	28-6075 DUES & MEMBERSHIPS	0	12/25		
Total 09585309300672686873:						126.00	.00					
1444	U.S. BANK (VISA)	113453081000	22014	AMAZON, CLOROX WIPES, U.RAMIREZ, NOV.'25- SEWER	11/04/2025	16.90	.00	21-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	113453081000	22014	AMAZON, CLOROX WIPES, U.RAMIREZ, NOV.'25- WATER	11/04/2025	16.90	.00	20-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	113453081000	22014	AMAZON, CLOROX WIPES, U.RAMIREZ, NOV.'25- P.I	11/04/2025	6.43	.00	25-6165 OFFICE SUPPLIES	0	12/25		
Total 11345308100077767989:						40.23	.00					
1444	U.S. BANK (VISA)	113453211000	22089	AMAZON, NOTARY SEAL LABELS, CLERKS, NOV 25- ADMIN	11/17/2025	21.20	.00	01-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	113453211000	22089	AMAZON, NOTARY SEAL LABELS, CLERKS, NOV 25- P.I	11/17/2025	.45	.00	25-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	113453211000	22089	AMAZON, NOTARY SEAL LABELS, CLERKS, NOV 25- WATER	11/17/2025	.95	.00	20-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	113453211000	22089	AMAZON, NOTARY SEAL LABELS, CLERKS, NOV 25- SEWER	11/17/2025	.95	.00	21-6165 OFFICE SUPPLIES	0	12/25		
Total 11345321100039187964:						23.55	.00					
1444	U.S. BANK (VISA)	113453231000	22123	AMAZON, GIFT CARDS FOR EMPLOYEE HOLIDAY PARTY, J.EDINGER- P.I	11/19/2025	337.50	.00	25-5950 TEAM BUILDING, ONBOARDING	0	12/25		
1444	U.S. BANK (VISA)	113453231000	22123	AMAZON, GIFT CARDS FOR EMPLOYEE HOLIDAY PARTY, J.EDINGER- WATER	11/19/2025	1,237.50	.00	20-5950 TEAM BUILDING, ONBOARDING	0	12/25		

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1444	U.S. BANK (VISA)	113453231000	22123	AMAZON, GIFT CARDS FOR EMPLOYEE HOLIDAY PARTY, J.EDINGER- ADMIN	11/19/2025	937.50	.00	01-5950 TEAM BUILDING, ONBOARDING	0	12/25		
1444	U.S. BANK (VISA)	113453231000	22123	AMAZON, GIFT CARDS FOR EMPLOYEE HOLIDAY PARTY, J.EDINGER- SEWER	11/19/2025	1,237.50	.00	21-5950 TEAM BUILDING, ONBOARDING	0	12/25		
Total 11345323100066895412:						3,750.00	.00					
1444	U.S. BANK (VISA)	151453021148	21974	AMERICAN HEART ASSOCIATION, CLASS FOR K. PEREZ, OCT. 25	10/28/2025	42.65	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	12/25		
Total 15145302114861090828:						42.65	.00					
1444	U.S. BANK (VISA)	151453181184	22079	AMERICAN HEART ASSOCIATION, CPR CLASSESS AND E-BOOK FOR K. PEREZ, NOV. 25	11/13/2025	85.70	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	12/25		
Total 15145318118426101088:						85.70	.00					
1444	U.S. BANK (VISA)	164153007445	21947	METAL PROMO.COM, CITY CHALLENGE COINS, C. MANNING, OCT. 25	10/27/2025	4,000.00	.00	01-6160 MISCELLANEOUS EXPENSES	0	12/25		
Total 16415300744595871881:						4,000.00	.00					
1444	U.S. BANK (VISA)	273353177202	22076	RIDLEYS, PADLOCK FOR FILE CABINET IN UB, A. PETERSON, NOV 25- WATER	11/13/2025	5.25	.00	20-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	273353177202	22076	RIDLEYS, PADLOCK FOR FILE CABINET IN UB, A. PETERSON, NOV 25- P.I	11/13/2025	1.41	.00	25-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	273353177202	22076	RIDLEYS, PADLOCK FOR FILE CABINET IN UB, A. PETERSON, NOV 25- SEWER	11/13/2025	5.25	.00	21-6165 OFFICE SUPPLIES	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	273353177202	22076	RIDLEYS, PADLOCK FOR FILE CABINET IN UB, A. PETERSON, NOV 25- ADMIN	11/13/2025	3.98	.00	01-6165 OFFICE SUPPLIES	0	12/25		
Total 27335317720202678401:						15.89	.00					
1444	U.S. BANK (VISA)	273353237202	22133	RIDLEYS, REPLACEMENT KEY FOR CABINET FILE DRAWER, NOV. 25- SEWER	11/19/2025	1.66	.00	21-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	273353237202	22133	RIDLEYS, REPLACEMENT KEY FOR CABINET FILE DRAWER, NOV. 25- ADMIN	11/19/2025	2.42	.00	01-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	273353237202	22133	RIDLEYS, REPLACEMENT KEY FOR CABINET FILE DRAWER, NOV. 25- WATER	11/19/2025	1.66	.00	20-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	273353237202	22133	RIDLEYS, REPLACEMENT KEY FOR CABINET FILE DRAWER, NOV. 25- P.I	11/19/2025	.61	.00	25-6165 OFFICE SUPPLIES	0	12/25		
Total 27335323720202667711:						6.35	.00					
1444	U.S. BANK (VISA)	316853055345	21999	ALBERTSONS, DRINKS FOR CHILI COOK OFF AT THE PLANT, J.MILLER, OCT.'25- SEWER	10/31/2025	19.93	.00	21-5950 TEAM BUILDING, ONBOARDING	0	12/25		
1444	U.S. BANK (VISA)	316853055345	21999	ALBERTSONS, DRINKS FOR CHILI COOK OFF AT THE PLANT, J.MILLER, OCT.'25- P.I	10/31/2025	7.59	.00	25-5950 TEAM BUILDING, ONBOARDING	0	12/25		
1444	U.S. BANK (VISA)	316853055345	21999	ALBERTSONS, DRINKS FOR CHILI COOK OFF AT THE PLANT, J.MILLER, OCT.'25- WATER	10/31/2025	19.93	.00	20-5950 TEAM BUILDING, ONBOARDING	0	12/25		
Total 31685305534596630672:						47.45	.00					
1444	U.S. BANK (VISA)	316853255565	22142	ALBERTSONS, PAPER GOODS FOR POTLUCK, A. BILLINGS, NOV. 25	11/20/2025	37.46	.00	01-5950 TEAM BUILDING, ONBOARDING	1004	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 31685325556559243066:						37.46	.00					
1444	U.S. BANK (VISA)	330953010907	21967	DOPL, OIT EXAM FOR R. IVEY, M. DAVILA, OCT. 25- P.I	10/27/2025	11.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
1444	U.S. BANK (VISA)	330953010907	21967	DOPL, OIT EXAM FOR R. IVEY, M. DAVILA, OCT. 25- WATER	10/27/2025	38.50	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
1444	U.S. BANK (VISA)	330953010907		DOPL, OIT EXAM FOR R. IVEY, M. DAVILA, OCT. 25- KUNA EAST	10/27/2025	5.50	.00	27-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
Total 330953010907433002272:						55.00	.00					
1444	U.S. BANK (VISA)	330953030911	21965	ITD, REGISTRATION RENEWAL FOR PARKS TRUCK #45, A. PETERSON, OCT. 25	10/29/2025	23.57	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	12/25		
Total 33095303091152018013:						23.57	.00					
1444	U.S. BANK (VISA)	330953040914		MONDAY.COM, PROJECT MGMT SOFTWARE FOR PARKS CREW, 10/31/25-10/30/26, OCT 25	10/31/2025	1,140.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	12/25		
Total 33095304091449003512:						1,140.00	.00					
1444	U.S. BANK (VISA)	330953050915	21997	IDOPL, OPERATOR AND TRAINING LICENSE FOR R. IVEY, OCT 25- WATER	10/31/2025	38.50	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
1444	U.S. BANK (VISA)	330953050915	21997	IDOPL, OPERATOR AND TRAINING LICENSE FOR R. IVEY, OCT 25- P.I	10/31/2025	11.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
1444	U.S. BANK (VISA)	330953050915		IDOPL, OPERATOR AND TRAINING LICENSE FOR R. IVEY, OCT 25- KUNA EAST	10/31/2025	5.50	.00	27-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 33095305091571002190:						55.00	.00					
1444	U.S. BANK (VISA)	330953090923	22010	ITD, LICENSE PLATE ORDER FOR NEW WATER TRUCK, A. PETERSON, NOV. 25- WATER	11/04/2025	16.50	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
1444	U.S. BANK (VISA)	330953090923	22010	ITD, LICENSE PLATE ORDER FOR NEW WATER TRUCK, A. PETERSON, NOV. 25- P.I	11/04/2025	4.71	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
1444	U.S. BANK (VISA)	330953090923		ITD, LICENSE PLATE ORDER FOR NEW WATER TRUCK, A. PETERSON, NOV. 25- KUNA EAST	11/04/2025	2.36	.00	27-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
Total 33095309092339009572:						23.57	.00					
1444	U.S. BANK (VISA)	330953090923	22010	ITD, LICENSE PLATE ORDER FOR NEW WATER TRUCK, A. PETERSON, NOV. 25- WATER	11/04/2025	16.50	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
1444	U.S. BANK (VISA)	330953090923		ITD, LICENSE PLATE ORDER FOR NEW WATER TRUCK, A. PETERSON, NOV. 25- P.I	11/04/2025	4.71	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
1444	U.S. BANK (VISA)	330953090923		ITD, LICENSE PLATE ORDER FOR NEW WATER TRUCK, A. PETERSON, NOV. 25- KUNA EAST	11/04/2025	2.36	.00	27-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
Total 33095309092339012246:						23.57	.00					
1444	U.S. BANK (VISA)	330953110927	22010	ITD, LICENSE PLATE ORDER FOR NEW SEWER TRUCK, A. PETERSON, NOV. 25	11/06/2025	21.21	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
1444	U.S. BANK (VISA)	330953110927		ITD, LICENSE PLATE ORDER FOR NEW SEWER TRUCK, A. PETERSON, NOV. 25- KUNA EAST	11/06/2025	2.36	.00	28-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
Total 33095311092735005782:						23.57	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	330953120929	22010	ITD, LICENSE PLATE ORDER FOR NEW SEWER TRUCK, A. PETERSON, NOV. 25	11/07/2025	21.21	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
1444	U.S. BANK (VISA)	330953120929		ITD, LICENSE PLATE ORDER FOR NEW SEWER TRUCK, A. PETERSON, NOV. 25- KUNA EAST	11/07/2025	2.36	.00	28-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
Total 33095312092942004692:						23.57	.00					
1444	U.S. BANK (VISA)	330953120929	22041	IDPOL, DRINKING WATER LICENSE RENEWAL FOR J. MORFIN, D. CROSSLEY, NOV. 25- WATER	11/07/2025	42.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
1444	U.S. BANK (VISA)	330953120929	22041	IDPOL, DRINKING WATER LICENSE RENEWAL FOR J. MORFIN, D. CROSSLEY, NOV. 25- P.I	11/07/2025	12.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
1444	U.S. BANK (VISA)	330953120929		IDPOL, DRINKING WATER LICENSE RENEWAL FOR J. MORFIN, D. CROSSLEY, NOV. 25- KUNA EAST	11/07/2025	6.00	.00	27-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
Total 33095312092945001166:						60.00	.00					
1444	U.S. BANK (VISA)	330953230950	22130	DOPL, LICENSE RENEWAL FOR R. FORD, D. CROSSLEY, NOV. 25- P.I	11/18/2025	12.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
1444	U.S. BANK (VISA)	330953230950	22130	DOPL, LICENSE RENEWAL FOR R. FORD, D. CROSSLEY, NOV. 25- WATER	11/18/2025	42.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
1444	U.S. BANK (VISA)	330953230950		DOPL, LICENSE RENEWAL FOR R. FORD, D. CROSSLEY, NOV. 25- KUNA EAST	11/18/2025	6.00	.00	27-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
Total 33095323095036009342:						60.00	.00					
1444	U.S. BANK (VISA)	362953027188	21975	PSI, P. MORFIN WATER TREATMENT TEST, M. DAVILA, OCT 25- P.I	10/29/2025	21.20	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	362953027188	21975	PSI, P. MORFIN WATER TREATMENT TEST, M. DAVILA, OCT 25- WATER	10/29/2025	74.20	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
1444	U.S. BANK (VISA)	362953027188		PSI, P. MORFIN WATER TREATMENT TEST, M. DAVILA, OCT 25- KUNA EAST	10/29/2025	10.60	.00	27-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
Total 36295302718856936113:						106.00	.00					
1444	U.S. BANK (VISA)	362953117423	22052	VISTA PRINT, MAYOR'S CHRISTMAS CARDS, C. MANNING, NOV. 25- SEWER	11/07/2025	16.00	.00	21-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	362953117423	22052	VISTA PRINT, MAYOR'S CHRISTMAS CARDS, C. MANNING, NOV. 25- ADMIN	11/07/2025	359.94	.00	01-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	362953117423	22052	VISTA PRINT, MAYOR'S CHRISTMAS CARDS, C. MANNING, NOV. 25- P.I	11/07/2025	7.99	.00	25-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	362953117423	22052	VISTA PRINT, MAYOR'S CHRISTMAS CARDS, C. MANNING, NOV. 25- WATER	11/07/2025	16.00	.00	20-6165 OFFICE SUPPLIES	0	12/25		
Total 36295311742378060326:						399.93	.00					
1444	U.S. BANK (VISA)	365453190587	22099	SHRM, MEMBERSHIP, J.EDINGER, NOV 25- P.I	11/14/2025	26.91	.00	25-6075 DUES & MEMBERSHIPS	0	12/25		
1444	U.S. BANK (VISA)	365453190587	22099	SHRM, MEMBERSHIP, J.EDINGER, NOV 25- WATER	11/14/2025	98.67	.00	20-6075 DUES & MEMBERSHIPS	0	12/25		
1444	U.S. BANK (VISA)	365453190587	22099	SHRM, MEMBERSHIP, J.EDINGER, NOV 25- ADMIN	11/14/2025	74.75	.00	01-6075 DUES & MEMBERSHIPS	0	12/25		
1444	U.S. BANK (VISA)	365453190587	22099	SHRM, MEMBERSHIP, J.EDINGER, NOV 25- SEWER	11/14/2025	98.67	.00	21-6075 DUES & MEMBERSHIPS	0	12/25		
Total 36545319058748139542:						299.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	374653040016	21995	USPS, POSTAGE FOR POSTCARDS, P&Z, OCT.'25	10/30/2025	31.20	.00	01-6190 POSTAGE & BILLING	1003	12/25		
Total 37465304001605583006:						31.20	.00					
1444	U.S. BANK (VISA)	430053033167	21980	COSTCO, ORGANIZATION/STORAGE TOTES, OCT.'25	10/29/2025	190.59	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total 43005303316748853135:						190.59	.00					
1444	U.S. BANK (VISA)	430153240102	22134	HOME DEPOT, WINDOW TINT FOR POLICE STATION, J. DURHAM, NOV. 25	11/19/2025	69.44	.00	01-6140 MAINT. & REPAIR BUILDING	0	12/25		
Total 43015324010202751950:						69.44	.00					
1444	U.S. BANK (VISA)	450053010009	21960	DOLLAR TREE, WATER PITCHERS FOR PARKS COFFEE MAKER, A. BILLINGS, OCT. 25	10/27/2025	3.18	.00	01-6165 OFFICE SUPPLIES	1004	12/25		
Total 45005301000949858433:						3.18	.00					
1444	U.S. BANK (VISA)	450053013005	21968	IDAHO CPR PLUS, CPR TRAINING FOR K. PEREZ, OCT. 25	10/28/2025	300.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	12/25		
Total 45005301300550035341:						300.00	.00					
1444	U.S. BANK (VISA)	450053180009	22088	DOLLAR STORE, CHRISTMAS DECORATIONS FOR THE FLOAT, K.PEREZ, NOV.'25	11/13/2025	109.50	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/25		
Total 45005318000996224332:						109.50	.00					
1444	U.S. BANK (VISA)	450053183006	22099	PSHRA, MEMBERSHIP, J.EDINGER, NOV. 25- SEWER	11/14/2025	16.50	.00	21-6075 DUES & MEMBERSHIPS	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	450053183006	22099	PSHRA, MEMBERSHIP, J.EDINGER, NOV. 25- ADMIN	11/14/2025	12.50	.00	01-6075 DUES & MEMBERSHIPS	0	12/25		
1444	U.S. BANK (VISA)	450053183006	22099	PSHRA, MEMBERSHIP, J.EDINGER, NOV. 25- WATER	11/14/2025	16.50	.00	20-6075 DUES & MEMBERSHIPS	0	12/25		
1444	U.S. BANK (VISA)	450053183006	22099	PSHRA, MEMBERSHIP, J.EDINGER, NOV. 25- P.I	11/14/2025	4.50	.00	25-6075 DUES & MEMBERSHIPS	0	12/25		
Total 45005318300619445318:						50.00	.00					
1444	U.S. BANK (VISA)	450053250010	22150	DOLLAR STORE, WREATHS FOR THE CHRISTMAS PARADE, K.PEREZ, NOV.'25	11/20/2025	37.50	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total 45005325001005647647:						37.50	.00					
1444	U.S. BANK (VISA)	450053264002	22155	WALMART, ITEMS FOR THEIR CHRISTMAS FLOAT, K.PEREZ, NOV.'25	11/21/2025	385.79	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/25		
Total 45005326400238215520:						385.79	.00					
1444	U.S. BANK (VISA)	550153021420	21979	WALMART, ORGANIZATION/ STORAGE TOTES, OCT.'25	10/29/2025	154.78	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total 55015302142001296121:						154.78	.00					
1444	U.S. BANK (VISA)	554253111731	21860	HILTON, HOTEL STAY FOR M. COVERT AND J. REID CONFERENCE, NOV. 25	11/06/2025	763.88	.00	01-6270 TRAVEL EXPENSES	4000	12/25		
Total 55425311173115852241:						763.88	.00					
1444	U.S. BANK (VISA)	707453149000	22058	HOLIDAY BRIGHT LIGHTS, CHRISTAMAS LIGHTS, J. PEREZ, NOV. 25	11/10/2025	194.57	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 70745314900014830207:						194.57	.00					
1444	U.S. BANK (VISA)	921653011053	21951	AMAZON, DO NOT DISTURB SIGN FOR MAYORS OFFICE, Z. MONTENEGRO, OCT 25- P.I	10/28/2025	.19	.00	25-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653011053	21951	AMAZON, DO NOT DISTURB SIGN FOR MAYORS OFFICE, Z. MONTENEGRO, OCT 25- WATER	10/28/2025	.40	.00	20-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653011053	21951	AMAZON, TRIPOD, WIRELESS MICROPHONE FOR Z. MONTENEGRO - OCT 25	10/28/2025	62.85	.00	01-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653011053	21951	AMAZON, DO NOT DISTURB SIGN FOR MAYORS OFFICE, Z. MONTENEGRO, OCT 25- ADMIN	10/28/2025	9.00	.00	01-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653011053	21951	AMAZON, DO NOT DISTURB SIGN FOR MAYORS OFFICE, Z. MONTENEGRO, OCT 25- SEWER	10/28/2025	.40	.00	21-6165 OFFICE SUPPLIES	0	12/25		
Total 92165301105314048890:						72.84	.00					
1444	U.S. BANK (VISA)	921653019102	22017	AMAZON, GATE REMOTES FOR THE PLANT, J. MILLER, NOV. 25- WATER	11/05/2025	21.17	.00	20-6150 M & R - SYSTEM	0	12/25		
1444	U.S. BANK (VISA)	921653019102	22017	AMAZON, GATE REMOTES FOR THE PLANT, J. MILLER, NOV. 25- SEWER	11/05/2025	21.17	.00	21-6150 M & R - SYSTEM	0	12/25		
1444	U.S. BANK (VISA)	921653019102	22017	AMAZON, GATE REMOTES FOR THE PLANT, J. MILLER, NOV. 25- P.I	11/05/2025	8.05	.00	25-6150 M & R - SYSTEM (PI)	0	12/25		
Total 92165301910210435251 9:						50.39	.00					
1444	U.S. BANK (VISA)	921653021055	21956	AMAZON, OFFICE SUPPLIES FOR PARKS, A.BILLINGS, OCT.'25	10/29/2025	92.78	.00	01-6165 OFFICE SUPPLIES	1004	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92165302105506917364:						92.78	.00					
1444	U.S. BANK (VISA)	921653031000	21976	EVERGREEN SAFETY COUNCIL, FLAGGER TRAINING FOR WATER, SEWER, AND KUNA EAST- P.I	10/29/2025	133.44	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
1444	U.S. BANK (VISA)	921653031000	21976	EVERGREEN SAFETY COUNCIL, FLAGGER TRAINING FOR WATER, SEWER, AND KUNA EAST- WATER	10/29/2025	350.28	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
1444	U.S. BANK (VISA)	921653031000	21976	EVERGREEN SAFETY COUNCIL, FLAGGER TRAINING FOR WATER, SEWER, AND KUNA EAST- SEWER	10/29/2025	350.28	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	12/25		
Total 92165303100000413789:						834.00	.00					
1444	U.S. BANK (VISA)	921653031066	21977	AMAZON, BADGE HOLDERS FOR BUILDING DEPT, T. VILLANUEVA, OCT. 25	10/30/2025	29.61	.00	01-6165 OFFICE SUPPLIES	1005	12/25		
Total 92165303106660301352:						29.61	.00					
1444	U.S. BANK (VISA)	921653041075	21977	AMAZON, FILE HANGING FOLDER, T. VILLANUEVA, OCT. 25	10/31/2025	69.40	.00	01-6165 OFFICE SUPPLIES	1003	12/25		
Total 92165304107552522120:						69.40	.00					
1444	U.S. BANK (VISA)	921653041076		AMAZON, CREDIT/RETURN, ELECTRONIC PHOTOCONTROLS FOR STREET LIGHTS, OCT. 25	10/31/2025	-16.44	.00	01-6150 M & R - SYSTEM	1002	12/25		
Total 92165304107649703746:						-16.44	.00					
1444	U.S. BANK (VISA)	921653041076		AMAZON, CREDIT/RETURN, ELECTRONIC PHOTOCONTROLS FOR STREET LIGHTS, OCT. 25	10/31/2025	-16.44	.00	01-6150 M & R - SYSTEM	1002	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92165304107690850347:						-16.44	.00					
1444	U.S. BANK (VISA)	921653041077		AMAZON, CREDIT/RETURN, ELECTRONIC PHOTOCONTROLS FOR STREET LIGHTS, OCT. 25	10/31/2025	-16.44	.00	01-6150 M & R - SYSTEM	1002	12/25		
Total 92165304107720691026:						-16.44	.00					
1444	U.S. BANK (VISA)	921653071003	21981	AMAZON, ITEMS FOR CANDY CANES WITH THE MAYOR, A. GOODWIN, OCT 25	11/03/2025	161.93	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/25		
Total 92165307100399521691:						161.93	.00					
1444	U.S. BANK (VISA)	921653081013	22015	AMAZON, OFFICE ITEMS FOR P&Z, T.VILLANUEVA, NOV.'25	11/04/2025	37.19	.00	01-6165 OFFICE SUPPLIES	1003	12/25		
Total 92165308101315720093:						37.19	.00					
1444	U.S. BANK (VISA)	921653081017	22018	AMAZON,PHOTO SENSORS AND LED DRIVERS, FOR EAST KUNA LIGHTING, J.LORENTZ, NOV.'25	11/04/2025	97.37	.00	27-6150 M & R - SYSTEM	0	12/25		
1444	U.S. BANK (VISA)	921653081017	22018	AMAZON,PHOTO SENSORS AND LED DRIVERS, FOR EAST KUNA LIGHTING, J.LORENTZ, NOV.'25	11/04/2025	97.38	.00	28-6150 M & R - SYSTEM	0	12/25		
Total 92165308101701839317:						194.75	.00					
1444	U.S. BANK (VISA)	921653101002	22030	AMAZON, BANDAIDS, K. PEREZ, NOV. 25	11/06/2025	17.13	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	12/25		
1444	U.S. BANK (VISA)	921653101002	22030	AMAZON, ALIEN TAPE, HOOKS FOR PARKS SHOP, K. PEREZ, NOV. 25	11/06/2025	51.17	.00	01-6165 OFFICE SUPPLIES	1004	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92165310100215688026:						68.30	.00					
1444	U.S. BANK (VISA)	921653101002	22036	AMAZON, HOOKS FOR CHRISTMAS LIGHTS, A. BILLINGS, NOV. 25	11/06/2025	53.37	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/25		
Total 92165310100220408782:						53.37	.00					
1444	U.S. BANK (VISA)	921653111015		AMAZON, CREDIT/REFUND WIRELESS HEAD SET FOR J. DURHAM, NOV. 25- ADMIN	11/07/2025	-22.64	.00	01-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653111015		AMAZON, CREDIT/REFUND WIRELESS HEAD SET FOR J. DURHAM, NOV. 25- SEWER	11/07/2025	-29.89	.00	21-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653111015		AMAZON, CREDIT/REFUND WIRELESS HEAD SET FOR J. DURHAM, NOV. 25- WATER	11/07/2025	-29.89	.00	20-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653111015		AMAZON, CREDIT/REFUND WIRELESS HEAD SET FOR J. DURHAM, NOV. 25- P.I	11/07/2025	-8.13	.00	25-6165 OFFICE SUPPLIES	0	12/25		
Total 92165311101558271713:						-90.55	.00					
1444	U.S. BANK (VISA)	921653131037	22044	AMAZON, LATCHES FOR FLEET TOOL BOX, A. BILLINGS, NOV. 25- ADMIN	11/09/2025	22.42	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
1444	U.S. BANK (VISA)	921653131037	22044	AMAZON, LATCHES FOR FLEET TOOL BOX, A. BILLINGS, NOV. 25- P.I	11/09/2025	4.49	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
1444	U.S. BANK (VISA)	921653131037	22044	AMAZON, LATCHES FOR FLEET TOOL BOX, A. BILLINGS, NOV. 25- WATER	11/09/2025	8.96	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
1444	U.S. BANK (VISA)	921653131037	22044	AMAZON, LATCHES FOR FLEET TOOL BOX, A. BILLINGS, NOV. 25- SEWER	11/09/2025	8.96	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25		
1444	U.S. BANK (VISA)	921653131037	22044	AMAZON, LABEL MAKER TAPE, A. BILLINGS, NOV. 25	11/09/2025	16.74	.00	01-6165 OFFICE SUPPLIES	1004	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92165313103749998082:						61.57	.00					
1444	U.S. BANK (VISA)	921653141038	22051	AMAZON, CERTIFICATE FRAMES, D. CROSSLEY, NOV. 25- SEWER	11/10/2025	15.92	.00	21-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653141038	22051	AMAZON, CERTIFICATE FRAMES, D. CROSSLEY, NOV. 25- P.I	11/10/2025	6.05	.00	25-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653141038	22051	AMAZON, CERTIFICATE FRAMES, D. CROSSLEY, NOV. 25- WATER	11/10/2025	15.92	.00	20-6165 OFFICE SUPPLIES	0	12/25		
Total 92165314103884586022:						37.89	.00					
1444	U.S. BANK (VISA)	921653161062		AMAZON, CREDIT/REFUND CERTIFICATE FRAMES, D. CROSSELY, NOV. 25- SEWER	11/12/2025	-15.92	.00	21-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653161062		AMAZON, CREDIT/REFUND CERTIFICATE FRAMES, D. CROSSELY, NOV. 25- WATER	11/12/2025	-15.92	.00	20-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653161062		AMAZON, CREDIT/REFUND CERTIFICATE FRAMES, D. CROSSELY, NOV. 25- P.I	11/12/2025	-6.05	.00	25-6165 OFFICE SUPPLIES	0	12/25		
Total 92165316106272142970:						-37.89	.00					
1444	U.S. BANK (VISA)	921653171066	22072	AMAZON, FRAMES FOR CERTIFICATES, OFFICE SUPPLIES, J MILLER, NOV 25- WATER	11/13/2025	31.29	.00	20-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653171066	22072	AMAZON, FRAMES FOR CERTIFICATES, OFFICE SUPPLIES, J MILLER, NOV 25- SEWER	11/13/2025	31.29	.00	21-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653171066	22072	AMAZON, FRAMES FOR CERTIFICATES, OFFICE SUPPLIES, J MILLER, NOV 25- P.I	11/13/2025	11.90	.00	25-6165 OFFICE SUPPLIES	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92165317106633924441:						74.48	.00					
1444	U.S. BANK (VISA)	921653171095	22072	AMAZON, HOT CHOCOLATE FOR THE PLANT, J. MILLER, NOV. 25- P.I	11/13/2025	5.28	.00	25-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653171095	22072	AMAZON, HOT CHOCOLATE FOR THE PLANT, J. MILLER, NOV. 25- WATER	11/13/2025	13.86	.00	20-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653171095	22072	AMAZON, HOT CHOCOLATE FOR THE PLANT, J. MILLER, NOV. 25- SEWER	11/13/2025	13.86	.00	21-6165 OFFICE SUPPLIES	0	12/25		
Total 92165317109583063331:						33.00	.00					
1444	U.S. BANK (VISA)	921653181074	22067	AMAZON, TREE STICKERS, K.PEREZ, NOV.'25	11/14/2025	15.96	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/25		
1444	U.S. BANK (VISA)	921653181074	22067	AMAZON, GROW LAMP FOR THE FLOWERS IN THE SHOP, K.PEREZ, NOV.'25	11/14/2025	27.99	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total 92165318107413936695:						43.95	.00					
1444	U.S. BANK (VISA)	921653191083		AMAZON, PHOTO SENSORS FOR STREET LIGHT INVENTORY, NOV. 25	11/15/2025	49.32	.00	01-6150 M & R - SYSTEM	1002	12/25		
Total 92165319108331349853:						49.32	.00					
1444	U.S. BANK (VISA)	921653221012	22115	AMAZON, CANDY FOR THE CHRISTMAS PARTY, NOV.'25- ADMIN	11/18/2025	14.25	.00	01-5950 TEAM BUILDING, ONBOARDING	0	12/25		
1444	U.S. BANK (VISA)	921653221012	22115	AMAZON, CANDY FOR THE CHRISTMAS PARTY, NOV.'25- SEWER	11/18/2025	18.81	.00	21-5950 TEAM BUILDING, ONBOARDING	0	12/25		
1444	U.S. BANK (VISA)	921653221012	22115	AMAZON, CANDY FOR THE CHRISTMAS PARTY, NOV.'25- WATER	11/18/2025	18.81	.00	20-5950 TEAM BUILDING, ONBOARDING	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921653221012	22115	AMAZON, CANDY FOR THE CHRISTMAS PARTY, NOV.'25- P.I	11/18/2025	5.12	.00	25-5950 TEAM BUILDING, ONBOARDING	0	12/25		
Total 92165322101232274044:						56.99	.00					
1444	U.S. BANK (VISA)	921653221017	22127	AMAZON, LED DRIVERS FOR THE GREENBELT LIGHTS, J.LORENTZ, NOV.'25	11/18/2025	241.25	.00	01-6150 M & R - SYSTEM	1004	12/25		
Total 921653221017861495988:						241.25	.00					
1444	U.S. BANK (VISA)	921653241033	22124	AMAZON, POSTER FRAMES FOR ECONOMIC DEVELOPEMENT ,J. HALL, NOV. 25	11/20/2025	79.98	.00	01-6165 OFFICE SUPPLIES	4000	12/25		
Total 92165324103341147804:						79.98	.00					
1444	U.S. BANK (VISA)	921653241035	22115	AMAZON, CANDY FOR THE CHRISTMAS PARTY, NOV.'25- ADMIN	11/20/2025	24.02	.00	01-5950 TEAM BUILDING, ONBOARDING	0	12/25		
1444	U.S. BANK (VISA)	921653241035	22115	AMAZON, CANDY FOR THE CHRISTMAS PARTY, NOV.'25- SEWER	11/20/2025	31.71	.00	21-5950 TEAM BUILDING, ONBOARDING	0	12/25		
1444	U.S. BANK (VISA)	921653241035	22115	AMAZON, CANDY FOR THE CHRISTMAS PARTY, NOV.'25- WATER	11/20/2025	31.71	.00	20-5950 TEAM BUILDING, ONBOARDING	0	12/25		
1444	U.S. BANK (VISA)	921653241035	22115	AMAZON, CANDY FOR THE CHRISTMAS PARTY, NOV.'25- P.I	11/20/2025	8.64	.00	25-5950 TEAM BUILDING, ONBOARDING	0	12/25		
Total 92165324103511566197:						96.08	.00					
1444	U.S. BANK (VISA)	921653261053	22144	AMAZON, SNOW SHOVELS, A. BILLINGS, NOV. 25	11/22/2025	352.73	.00	01-6175 SMALL TOOLS	1004	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92165326105346697210:						352.73	.00					
1444	U.S. BANK (VISA)	921653271063	22153	AMAZON, CARD STOCK, LAMINATING POUCHES AND FRAMES, D. CROSSLEY, NOV. 25- WATER	11/23/2025	21.52	.00	20-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653271063	22153	AMAZON, CARD STOCK, LAMINATING POUCHES AND FRAMES, D. CROSSLEY, NOV. 25- P.I	11/23/2025	8.18	.00	25-6165 OFFICE SUPPLIES	0	12/25		
1444	U.S. BANK (VISA)	921653271063	22153	AMAZON, CARD STOCK, LAMINATING POUCHES AND FRAMES, D. CROSSLEY, NOV. 25- SEWER	11/23/2025	21.52	.00	21-6165 OFFICE SUPPLIES	0	12/25		
Total 92165327106362700655:						51.22	.00					
1444	U.S. BANK (VISA)	921653271064	22121	AMAZON, POST CARD CONTEST ITEMS, Z. MONTENEGRO, NOV. 25	11/23/2025	27.44	.00	01-6135 PUBLIC ENTERTAINMENT	0	12/25		
1444	U.S. BANK (VISA)	921653271064	22121	AMAZON, OFFICE SUPPLIES FOR Z. MONTENEGRO, NOV. 25	11/23/2025	40.77	.00	01-6165 OFFICE SUPPLIES	0	12/25		
Total 92165327106477699545:						68.21	.00					
1444	U.S. BANK (VISA)	921653281068	22144	AMAZON, OFFICE SUPPLIES FOR PARKS, A. BILLINGS, NOV. 25	11/24/2025	106.98	.00	01-6165 OFFICE SUPPLIES	1004	12/25		
Total 92165328106807919844:						106.98	.00					
1444	U.S. BANK (VISA)	921653281075	22151	AMAZON, YELLOW PAPER, WALL PUTTY, COFFEE, STICKY NOTES AND WRIST PAD, P & Z, NOV 25	11/24/2025	81.45	.00	01-6165 OFFICE SUPPLIES	1003	12/25		
Total 92165328107537923569:						81.45	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total U.S. BANK (VISA):						15,735.39	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5761462		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 11/03-11/30/25- THE FARM PARK	11/30/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	12/25		
Total INV-5761462:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5761603		STANDARD AND ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 11/01-11/30/28- ZAMZOWS PARKS	11/30/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	12/25		
Total INV-5761603:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5763466		STANDARD AND ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 11/01-11/30/25- GREENBELT	11/30/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	12/25		
Total INV-5763466:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5763528		STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE 11/03/-11/30/25- CITY FARM	11/30/2025	61.00	.00	21-6212 RENT - EQUIPMENT	0	12/25		
Total INV-5763528:						61.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5763635		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 11/03-11/30/25- ARBOR RIDGE PARK	11/30/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	12/25		
Total INV-5763635:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5764977		STANDARD AND ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE,								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				11/01-11/30/25- NORTH AVE E	11/30/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	12/25		
Total INV-5764977:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5765156		STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 11/01-11/30/25- PATAGONIA PARK	11/30/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	12/25		
Total INV-5765156:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5765540		STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 11/01-11/30/25- STROEBEL PARK	11/30/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	12/25		
Total INV-5765540:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5765718		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 11/03-11/30/25- SEGO PRAIRIE PARK	11/30/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	12/25		
Total INV-5765718:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5779490		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 12/05/25-01/01/26- BUTLER PARK	12/05/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	12/25		
Total INV-5779490:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5779978		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 11/09-12/06/25- SADIE CREEK PARK	12/06/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	12/25		
Total INV-5779978:						119.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5780104		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 11/09/-12/06/25- WINCHESTER PARKS	12/06/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	12/25		
Total INV-5780104:						119.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						1,727.00	.00					
UTILITY REFUND #19												
2367	UTILITY REFUND #19	111495.02		MICHEL MILLER, 710 E SANTOLINA ST, UTILITY REFUND - SEWER	12/02/2025	14.63	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	111495.02		MICHEL MILLER, 710 E SANTOLINA ST, UTILITY REFUND - TRASH	12/02/2025	6.64	.00	26-4975 SOLID WASTE USER FEES	0	12/25		
2367	UTILITY REFUND #19	111495.02		MICHEL MILLER, 710 E SANTOLINA ST, UTILITY REFUND - WATER	12/02/2025	140.78	.00	20-4500 METERED WATER SALES	0	12/25		
Total 111495.02:						162.05	.00					
2367	UTILITY REFUND #19	175009.02		KERRIE SCHNEIDER, 1430 W BAYHORSE ST, UTILITY REFUND - SEWER	12/02/2025	29.61	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	175009.02		KERRIE SCHNEIDER, 1430 W BAYHORSE ST, UTILITY REFUND - TRASH	12/02/2025	20.46	.00	26-4975 SOLID WASTE USER FEES	0	12/25		
2367	UTILITY REFUND #19	175009.02		KERRIE SCHNEIDER, 1430 W BAYHORSE ST, UTILITY REFUND - WATER	12/02/2025	17.39	.00	20-4500 METERED WATER SALES	0	12/25		
Total 175009.02:						67.46	.00					
2367	UTILITY REFUND #19	180350.01		SHARON CECIL, 1511 W BALBOA ST, UTILITY REFUND-WATER	12/08/2025	16.36	.00	20-4500 METERED WATER SALES	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	180350.01		SHARON CECIL, 1511 W BALBOA ST, UTILITY REFUND-TRASH	12/08/2025	23.99	.00	26-4975 SOLID WASTE USER FEES	0	12/25		
2367	UTILITY REFUND #19	180350.01		SHARON CECIL, 1511 W BALBOA ST, UTILITY REFUND-SEWER	12/08/2025	26.74	.00	21-4600 SEWER USER FEES	0	12/25		
Total 180350.01:						67.09	.00					
2367	UTILITY REFUND #19	190330.02		PACIFIC PREMIER TRUST CO, 1623 N TWO POINT AVE, UTILITY REFUND- WATER	12/08/2025	77.05	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	190330.02		PACIFIC PREMIER TRUST CO, 1623 N TWO POINT AVE, UTILITY REFUND- TRASH	12/08/2025	121.97	.00	26-4975 SOLID WASTE USER FEES	0	12/25		
2367	UTILITY REFUND #19	190330.02		PACIFIC PREMIER TRUST CO, 1623 N TWO POINT AVE, UTILITY REFUND- SEWER	12/08/2025	107.31	.00	21-4600 SEWER USER FEES	0	12/25		
Total 190330.02:						306.33	.00					
2367	UTILITY REFUND #19	200845.02		LARRY W MENGES SR, 1750 N TINY HAWK PL, UTILITY REFUND - TRASH	12/02/2025	13.30	.00	26-4975 SOLID WASTE USER FEES	0	12/25		
2367	UTILITY REFUND #19	200845.02		LARRY W MENGES SR, 1750 N TINY HAWK PL, UTILITY REFUND - WATER	12/02/2025	13.08	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	200845.02		LARRY W MENGES SR, 1750 N TINY HAWK PL, UTILITY REFUND - SEWER	12/02/2025	22.13	.00	21-4600 SEWER USER FEES	0	12/25		
Total 200845.02:						48.51	.00					
2367	UTILITY REFUND #19	268204.00		CBH HOMES, 3116 N ARROYO VISTA WAY, UTILITY REFUND - SEWER	12/03/2025	5.22	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	268204.00		CBH HOMES, 3116 N ARROYO VISTA WAY, UTILITY REFUND -								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				WATER	12/03/2025	84.70	.00	20-4500 METERED WATER SALES	0	12/25		
Total 268204.00:						89.92	.00					
2367	UTILITY REFUND #19	268253.00		CBH HOMES, 2583 N ARROYO VISTA WAY, UTILITY REFUND - WATER	12/03/2025	99.64	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	268253.00		CBH HOMES, 2583 N ARROYO VISTA WAY, UTILITY REFUND - SEWER	12/03/2025	26.61	.00	21-4600 SEWER USER FEES	0	12/25		
Total 268253.00:						126.25	.00					
2367	UTILITY REFUND #19	274080.05		CORY S CUMMINGS, 2511 N SNOWBELL RD, UTILITY REFUND - WATER	11/24/2025	35.92	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	274080.05		CORY S CUMMINGS, 2511 N SNOWBELL RD, UTILITY REFUND - SEWER	11/24/2025	39.39	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	274080.05		CORY S CUMMINGS, 2511 N SNOWBELL RD, UTILITY REFUND - TRASH	11/24/2025	29.93	.00	26-4975 SOLID WASTE USER FEES	0	12/25		
Total 274080.05:						105.24	.00					
2367	UTILITY REFUND #19	274825.04		CHRISTIAN ANTHONY THIEME, 3040 W GINGER GOLD DR, UTILITY REFUND - WATER	12/02/2025	14.68	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	274825.04		CHRISTIAN ANTHONY THIEME, 3040 W GINGER GOLD DR, UTILITY REFUND - SEWER	12/02/2025	28.49	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	274825.04		CHRISTIAN ANTHONY THIEME, 3040 W GINGER GOLD DR, UTILITY REFUND - TRASH	12/02/2025	19.24	.00	26-4975 SOLID WASTE USER FEES	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 274825.04:						62.41	.00					
2367	UTILITY REFUND #19	277619.01		DAVID N HERMANSEN TRUST, 745 W TREEHOUSE WAY, UTILITY REFUND - WATER	11/24/2025	18.47	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	277619.01		DAVID N HERMANSEN TRUST, 745 W TREEHOUSE WAY, UTILITY REFUND - TRASH	11/24/2025	11.88	.00	26-4975 SOLID WASTE USER FEES	0	12/25		
2367	UTILITY REFUND #19	277619.01		DAVID N HERMANSEN TRUST, 745 W TREEHOUSE WAY, UTILITY REFUND - SEWER	11/24/2025	17.34	.00	21-4600 SEWER USER FEES	0	12/25		
Total 277619.01:						47.69	.00					
2367	UTILITY REFUND #19	278308.00		CBH HOMES, 436 W SNOWY OWL ST, UTILITY REFUND - SEWER	12/03/2025	23.51	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	278308.00		CBH HOMES, 436 W SNOWY OWL ST, UTILITY REFUND - WATER	12/03/2025	102.74	.00	20-4500 METERED WATER SALES	0	12/25		
Total 278308.00:						126.25	.00					
2367	UTILITY REFUND #19	281134.01		RYAN S CHAMBERLAIN, 2398 N KLEMMER AVE, UTILITY REFUND- WATER	12/01/2025	96.77	.00	20-4500 METERED WATER SALES	0	12/25		
Total 281134.01:						96.77	.00					
2367	UTILITY REFUND #19	292255.00		CBH HOMES, 2464 W MINERVA ST, UTILITY REFUND - WATER	12/04/2025	108.54	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	292255.00		CBH HOMES, 2464 W MINERVA ST, UTILITY REFUND - SEWER	12/04/2025	38.01	.00	21-4600 SEWER USER FEES	0	12/25		
Total 292255.00:						146.55	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	292264.00		CBH HOMES, 8525 S TYRION WAY, UTILITY REFUND - WATER	12/03/2025	112.60	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	292264.00		CBH HOMES, 8525 S TYRION WAY, UTILITY REFUND - SEWER	12/03/2025	42.07	.00	21-4600 SEWER USER FEES	0	12/25		
Total 292264.00:						154.67	.00					
2367	UTILITY REFUND #19	292270.00		CBH HOMES, 8506 S TYRION WAY, UTILITY REFUND - SEWER	12/04/2025	38.31	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	292270.00		CBH HOMES, 8506 S TYRION WAY, UTILITY REFUND - WATER	12/04/2025	112.30	.00	20-4500 METERED WATER SALES	0	12/25		
Total 292270.00:						150.61	.00					
2367	UTILITY REFUND #19	292275.00		CBH, 2431 W PODRICK CT, UTILITY REFUND- WATER	11/01/2025	80.81	.00	20-4500 METERED WATER SALES	0	12/25		
Total 292275.00:						80.81	.00					
2367	UTILITY REFUND #19	293007.01		WILLIAM KAUFER JR, 3389 W CHARLENE ST, UTILITY REFUND - WATER	12/02/2025	16.52	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	293007.01		WILLIAM KAUFER JR, 3389 W CHARLENE ST, UTILITY REFUND - SEWER	12/02/2025	29.18	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	293007.01		WILLIAM KAUFER JR, 3389 W CHARLENE ST, UTILITY REFUND - TRASH	12/02/2025	18.40	.00	26-4975 SOLID WASTE USER FEES	0	12/25		
Total 293007.01:						64.10	.00					
2367	UTILITY REFUND #19	293431.00		CBH, 3823 W MAYPEARL ST, UTILTY REFUND- WATER	11/01/2025	73.43	.00	20-4500 METERED WATER SALES	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 293431.00:						73.43	.00					
2367	UTILITY REFUND #19	293440.00		CBH HOMES, 7113 S OLD FARM AVE, UTILITY REFUND - SEWER	12/08/2025	65.53	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	293440.00		CBH HOMES, 7113 S OLD FARM AVE, UTILITY REFUND - WATER	12/08/2025	147.07	.00	20-4500 METERED WATER SALES	0	12/25		
Total 293440.00:						212.60	.00					
2367	UTILITY REFUND #19	293452.00		CBH, 6855 S OLD FARM AVE, UTILITY REFUND- SEWER	11/24/2025	64.14	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	293452.00		CBH, 6855 S OLD FARM AVE, UTILITY REFUND- WATER	11/24/2025	69.32	.00	20-4500 METERED WATER SALES	0	12/25		
Total 293452.00:						133.46	.00					
2367	UTILITY REFUND #19	302321.01		MARY KATHERINE SKAIF SEP PROP TRUST, 8898 S LA PAMPA WAY, UTILITY REFUND - SEWER	12/10/2025	42.04	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	302321.01		MARY KATHERINE SKAIF SEP PROP TRUST, 8898 S LA PAMPA WAY, UTILITY REFUND - TRASH	12/10/2025	31.04	.00	26-4975 SOLID WASTE USER FEES	0	12/25		
2367	UTILITY REFUND #19	302321.01		MARY KATHERINE SKAIF SEP PROP TRUST, 8898 S LA PAMPA WAY, UTILITY REFUND - WATER	12/10/2025	28.28	.00	20-4500 METERED WATER SALES	0	12/25		
Total 302321.01:						101.36	.00					
2367	UTILITY REFUND #19	302717.00		RNR CUSTOM HOMES, 1511 E ANDES DR, UTILTY REFUND-WATER	11/04/2025	51.92	.00	20-4500 METERED WATER SALES	0	12/25		
Total 302717.00:						51.92	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	302739.00		BERKELEY BUILDING, 9410 S EGG HARBOR AVE, UTILITY REFUND- SEWER	11/24/2025	30.73	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	302739.00		BERKELEY BUILDING, 9410 S EGG HARBOR AVE, UTILITY REFUND- WATER	11/24/2025	41.44	.00	20-4500 METERED WATER SALES	0	12/25		
Total 302739.00:						72.17	.00					
2367	UTILITY REFUND #19	304740.00		CBH, 2815 N ROCKY BOTTOM WAY, UTILITY REFUND- SEWER	11/24/2025	46.39	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	304740.00		CBH, 2815 N ROCKY BOTTOM WAY, UTILITY REFUND- WATER	11/24/2025	40.32	.00	20-4500 METERED WATER SALES	0	12/25		
Total 304740.00:						86.71	.00					
2367	UTILITY REFUND #19	304741.00		CBH, 2827 N ROCKY BOTTOM WAY, UTILITY REFUND- WATER	11/01/2025	73.43	.00	20-4500 METERED WATER SALES	0	12/25		
Total 304741.00:						73.43	.00					
2367	UTILITY REFUND #19	311003.00		TOLL BROS, 8413 S UPDALE AVE, UTILITY REFUND- SEWER	03/13/2025	46.75	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	311003.00		TOLL BROS, 8413 S UPDALE AVE, UTILITY REFUND - WATER	03/13/2025	21.08	.00	20-4500 METERED WATER SALES	0	12/25		
Total 311003.00:						67.83	.00					
2367	UTILITY REFUND #19	311018.01		SCOTT FRAZIER, 1398 W CHILITNA ST, UTILITY REFUND - TRASH	12/03/2025	47.39	.00	26-4975 SOLID WASTE USER FEES	0	12/25		
2367	UTILITY REFUND #19	311018.01		SCOTT FRAZIER, 1398 W CHILITNA ST, UTILITY REFUND - WATER	12/03/2025	32.70	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	311018.01		SCOTT FRAZIER, 1398 W CHILITNA ST, UTILITY REFUND - SEWER	12/03/2025	67.82	.00	21-4600 SEWER USER FEES	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 311018.01:						147.91	.00					
2367	UTILITY REFUND #19	320512.00		HAYDEN HOMES, 2314 E CAVE FALLS ST, UTILITY REFUND-WATER	11/01/2025	277.52	.00	20-4500 METERED WATER SALES	0	12/25		
Total 320512.00:						277.52	.00					
2367	UTILITY REFUND #19	320520.00		HAYDEN HOMES, 2264 E MISTY FALLS ST, UTILITY REFUND - WATER	12/08/2025	66.92	.00	20-4500 METERED WATER SALES	0	12/25		
Total 320520.00:						66.92	.00					
2367	UTILITY REFUND #19	330409.01		MATTHEW J ROBINSON, 2203 N HOSE GULCH AVE, UTILITY REFUND - WATER	12/03/2025	20.38	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	330409.01		MATTHEW J ROBINSON, 2203 N HOSE GULCH AVE, UTILITY REFUND - TRASH	12/03/2025	23.55	.00	26-4975 SOLID WASTE USER FEES	0	12/25		
2367	UTILITY REFUND #19	330409.01		MATTHEW J ROBINSON, 2203 N HOSE GULCH AVE, UTILITY REFUND - SEWER	12/03/2025	37.09	.00	21-4600 SEWER USER FEES	0	12/25		
Total 330409.01:						81.02	.00					
2367	UTILITY REFUND #19	330413.01		JACOB NEWBY, 1236 E SWEET PEARL ST, UTILITY REFUND - SEWER	12/10/2025	42.23	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	330413.01		JACOB NEWBY, 1236 E SWEET PEARL ST, UTILITY REFUND - WATER	12/10/2025	25.31	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	330413.01		JACOB NEWBY, 1236 E SWEET PEARL ST, UTILITY REFUND - TRASH	12/10/2025	29.47	.00	26-4975 SOLID WASTE USER FEES	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 330413.01:						97.01	.00					
2367	UTILITY REFUND #19	340325.00		CBH HOMES, 1317 W PACK RIVER DR, UTILITY REFUND - WATER	12/04/2025	96.53	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	340325.00		CBH HOMES, 1317 W PACK RIVER DR, UTILITY REFUND - SEWER	12/04/2025	15.19	.00	21-4600 SEWER USER FEES	0	12/25		
Total 340325.00:						111.72	.00					
2367	UTILITY REFUND #19	340338.00		CBH HOMES, 1211 W CUB RIVER DR, UTILITY REFUND - WATER	12/08/2025	115.92	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	340338.00		CBH HOMES, 1211 W CUB RIVER DR, UTILITY REFUND - SEWER	12/08/2025	30.63	.00	21-4600 SEWER USER FEES	0	12/25		
Total 340338.00:						146.55	.00					
2367	UTILITY REFUND #19	360120.00		SHALC GC INC, 11755 S GLORY LN, UTILITY REFUND- WATER	11/24/2025	20.75	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	360120.00		SHALC GC INC, 11755 S GLORY LN, UTILITY REFUND- SEWER	11/24/2025	43.02	.00	21-4600 SEWER USER FEES	0	12/25		
Total 360120.00:						63.77	.00					
2367	UTILITY REFUND #19	360227.00		SHALC GC INC, 11939 W ANTHOS LN, UTILITY REFUND - WATER	11/10/2025	76.64	.00	20-4500 METERED WATER SALES	0	12/25		
2367	UTILITY REFUND #19	360227.00		SHALC GC INC, 11939 W ANTHOS LN, UTILITY REFUND - SEWER	11/10/2025	28.00	.00	21-4600 SEWER USER FEES	0	12/25		
Total 360227.00:						104.64	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	360246.00		SHALC GC INC, 11940 W ANTHOS LN, UTILITY REFUND - SEWER	11/10/2025	6.95	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	360246.00		SHALC GC INC, 11940 W ANTHOS LN, UTILITY REFUND - WATER	11/10/2025	66.48	.00	20-4500 METERED WATER SALES	0	12/25		
Total 360246.00:						73.43	.00					
2367	UTILITY REFUND #19	360299.00		SHALC GC INC, 11741 W ANTHOS LN, UTILITY REFUND - SEWER	11/04/2025	34.24	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	360299.00		SHALC GC INC, 11741 W ANTHOS LN, UTILITY REFUND - WATER	11/04/2025	79.65	.00	20-4500 METERED WATER SALES	0	12/25		
Total 360299.00:						113.89	.00					
2367	UTILITY REFUND #19	360309.00		SHALC GC INC, 11803 W BRAVERY LN, UTILITY REFUND- SEWER	11/24/2025	45.48	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	360309.00		SHALC GC INC, 11803 W BRAVERY LN, UTILITY REFUND- WATER	11/24/2025	21.93	.00	20-4500 METERED WATER SALES	0	12/25		
Total 360309.00:						67.41	.00					
2367	UTILITY REFUND #19	360348.00		SHALC GC INC, 11801 W REINING HORSE LN, UTILITY REFUND - SEWER	11/04/2025	44.09	.00	21-4600 SEWER USER FEES	0	12/25		
2367	UTILITY REFUND #19	360348.00		SHALC GC INC, 11801 W REINING HORSE LN, UTILITY REFUND - WATER	11/04/2025	84.40	.00	20-4500 METERED WATER SALES	0	12/25		
Total 360348.00:						128.49	.00					
2367	UTILITY REFUND #19	360360.00		SHALC GC INC, 11758 W BRAVERY LN, UTILITY REFUND - SEWER	11/10/2025	6.95	.00	21-4600 SEWER USER FEES	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	360360.00		SHALC GC INC, 11758 W BRAVERY LN, UTILITY REFUND - WATER	11/10/2025	66.48	.00	20-4500 METERED WATER SALES	0	12/25		
Total 360360.00:						73.43	.00					
Total UTILITY REFUND #19:						4,329.33	.00					
VERMEER MOUNTAIN WEST INC												
1308	VERMEER MOUNTAIN WEST INC	07335906	22193	NEW WOOD CHIPPER, J PEREZ, DEC 25	12/02/2025	38,332.00	.00	50-6166 CAPITAL EQUIPMENT PURCHASES	0	12/25		
Total 07335906:						38,332.00	.00					
Total VERMEER MOUNTAIN WEST INC:						38,332.00	.00					
W.W. GRAINGER												
162	W.W. GRAINGER	9722324705	22159	SOLENOID VALVE FOR 10 MILE LIFT STATION, U. RAMIREZ, NOV 25	11/24/2025	328.99	.00	21-6150 M & R - SYSTEM	0	12/25		
Total 9722324705:						328.99	.00					
162	W.W. GRAINGER	9723939576	22171	ACTUATOR FOR THE PLANT, M. NADEAU, NOV 25	11/25/2025	609.50	.00	21-6150 M & R - SYSTEM	0	12/25		
Total 9723939576:						609.50	.00					
Total W.W. GRAINGER:						938.49	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0784839		RECORDS DESTRUCTION 11/01 -11/30/25- SEWER	12/01/2025	9.36	.00	21-6052 CONTRACT SERVICES	0	12/25		
1633	WESTERN RECORDS DESTRUCTION, INC.	0784839		RECORDS DESTRUCTION 11/01 -11/30/25- ADMIN	12/01/2025	13.68	.00	01-6052 CONTRACT SERVICES	0	12/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1633	WESTERN RECORDS DESTRUCTION, INC.	0784839		RECORDS DESTRUCTION 11/01 -11/30/25- P.I	12/01/2025	3.60	.00	25-6052 CONTRACT SERVICES	0	12/25		
1633	WESTERN RECORDS DESTRUCTION, INC.	0784839		RECORDS DESTRUCTION 11/01 -11/30/25- WATER	12/01/2025	9.36	.00	20-6052 CONTRACT SERVICES	0	12/25		
Total 0784839:						36.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						36.00	.00					
WEX FLEET UNIVERSAL												
2160	WEX FLEET UNIVERSAL	109007551		NON FUEL CAR WASH, WATER DEPARTMENT, OCT. 25- P.I	11/30/2025	2.06	2.06	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25	12/05/2025	
2160	WEX FLEET UNIVERSAL	109007551		FUEL, OCT 25- WATER	11/30/2025	2.80	2.80	20-6300 FUEL	0	12/25	12/05/2025	
2160	WEX FLEET UNIVERSAL	109007551		NON FUEL CAR WASH, WATER DEPARTMENT, OCT. 25- WATER	11/30/2025	8.24	8.24	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/25	12/05/2025	
2160	WEX FLEET UNIVERSAL	109007551		FUEL, OCT 25- P.I	11/30/2025	.70	.70	25-6300 FUEL	0	12/25	12/05/2025	
Total 109007551:						13.80	13.80					
Total WEX FLEET UNIVERSAL:						13.80	13.80					
ZAMZOWS												
66	ZAMZOWS	394224518	22196	PROPANE FOR FARM, R. HENZE, DEC. 25	12/01/2025	427.57	.00	21-6150 M & R - SYSTEM	0	12/25		
Total 394224518:						427.57	.00					
66	ZAMZOWS	394224650	22218	PROPANE FOR TANKS, J. BOSTON, DEC '25	12/04/2025	26.91	.00	21-6150 M & R - SYSTEM	0	12/25		
Total 394224650:						26.91	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
66	ZAMZOWS	394224692	22225	PROPANE FOR THE PLANT, C. PARKER, DEC. 25	12/05/2025	70.27	.00	21-6150 M & R - SYSTEM	0	12/25		
Total 394224692:						70.27	.00					
Total ZAMZOWS:						524.75	.00					
Grand Totals:						1,340,831.54	694,001.90					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

CASE No. 25-26-FP

RIVERTON SUBDIVISION No. 1

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

ALL APPLICATION MATERIALS:
25-26-FP: for the
RIVERTON SUBDIVISION No. 1

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

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

Kuna City Council Staff Memo

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Final Plat	Design Review	Other

Title:	Riverton Sub No. 1	**Application Number:**	25-26-FP
Date:	12.16.2025	**Staff Contact:**	Troy Behunin
Owner(s)/Applicant:	Hubble Homes, LLC.	**Applicant Contact:**	Cheryl Heath
Representative:	Cheryl Heath	**Representative Contact:**	cheath@kmengllp.com

Purpose

The applicant requests final plat approval for Riverton Subdivision No. 1, for 89 single family home lots, four (4) commercial lots and 15 common lots, within the R-8 & C-2 zoning districts, located near the northeast corner of Locust Grove Road and Kuna Road intersection; Section 20, Township 2 North, Range 1 East.

Statement of Fact

Parcel Number(s):	S1420325708
Future Land Use Map Designation:	Mixed-Use
Existing Land Use:	Land Under Development
Current Zoning:	R-8 & C-2
Proposed Zoning:	Same
Development Area:	22.78 Acres
Adjacent Zoning Districts:	**North:** RR; **East:** RR; **South:** RR; **West:** RR & Ag. (Kuna City).
Internal Street(s) Existing & Proposed:	E Simon Dr., E Rolo Dr., E Boop St., E Betty St., E Jared St., N Tater Ave., N Morty Ave., N Roscoe Ave. & N Eloise St.
Adjacent Bike/Pedestrian Facilities:	None existing
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Mixed- Use. The lands current zone of R-8 & C-2 and is viewed as compatible zoning districts.

Staff Analysis

The applicant requests Final Plat approval for Riverton Subdivision No. 1, to include 89 single family home lots, four (4) commercial lots and 15 common lots, within an R-8 & C-2 zoning districts, encompassing approx. 22.78 acres.

Riverton Subdivision No. 1, is a smaller part of the greater Riverton Subdivision, approved by City Council on December 6, 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.

VICINITY MAP
Riverton Sub



E Meadow View Rd

N Locust Grove Rd

Hubbard Lateral

Kuna Canal

eed Lateral

E Kuna Rd

S Crazy Mountain Ln

North Indian Creek

Legend

- Riverton Sub
- PARCEL LINES
- ROADS
- WATER FEATURES

September 12, 2025
Project No. 23-218

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

RE: Riverton Subdivision No. 1 – Kuna, ID
Final Plat Application

Dear City of Kuna:

On behalf of Hubble Homes LLC, we are pleased to submit the attached application and required supplements for the final plat of Riverton Subdivision No. 1.

The final plat for this first phase encompasses approximately 22.778 acres of the overall site and includes 89 single-family residential lots, 4 commercial lots and 15 common lots for a total of 108 lots. Two points of access for this phase are proposed via N. Locust Grove Rd. and E. Kuna Rd.

To our knowledge, the final plat for Riverton Subdivision No. 1 is in conformance with the approved preliminary plat and meets the requirements and conditions of approval thereof. The construction plans for Riverton Subdivision No. 1 have been approved by the regulatory agencies.

Should you have questions or require further information in order to process this application, please feel free to contact me.

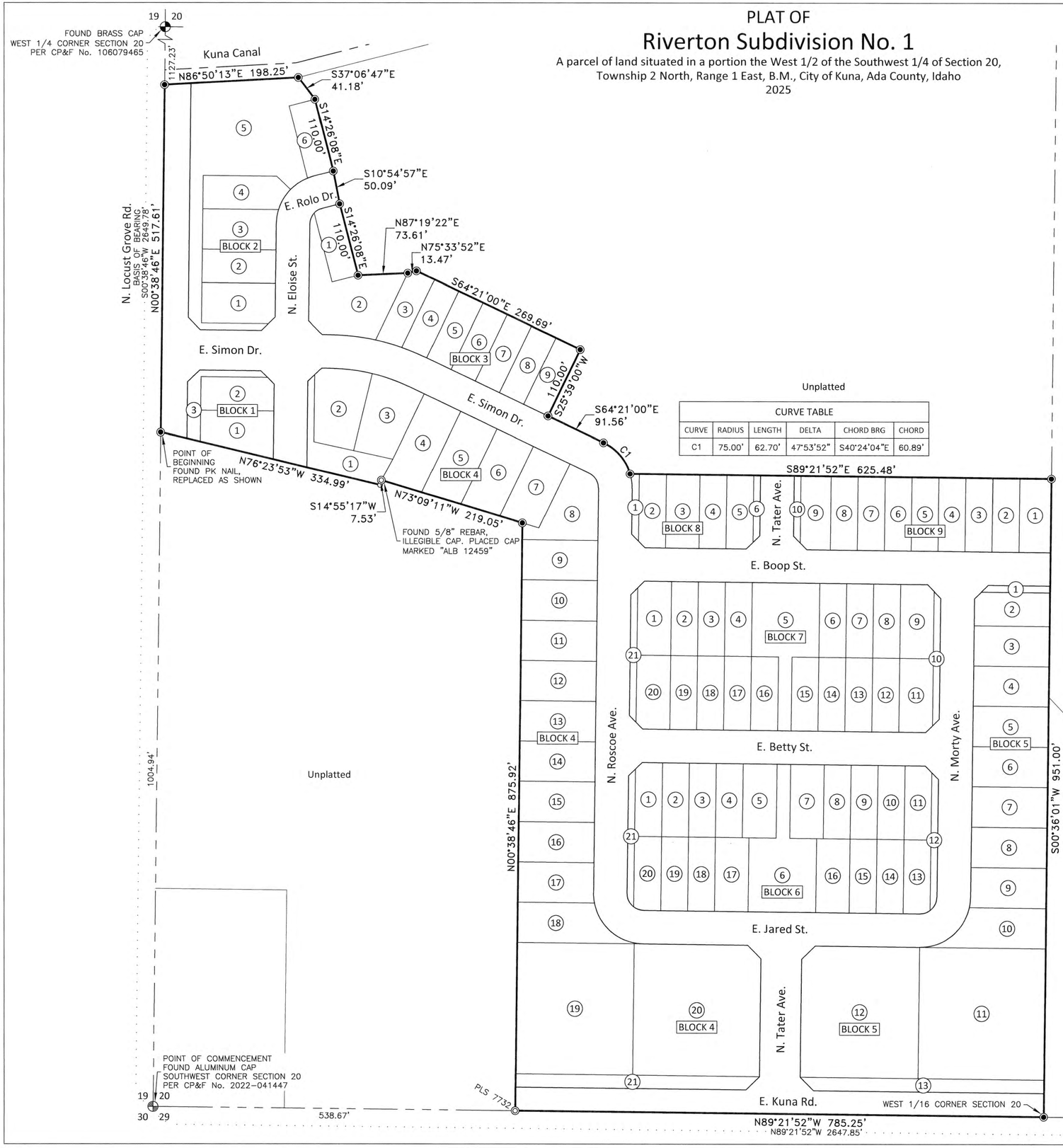
Sincerely,
KM Engineering, LLP

Cheryl Heath
Plat Routing Manager

CC: Hubble Homes, LLC

PLAT OF
Riverton Subdivision No. 1

A parcel of land situated in a portion the West 1/2 of the Southwest 1/4 of Section 20, Township 2 North, Range 1 East, B.M., City of Kuna, Ada County, Idaho
2025



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	75.00'	62.70'	47°53'52"	S40°24'04"E	60.89'

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

SHEET INDEX

SHEET 1 – SUBDIVISION MAP AND LEGEND
SHEET 2 – DETAIL PLAT MAP AND NOTES
SHEET 3 – DETAIL PLAT MAP AND LINE/CURVE TABLE
SHEET 4 – CERTIFICATE OF OWNERS
SHEET 5 – CERTIFICATES AND APPROVALS

LEGEND

- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- FOUND 5/8" REBAR, MARKED AS NOTED
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 7732"
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT
- (1) LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 12)

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.

REFERENCES

R1. RECORD OF SURVEY No. 10928, RECORDS OF ADA COUNTY, IDAHO.

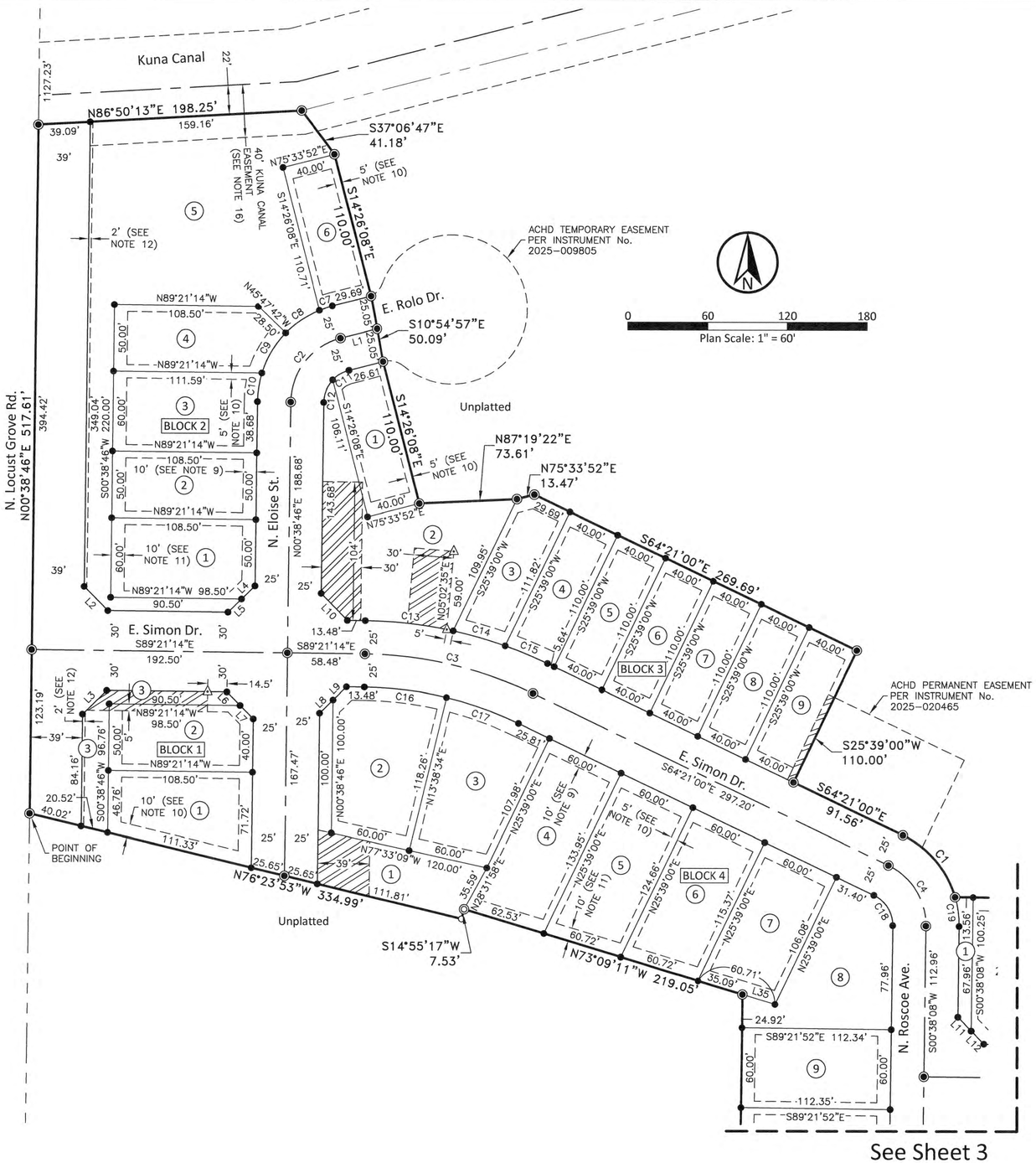
R2. RECORD OF SURVEY No. 7376, RECORDS OF ADA COUNTY, IDAHO.

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
3-13-2025

DEVELOPER
Hubble Homes, LLC
MERIDIAN, IDAHO

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

JOB NO. 23-218 | SHEET 1 OF 5



See Sheet 3

PLAT OF
Riverton Subdivision No. 1

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
2. THIS SUBDIVISION IS SUBJECT TO A CITY OF KUNA DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT No. _____, 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.
3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
4. THE HOMEOWNERS' ASSOCIATION (HOA), IT'S 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.
5. DIRECT LOT OR PARCEL ACCESS TO N. LOCUST GROVE RD. AND E. KUNA RD. IS PROHIBITED.
6. 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".
7. IRRIGATION WATER HAS BEEN PROVIDED FROM KUNA MUNICIPAL IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM KUNA MUNICIPAL IRRIGATION SYSTEM. PER KUNA CITY ORDINANCE #202_-____ (INSTRUMENT No. 202_-_____, RECORDS OF ADA COUNTY, IDAHO) APPURTENANT IRRIGATION WATER RIGHTS HAVE BEEN POOLED FOR DELIVERY BY THE KUNA MUNICIPAL IRRIGATION SYSTEM.
8. LOT 3, BLOCK 1, LOT 5, BLOCK 2, LOT 2, BLOCK 3, LOTS 1, 8, AND 21 BLOCK 4, LOTS 1 AND 13, BLOCK 5, LOTS 6, 12, AND 21, BLOCK 6, LOTS 5, 10, AND 21, BLOCK 7, LOTS 1 AND 6, BLOCK 8, AND LOT 10, BLOCK 9 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.
9. UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
10. UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE.
11. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE.
12. ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2025-009803, RECORDS OF ADA COUNTY, IDAHO.
13. A PORTION OF LOTS 2 AND 3, BLOCK 1, LOTS 1, 2, AND 9, BLOCK 3, LOT 1, BLOCK 4, LOTS 6, 11, 12, 13, 16, AND 17, BLOCK 6, AND LOTS 5, 6, 10, AND 11, BLOCK 7 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.
14. THIS PLAT IS SUBJECT TO AN ACHD LICENSE AGREEMENT PER INSTRUMENT No. 202_-_____, RECORDS OF ADA COUNTY, IDAHO.
15. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
16. A PORTION OF LOT 5, BLOCK 2 AS SHOWN HEREON IS SUBJECT TO AN EXISTING BOISE PROJECT BOARD OF CONTROL EASEMENT FOR OPERATION AND MAINTENANCE OF THE KUNA CANAL.
17. 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.
18. THIS SUBDIVISION LIES WITHIN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ZONE X AS SHOWN ON FIRM PANEL 16001C0425H. 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.
19. LOTS 18, 19, AND 20, BLOCK 4 ARE SUBJECT TO A SEWER EASEMENT IN FAVOR OR THE CITY OF KUNA AS SHOWN HEREON.
20. LOTS 19 AND 20, BLOCK 4 AND LOTS 11 AND 12, BLOCK 5 ARE SUBJECT TO A WATER EASEMENT IN FAVOR OF THE CITY OF KUNA AS SHOWN HEREON.

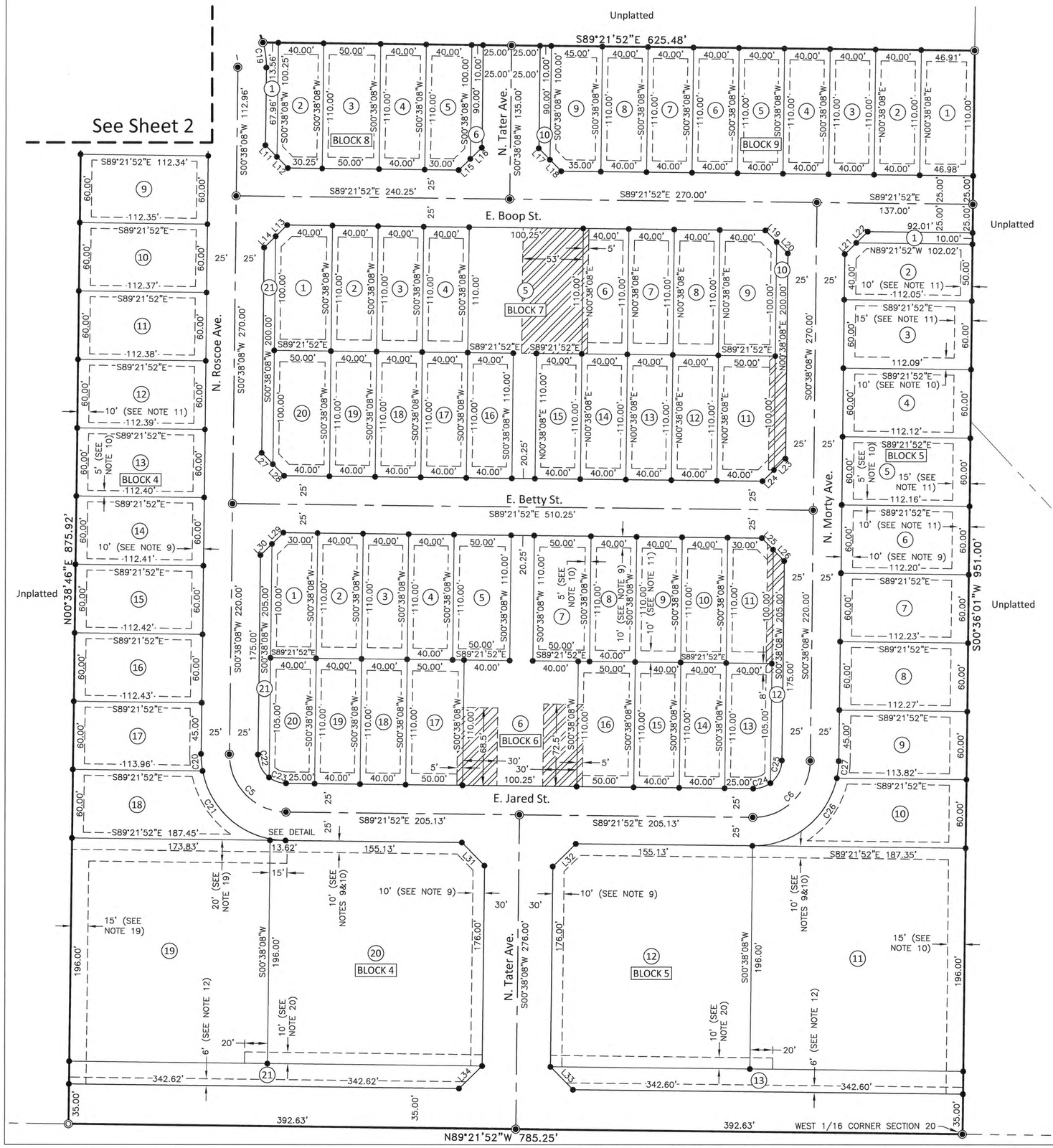
PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
4-28-2025

DEVELOPER
Hubble Homes, LLC
MERIDIAN, IDAHO

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

JOB NO. 23-218	SHEET 2 OF 5

PLAT OF
Riverton Subdivision No. 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°33'52"E	28.15
L2	S44°23'25"E	25.44
L3	S45°38'46"W	25.46
L4	N45°38'46"E	14.14
L5	N45°38'46"E	28.28
L6	N44°21'14"W	14.14
L7	N44°21'14"W	14.14
L8	S45°38'46"W	28.28
L9	N45°38'46"E	28.28
L10	N44°21'14"W	28.28
L11	S44°21'52"E	14.50
L12	S44°21'52"E	13.78
L13	S45°38'08"W	14.14
L14	S45°38'08"W	14.14
L15	N45°38'08"E	14.14
L16	N45°38'08"E	14.14
L17	S44°21'52"E	14.14
L18	S44°21'52"E	14.14
L19	S44°21'52"E	14.14
L20	S44°21'52"E	14.14
L21	N45°38'08"E	14.14
L22	N45°38'08"E	14.14
L23	S45°38'08"W	14.14
L24	S45°38'08"W	14.14
L25	S44°21'52"E	14.14
L26	S44°21'52"E	14.14
L27	S44°21'52"E	14.14
L28	S44°21'52"E	14.14
L29	S45°38'08"W	14.14
L30	S45°38'08"W	14.14
L31	S44°21'52"E	28.28
L32	N45°38'08"E	28.28
L33	N44°21'52"W	28.28
L34	S45°38'08"W	28.28
L35	S73°09'11"E	25.62

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	75.00'	62.70'	47°53'52"	S40°24'04"E	60.89'
C2	50.00'	65.38'	74°55'06"	N38°06'19"E	60.82'
C3	300.00'	130.92'	25°00'14"	S76°51'07"E	129.88'
C4	50.00'	56.71'	64°59'08"	S31°51'26"E	53.72'
C5	50.00'	78.54'	90°00'00"	S44°21'52"E	70.71'
C6	50.00'	78.54'	90°00'00"	N45°38'08"E	70.71'
C7	75.00'	10.35'	7°54'18"	N71°36'43"E	10.34'
C8	75.00'	30.70'	23°27'16"	N55°55'56"E	30.49'
C9	75.00'	35.40'	27°02'41"	N30°40'58"E	35.07'
C10	75.00'	21.62'	16°30'52"	N08°54'12"E	21.54'
C11	25.00'	14.13'	32°23'06"	N59°22'19"E	13.94'
C12	25.00'	18.56'	42°32'00"	N21°54'46"E	18.14'
C13	325.00'	66.81'	11°46'41"	N83°27'53"W	66.69'
C14	325.00'	40.60'	7°09'27"	N73°59'49"W	40.57'
C15	325.00'	34.42'	6°04'05"	N67°23'03"W	34.40'
C16	275.00'	62.38'	12°59'48"	S82°51'20"E	62.25'
C17	275.00'	57.63'	12°00'26"	S70°21'13"E	57.53'
C18	25.00'	28.36'	64°59'08"	S31°51'26"E	26.86'
C19	75.00'	22.37'	17°05'16"	N07°54'30"W	22.29'
C20	75.00'	15.10'	11°32'13"	S05°07'59"E	15.08'
C21	75.00'	102.71'	78°27'47"	S50°07'59"E	94.87'
C22	25.00'	23.18'	53°07'48"	N25°55'46"W	22.36'
C23	25.00'	16.09'	36°52'12"	N70°55'46"W	15.81'
C24	25.00'	16.09'	36°52'12"	S72°12'02"W	15.81'
C25	25.00'	23.18'	53°07'48"	S27°12'02"W	22.36'
C26	75.00'	102.71'	78°27'47"	N51°24'14"E	94.87'
C27	75.00'	15.10'	11°32'13"	N06°24'14"E	15.08'

0 60 120 180

Plan Scale: 1" = 60'

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
4-28-2025

DEVELOPER

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BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 23-218	SHEET 3 OF 5

PLAT OF
Riverton Subdivision No. 1

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 FOR SITUATED IN A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 20, WHICH BEARS S00°38'46"W A DISTANCE OF 2,649.78 FEET FROM A BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 20, THENCE FOLLOWING THE WESTERLY LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, N00°38'46"E A DISTANCE OF 1,004.94 FEET TO THE POINT OF BEGINNING.

THENCE FOLLOWING SAID WESTERLY LINE, N00°38'46"E A DISTANCE OF 517.61 FEET TO A 5/8-INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE KUNA CANAL;
THENCE LEAVING SAID WESTERLY LINE AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE, N86°50'13"E A DISTANCE OF 198.25 FEET TO A 5/8-INCH REBAR;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S37°06'47"E A DISTANCE OF 41.18 FEET TO A 5/8-INCH REBAR;
THENCE S14°26'08"E A DISTANCE OF 110.00 FEET TO A 5/8-INCH REBAR;
THENCE S10°54'57"E A DISTANCE OF 50.09 FEET TO A 5/8-INCH REBAR;
THENCE S14°26'08"E A DISTANCE OF 110.00 FEET TO A 5/8-INCH REBAR;
THENCE N87°19'22"E A DISTANCE OF 73.61 FEET TO A 5/8-INCH REBAR;
THENCE N75°33'52"E A DISTANCE OF 13.47 FEET TO A 5/8-INCH REBAR;
THENCE S64°21'00"E A DISTANCE OF 269.69 FEET TO A 5/8-INCH REBAR;
THENCE S25°39'00"W A DISTANCE OF 110.00 FEET TO A 5/8-INCH REBAR;
THENCE S64°21'00"E A DISTANCE OF 91.56 FEET TO A 5/8-INCH REBAR;
THENCE 62.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 47°53'52", A CHORD BEARING OF S40°24'04"E, AND A CHORD DISTANCE OF 60.89 FEET TO A 5/8-INCH REBAR;
THENCE S89°21'52"E A DISTANCE OF 625.48 FEET TO A 5/8-INCH REBAR ON THE EASTERLY LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4;
THENCE FOLLOWING SAID EASTERLY LINE, S00°36'01"W A DISTANCE OF 951.00 FEET TO THE WEST 1/16 CORNER OF SAID SECTION 20 AND SECTION 29 TO A 5/8-INCH REBAR;
THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE SOUTHERLY LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, N89°21'52"W A DISTANCE OF 785.25 FEET TO A 5/8-INCH REBAR;
THENCE LEAVING SAID SOUTHERLY LINE, N00°38'46"E A DISTANCE OF 875.92 FEET TO A 5/8-INCH REBAR;
THENCE N73°09'11"W A DISTANCE OF 219.05 FEET TO A 5/8-INCH REBAR;
THENCE S14°55'17"W A DISTANCE OF 7.53 FEET TO A 5/8-INCH REBAR;
THENCE N76°23'53"W A DISTANCE OF 334.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 22.778 ACRES, MORE OR LESS.

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

Austin Edwards

AUSTIN EDWARDS, AUTHORIZED AGENT
HUBBLE HOMES, LLC.

ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
ADA COUNTY)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON June 27th 5/13, 2022 BY AUSTIN EDWARDS, AS AUTHORIZED AGENT OF HUBBLE HOMES, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 9/8/2029

VANESSA RENEE BELDEN
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20233721
MY COMMISSION EXPIRES 9-8-2029

CERTIFICATE OF SURVEYOR

I, AARON BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF RIVERTON SUBDIVISION No. 1 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 BALLARD, P.L.S. 12459

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
3-13-2025

DEVELOPER
Hubble Homes, LLC
MERIDIAN, IDAHO

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

PLAT OF
Riverton Subdivision No. 1

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

_____
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF KUNA CITY ENGINEER

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

_____
CITY ENGINEER, P.E. No._____

APPROVAL OF CITY COUNCIL

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

_____
KUNA CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

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

_____ _____
COUNTY SURVEYOR DATE

HEALTH CERTIFICATE

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

CENTRAL DISTRICT HEALTH ADA COUNTY

_____ REHS 7.16.25
HEALTH OFFICER DATE

CERTIFICATE OF ADA COUNTY TREASURER

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

_____ _____
COUNTY TREASURER DATE:

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO)
) SS
ADA COUNTY)

I HEREBY CERTIFY THAT THIS PLAT OF RIVERTON SUBDIVISION No. 1 WAS FILED AT THE REQUEST OF _____ AT ____ MINUTES PAST ____ O'CLOCK __M., THIS __DAY OF _____, _____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____ THRU _____.

INSTRUMENT NUMBER _____.

_____ _____
DEPUTY EX-OFFICIO RECORDER

FEE:

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

6.19.2025

DEVELOPER
Hubble Homes, LLC
MERIDIAN, IDAHO

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

JOB NO. 23-218 | SHEET 5 OF 5

Outlook

Request for Comments, Riverton Sub No. 1 Final Plat

From Troy Behunin <tbehunin@kunaid.gov>

Date Tue 12/2/2025 1:06 PM

To ACHD <planningreview@achdidaho.org>; Lori Badigian <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; ITD General <D3Development.Services@itd.idaho.gov>; Kendra Conder - ITD <Kendra.Conder@itd.idaho.gov>; Mindy Wallace <Mwallace@achdidaho.org>; Chad Gordon (Chad.Gordon@jmsanitation.com) <Chad.Gordon@jmsanitation.com>; Jennifer Miller <JMiller@kunaid.gov>; Jessica Reid <jhall@kunaid.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Scott Arellano (KRFD) <scott@fccnw.com>; PWoffice <PWoffice@kunaid.gov>; Michelle Covert <mcovert@kunaid.gov>

Cc Doug Hanson <dhanson@kunaid.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>; Cheryl Heath <cheath@kmengllp.com>

Afternoon Greetings Everyone,

Agency Transmittal – December 2, 2025

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

CASE NUMBER:	25-26-FP – Riverton Sub. No. 1
PROJECT DESCRIPTION	Hubble Homes, LLC respectfully submits a subdivision final plat application for approval: 1. *Riverton Sub. No. 1,* proposes 89 single family home lots, four (4) commercial lots and 15 common lots, within the R-8 & C-2 zoning districts, located near the northeast corner of Locust Grove Road and Kuna Road intersection; Section 20, Township 2 North, Range 1 East.
APPLICANT	**Cheryl Heath** KM Engineering 3161 E Springwood Dr. Meridian, ID, 83642 208.639.6939 cheath@Kmengllp.com
SCHEDULED MEETING DATE	*Tuesday*, **December 16, 2025,** at 6:00 P.M.
REVIEWING BODY	City Council
STAFF CONTACT	Troy Behunin 208.387.7729 TBehunin@KunaID.Gov

If you have any questions, please let our office know. Please send relevant comments to our office on or before Dec. 11th.
Thank you,
Troy

PLANNING & ZONING KUNA IDAHO

751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

Troy Behunin

Senior Planner

City of Kuna | Development Services

Phone: 208.387.7729

Email: TBehunin@KunaID.Gov

www.kunacity.id.gov

All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law,

in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-26-FP

Development Name/Section Riverton No 1 CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____

_____

_____

_____ Reviewed By: _____ Date: 12/5/25

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

IN THE MATTER OF THE APPLICATIONS OF **VALOR NORTH SUBDIVISION** *Related to the development of real property located at the NE corner of E Kuna Rd and S Cloverdale Rd. (Parcel No. S1415336001, 1415341101, S1415438401, S1415336300).*	)	**Case Nos.:** 25-08-S (Preliminary Plat) **DECISION AND REASONED STATEMENT FOR VALOR NORTH SUBDIVISION.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the Council of the City of Kuna (the "Council") for Public Hearing on December 2, 2025, the Council entered the decision on the application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Council on December 16, 2025, for formal adoption of the Council's decision.

SECTION 2
DECISION

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

The Preliminary Plat Application (Case No. 25-08-S) is hereby *Approved*.

SECTION 3
RECORD OF EXHIBITS AND WITNESSES

I. List of Exhibits.

- AFFIDAVIT - FALCON CREST CLUB PARTNERS
- AFFIDAVIT - FALCON CREST LLC
- AFFIDAVIT - M3 ID VGV 1
- APPLICATION COVERSHEET
- CC&RS - MAINTENANCE COVENANTS
- CC&RS TRACT DECLARATION
- CC&RS - CLUB DECLARATION
- COMMITMENT TO PROPERTY POSTING
- DESIGN REVIEW APPLICATION

- GEOTECHNICAL REPORT
- LANDSCAPE PLAN
- LEGAL DESCRIPTION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- OPEN SPACE EXHIBIT
- PHASING PLAN
- PREPLAT
- PRELIMINARY PLAT APPLICATION
- SUBDIVISION NAME RESERVATION
- TIS EMAILED EXPLINATION
- VICINITY MAP
- DEED 1999 - CLOVERDALE RANCH
- DEED 2021-FCGH PROPERTY
- DEED2023-GOLF VILLAGES FUTURE
- DEED 2023-GOLF A
- DEED 2023-GOLF MAIN
- PROOF OF LEGAL MAILER PZ 10.14.2025
- AGENCY TRANSMITTAL
- ACHD
- BKIR
- CDH
- CDHD
- IDEQ
- ITD
- PW

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Council December 2, 2024, hearing are as follows, to-wit:

a. City Staff:
Marina Lundy, Planner

b. Appearing for the Applicant:
Mark Tate, 1673 Shoreline Drive. Suite 100, Boise, ID 83702

c. Appearing to testify:
Tim Jensen, 711 E Porter St., Kuna, ID 83634

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Kuna City Code 1-14-3

2. Title 5 Kuna City Code, Development Regulations

b. Relevant Statutory Provisions.

1. Chapter 13 of Title 50, Idaho Code.

2. Chapter 65 of Title 67, Idaho Code

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

Parcel Number(s):	S1415336001, 1415341101, S1415438401, S1415336300
Future Land Use Map Designation:	Medium and high density residential
Existing Land Use:	Golf Course/ Open Land
Current Zoning:	R-6 and R-12
Proposed Zoning:	R-6
Development Area:	50.10 acres
Adjacent Zoning Districts:	**North:** R-6 **East:** RR **South:** R-6 **West:** RR
Adjacent Street(s) Existing & Proposed:	**North:** None **East:** None **South:** W Tiercel Dr. **West:** S Cloverdale Rd
Internal Street(s) Existing & Proposed:	S. Cobble Creek Ln., W. Jasper Park Ln., W. Valhalla Ln., S. Waterwille Ln., W. Woodhall Ln., W. Birkdale Ln.,
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

1. Procedural Findings:

Neighborhood Meeting	Held on May 22, 2025.
Pre-Application Meeting	Held on April 17, 2025.
Agency Comments Request	August 15, 2025.

300 FT Legal Mailer Notice	Sent on September 29, 2025.
Idaho Press Newspaper Published Hearing Notice	Posted on September 26, 2025.
Site Posting	Posted on September 29, 2025.
Planning and Zoning Public Hearing	Held on October 14, 2025.
Planning and Zoning Commission Written Recommendation and Decision Entered	Held on October 28, 2025.
Council Public Hearing	Held on December 2, 2025
Council Written Decision Entered	Held on December 16, 2025

b. Relevant Contested Facts.

1. Time Jensen from the School District presented opposition to the project due to the impact to the school from the number of homes and that the developer has not agreed to partner with the school district. Tim acknowledged the addition of a Charter school within the development but does not believe that this addition is enough to mitigate the impact on the school district.

c. Councils Factual Findings on Relevant Contested Fact.

1. Council stated they have been open to denying projects due to lack of school capacity, however when the school district states they have partnered with a developer and support them Council has not seen improvements in capacity. Council stated they would like to know where the mitigation efforts are going, how the partnerships with developers are influencing school capacity, and what the long term plan for the school district looks like.

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

It is the rationale of the Council that the preliminary plat is in compliance with Idaho Code, Kuna City Code, the Comprehensive plan, and the approved Development Agreement.

IV. Conditions of Approval.

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).

6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-8-1704 through 1706.
9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
11. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.
12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties
16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
17. Upon City Council's approval, no revisions shall be made to the Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via the Public Hearing process.
18. Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.
19. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.

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

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 16th day of December 2025.

_____
Joe Stear, Mayor

NAPA VINEYARDS SUBDIVISION

CONCEPTUAL, SUBJECT TO CHANGE



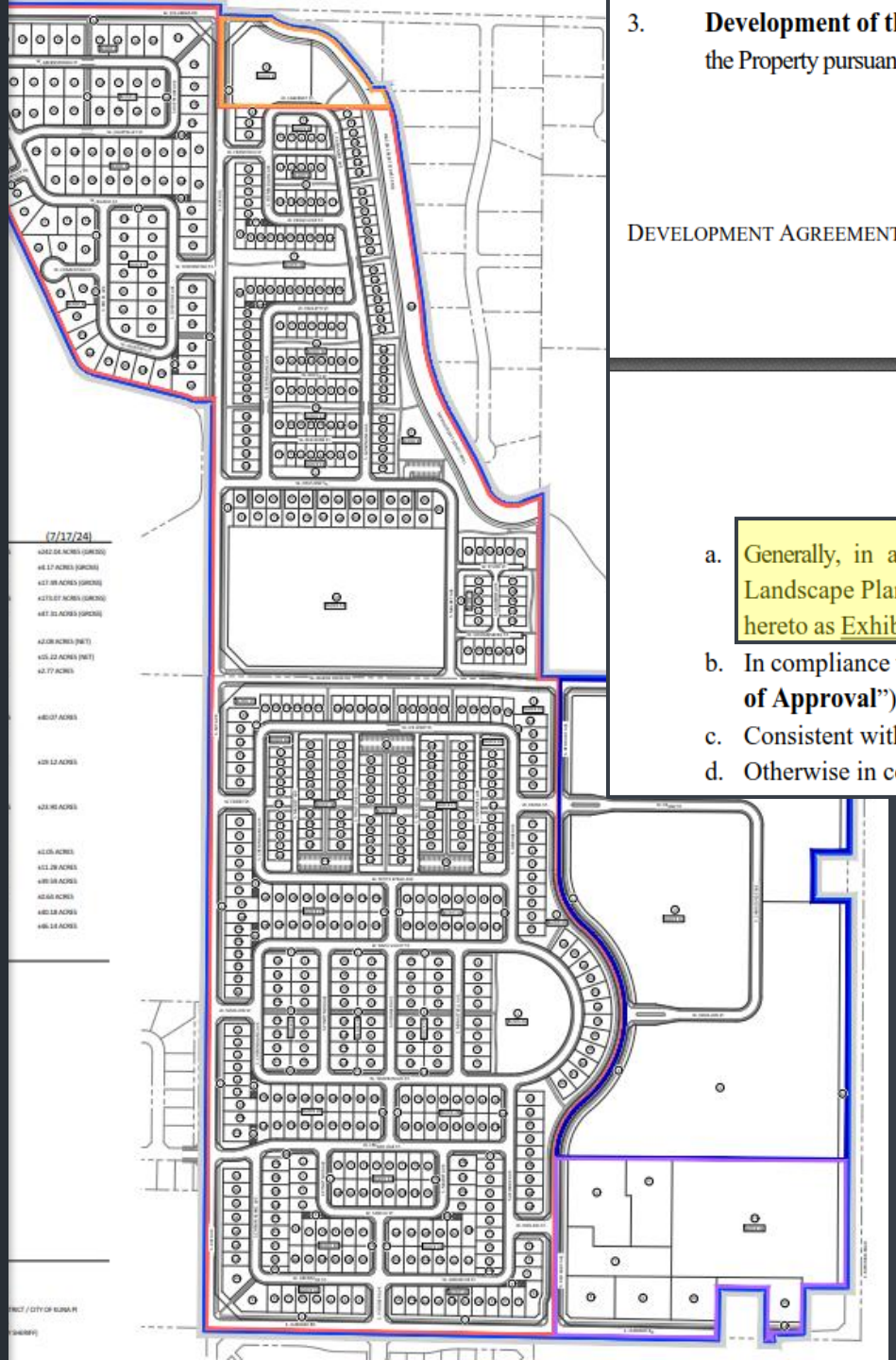
SITE LEGEND

- OPEN SPACE
- C-1 NEIGHBORHOOD BUSINESS DISTRICT
- C-3 SERVICE BUSINESS DISTRICT
- R-6 MEDIUM DENSITY RESIDENTIAL FUTURE SCHOOL
- R-6 MEDIUM DENSITY RESIDENTIAL SINGLE FAMILY LOTS
- R-6 MEDIUM DENSITY RESIDENTIAL COURTYARD LOTS
- R-6 MEDIUM DENSITY RESIDENTIAL PARKSIDE ALLEY-LOAD LOTS
- R-20 HIGH DENSITY MULTI-FAMILY RESIDENTIAL FUTURE

Adjacent Developments



Development Agreement



3. **Development of the Project.** Any new improvements and site work to be constructed on the Property pursuant to this Agreement (the "**Project**") will be:

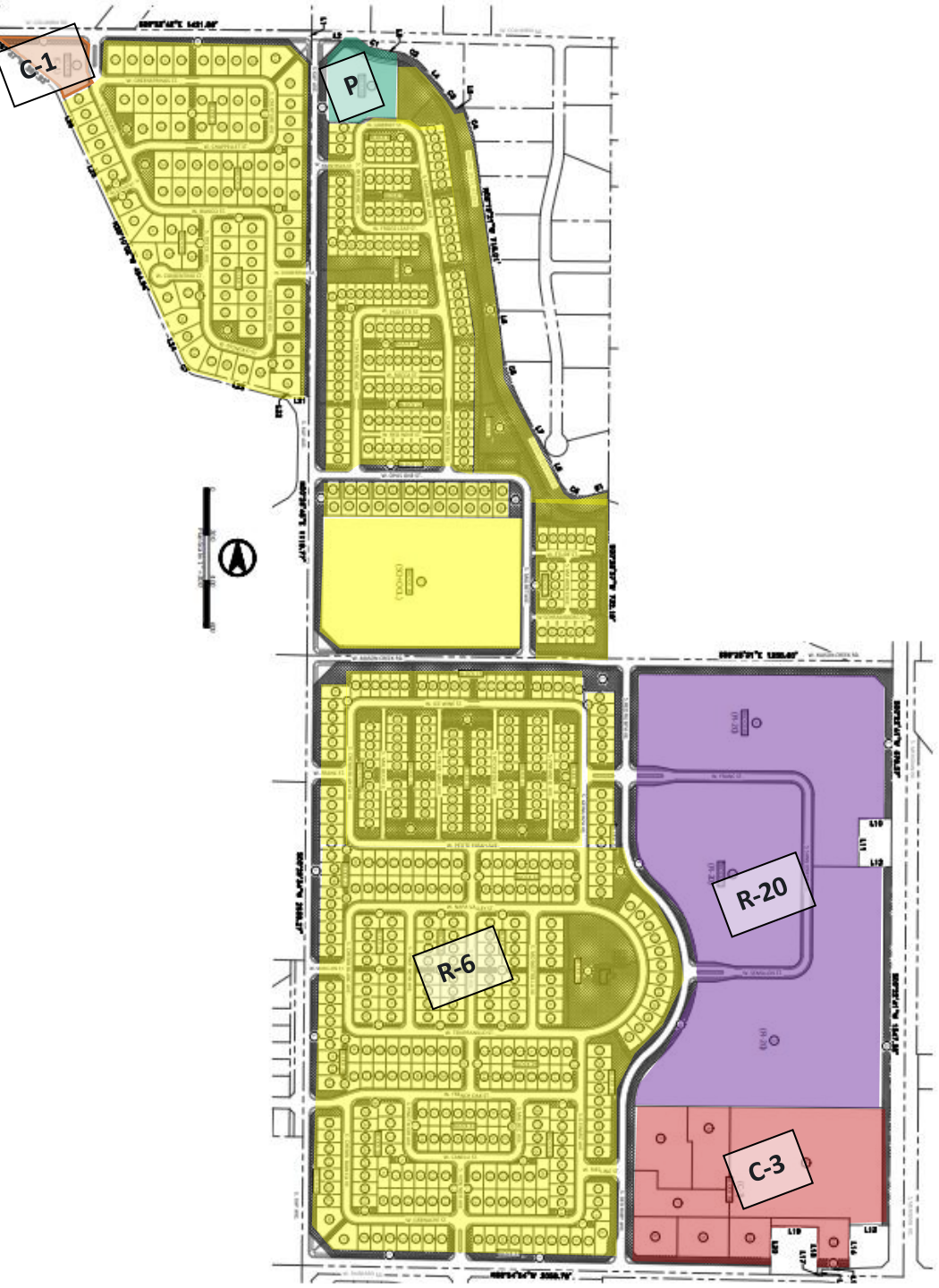
a. Generally, in accordance with the Conceptual Site Plan (dated July 17, 2024), Landscape Plan (dated June 27, 2024) and Open Space Exhibit (dated June, 2024) attached hereto as Exhibit B and made a part hereof (the "**Preliminary Plans**");

b. In compliance with the conditions of approval set forth in Exhibit C (the "**Conditions of Approval**");

c. Consistent with the development standards set forth in Section 4 below; and

d. Otherwise in compliance with applicable law.

Existing Zoning Districts



Total Development : 242.03 acres

C-1 (Neighborhood Commercial):

+/- 1.84 acres

P (Public): +/- 2.89 acres

C-3 (Service Commercial):

+/- 17.49 acres

R-6 (Medium Density Residential):

+/- 172.5 acres

R-20 (High Density Multi-family Residential):

+/- 47.3 acres

Preliminary Plat



Total Lots: 747

C-1 Lots: 1

C-3 Lots: 8

R-6 Lots:

Buildable Lots: 655

- 375 standard
- 24 courtyard
- 254 parkside
- 1 School Lot
- 1 Park Lot

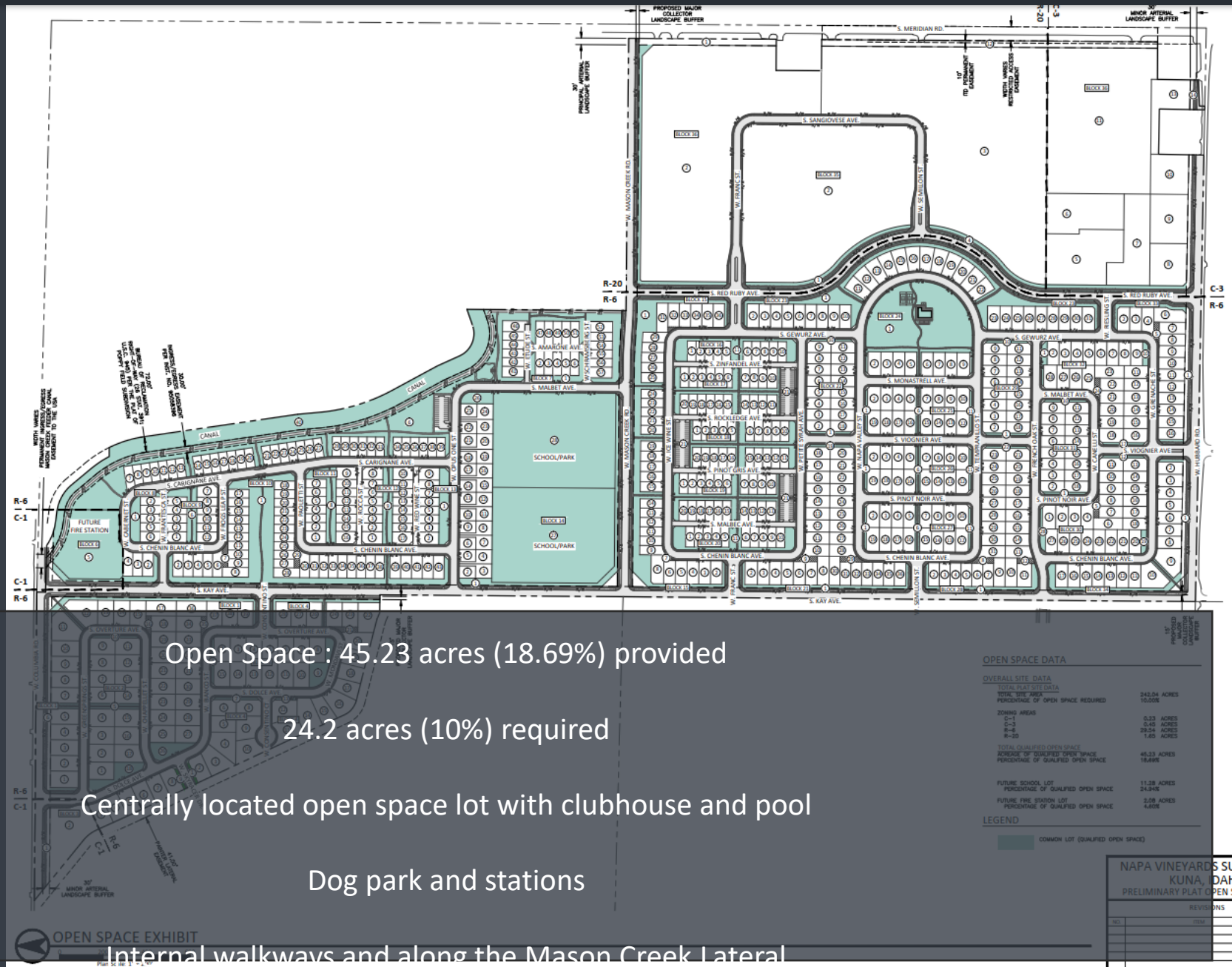
Common Lots: 65

Common Driveway Lots: 14

P District Lot: 1 Fire Station Lot

R-20 Lots: 3

Open Space and Amenities



Open Space : 45.23 acres (18.69%) provided

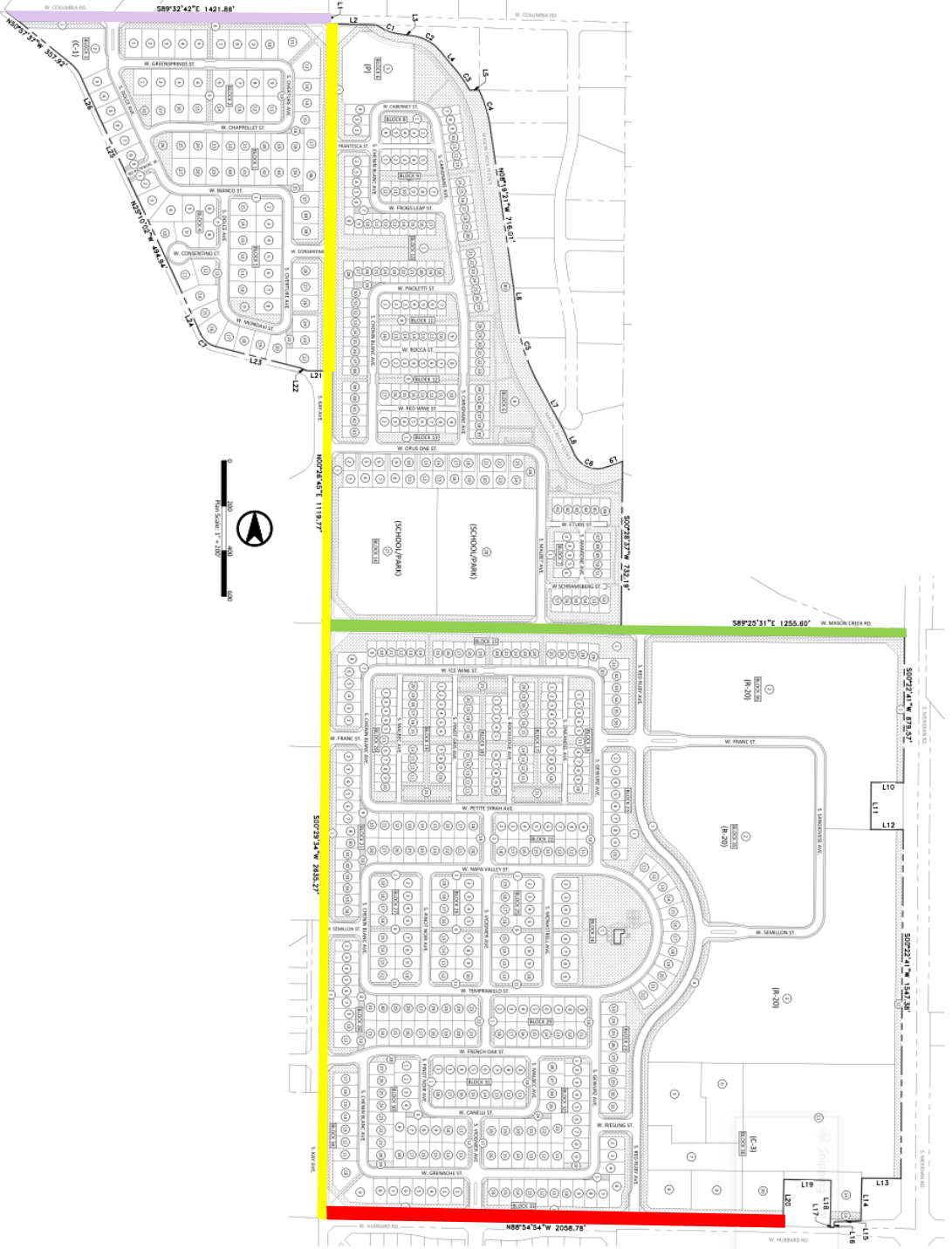
24.2 acres (10%) required

Centrally located open space lot with clubhouse and pool

Dog park and stations

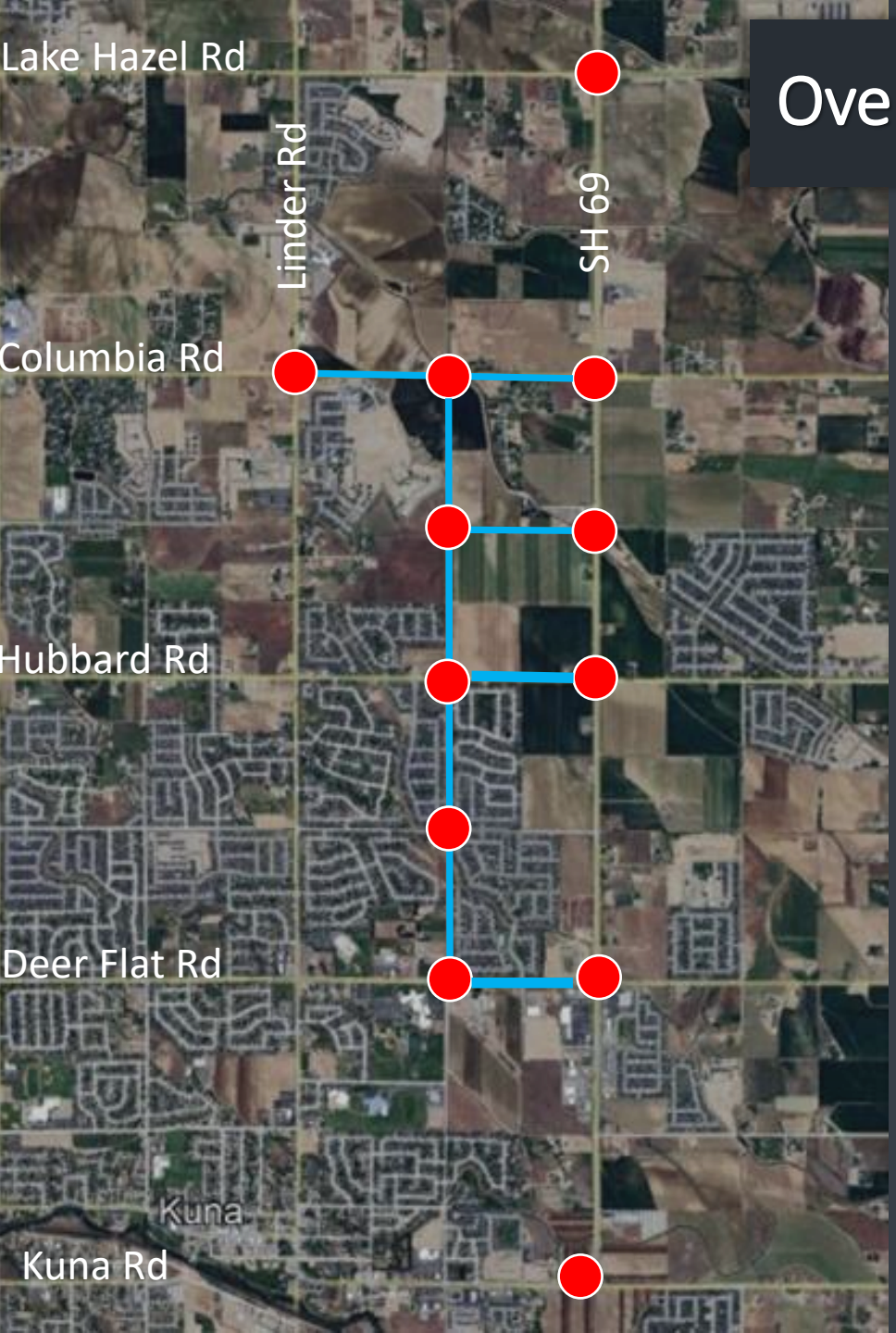
Internal walkways and along the Mason Creek Lateral

Access and Connectivity



- Mason Creek Road
  - New Collector Roadway connecting Meridian Road to Kay Ave
- Kay Avenue
  - New Collector Roadway connecting Hubbard and Columbia
  - Full and half width
- Hubbard Road – Principle Arterial
  - ½ of 110' wide street section
  - 8' detached sidewalk
- Columbia Road – Principle Arterial
  - ½ of 110' wide street section
  - 8' detached sidewalk

Overview of Transportation Study



- Study Timeframes
  - Existing Conditions
  - 2035 Background Conditions (without development)
  - 2035 Total Traffic Conditions Residential Buildout
  - 2035 Total Traffic Conditions Full Buildout (Residential + Commercial)

12 Study Intersections + Site Accesses

6 Study Roadway Segments

- Detailed Coordination & Review with ACHD & ITD

ACHD Capital Improvements

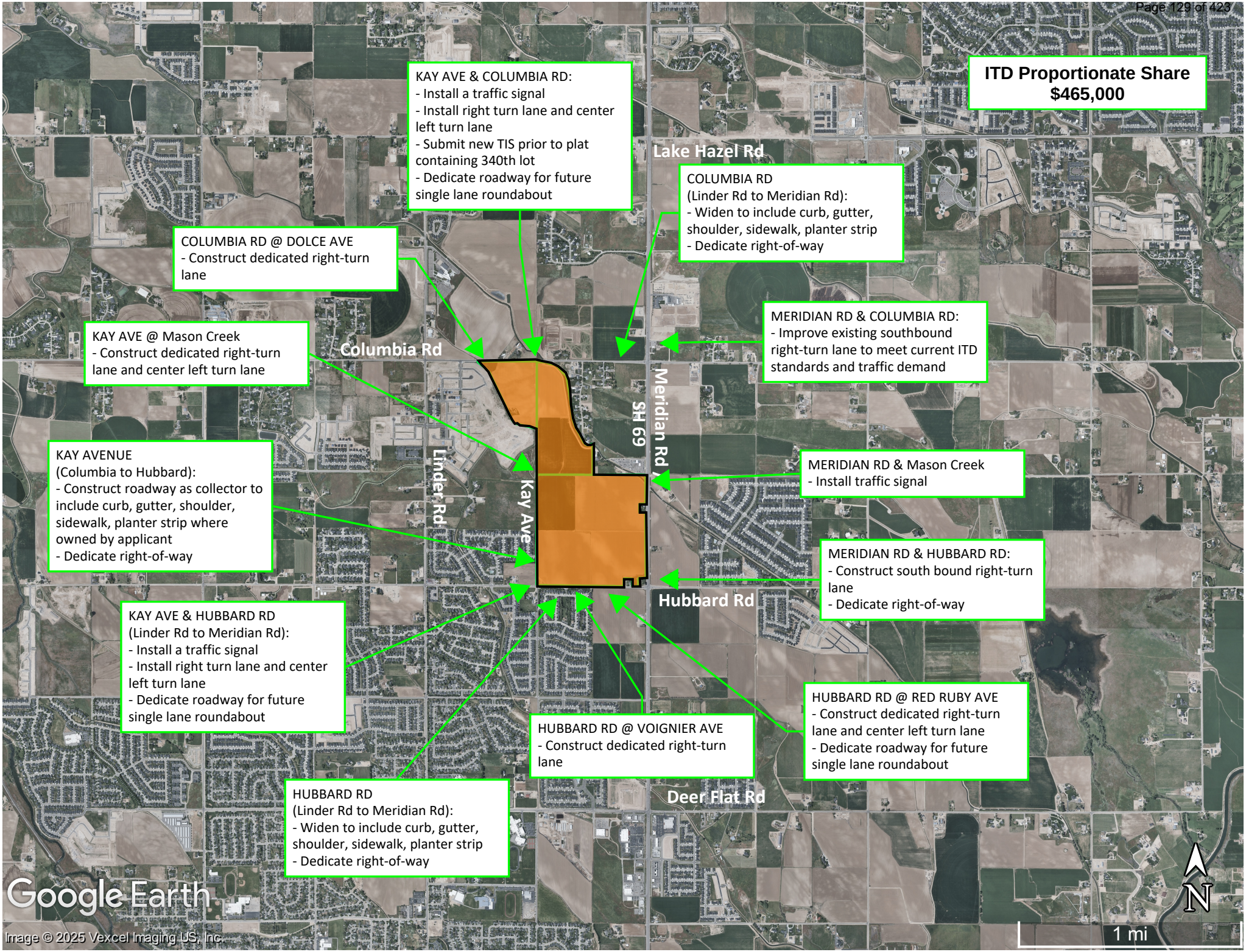
Intersections

0680 Lake Hazel/Ten Mile
0620 Lake Hazel/Linder
0655 Lake Hazel/Meridian
0680 Lake Hazel/Ten Mile
0630 Lake Hazel/Locust Grove
0290 Columbia/Locust Grove
0520 Hubbard/Locust Grove
0330 Deer Flat/Locust Grove
0340 Deer Flat/Meridian
0350 Deer Flat/School
0530 Hubbard/Ten Mile
0300 Columbia/Ten Mile

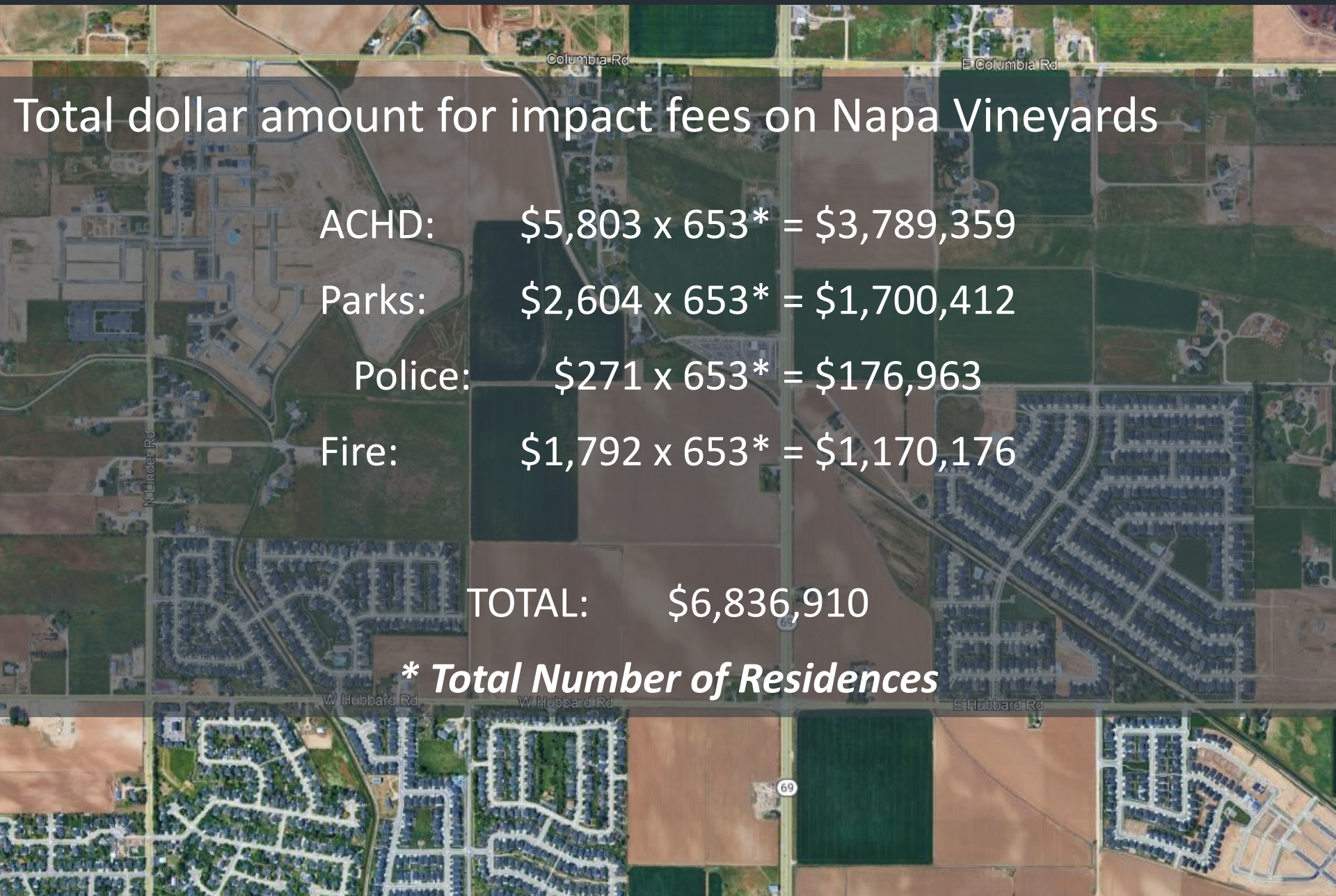


Roads

1260 Ten Mile (Deer Flat-Columbia)
1270 Ten Mile (Columbia-Hubbard)
1280 Ten Mile (Columbia-Lake Hazel)
1290 Ten Mile (Lake Hazel-Amity)
0300 Deer Flat (Linder-Meridian)
0310 Deer Flat (Meridian- Locust Grove)
0630 Hubbard (Meridian- Locust Grove)
0680 Lake Hazel (Meridian- Locust Grove)
0670 Lake Hazel (Linder-Meridian)


ITD Proportionate Share
$465,000
KAY AVE & COLUMBIA RD:
- Install a traffic signal
- Install right turn lane and center left turn lane
- Submit new TIS prior to plat containing 340th lot
- Dedicate roadway for future single lane roundabout
COLUMBIA RD
(Linder Rd to Meridian Rd):
- Widen to include curb, gutter, shoulder, sidewalk, planter strip
- Dedicate right-of-way
COLUMBIA RD @ DOLCE AVE
- Construct dedicated right-turn lane
MERIDIAN RD & COLUMBIA RD:
- Improve existing southbound right-turn lane to meet current ITD standards and traffic demand
KAY AVE @ Mason Creek
- Construct dedicated right-turn lane and center left turn lane
MERIDIAN RD & Mason Creek
- Install traffic signal
KAY AVENUE
(Columbia to Hubbard):
- Construct roadway as collector to include curb, gutter, shoulder, sidewalk, planter strip where owned by applicant
- Dedicate right-of-way
MERIDIAN RD & HUBBARD RD:
- Construct south bound right-turn lane
- Dedicate right-of-way
KAY AVE & HUBBARD RD
(Linder Rd to Meridian Rd):
- Install a traffic signal
- Install right turn lane and center left turn lane
- Dedicate roadway for future single lane roundabout
HUBBARD RD @ RED RUBY AVE
- Construct dedicated right-turn lane and center left turn lane
- Dedicate roadway for future single lane roundabout
HUBBARD RD @ VOIGNIER AVE
- Construct dedicated right-turn lane
HUBBARD RD
(Linder Rd to Meridian Rd):
- Widen to include curb, gutter, shoulder, sidewalk, planter strip
- Dedicate right-of-way
Lake Hazel Rd
Columbia Rd
Meridian Rd
SH 69
Linder Rd
Kay Ave
Hubbard Rd
Deer Flat Rd
Google Earth
Image © 2025 Vexcel Imaging US, Inc.
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Impact Fees



Total dollar amount for impact fees on Napa Vineyards

ACHD: $5,803 x 653* = $3,789,359

Parks: $2,604 x 653* = $1,700,412

Police: $271 x 653* = $176,963

Fire: $1,792 x 653* = $1,170,176

TOTAL: $6,836,910

**** Total Number of Residences***

Development Benefits



Mason Creek Trunkline
Fire Dept. Lot
Park Lot
School Lot
Commercial lots
Pathway along Mason Creek

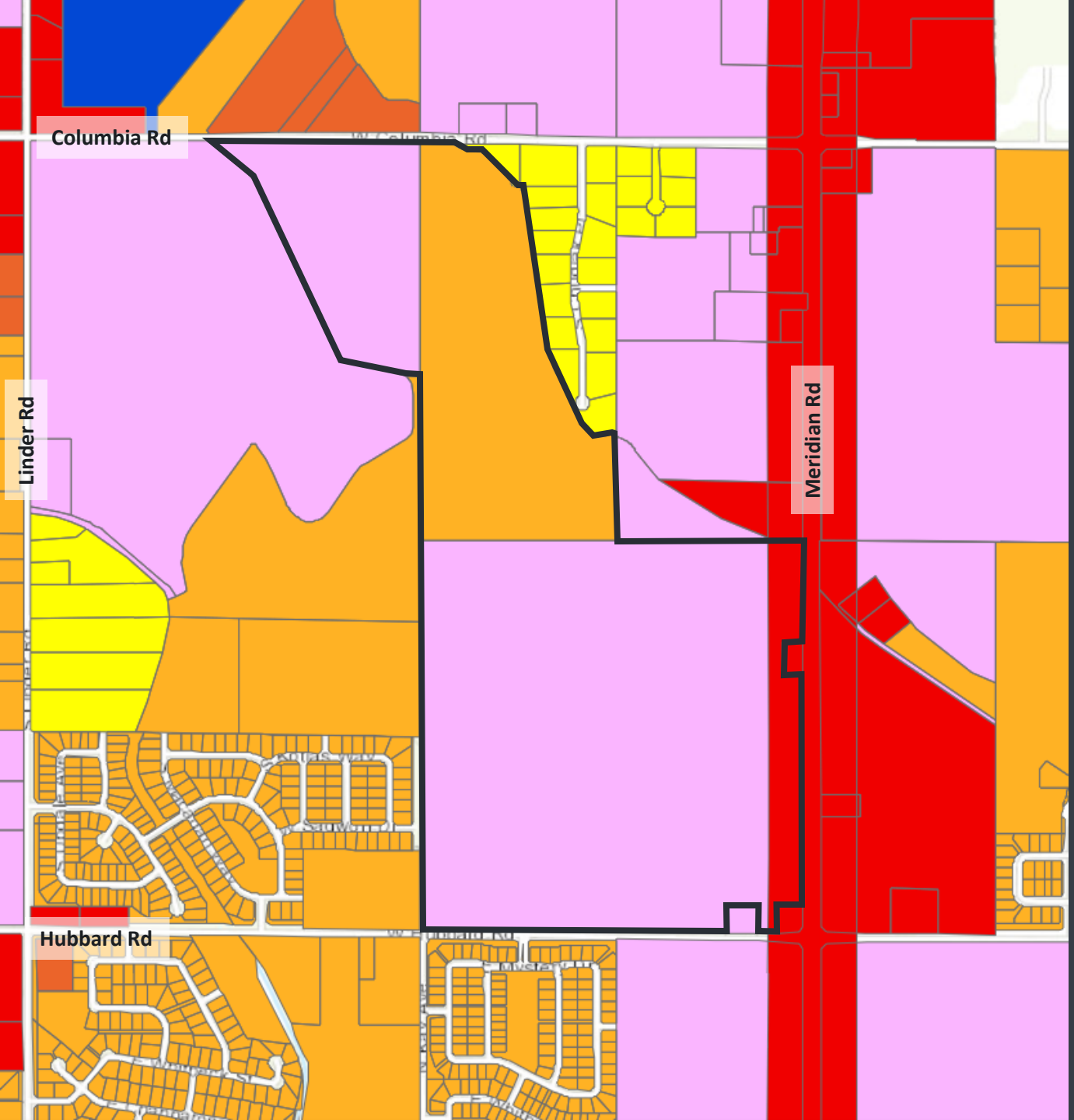


THANK YOU

Napa Vineyards is consistent with the City's goals and fulfills Comprehensive Plan policies.

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

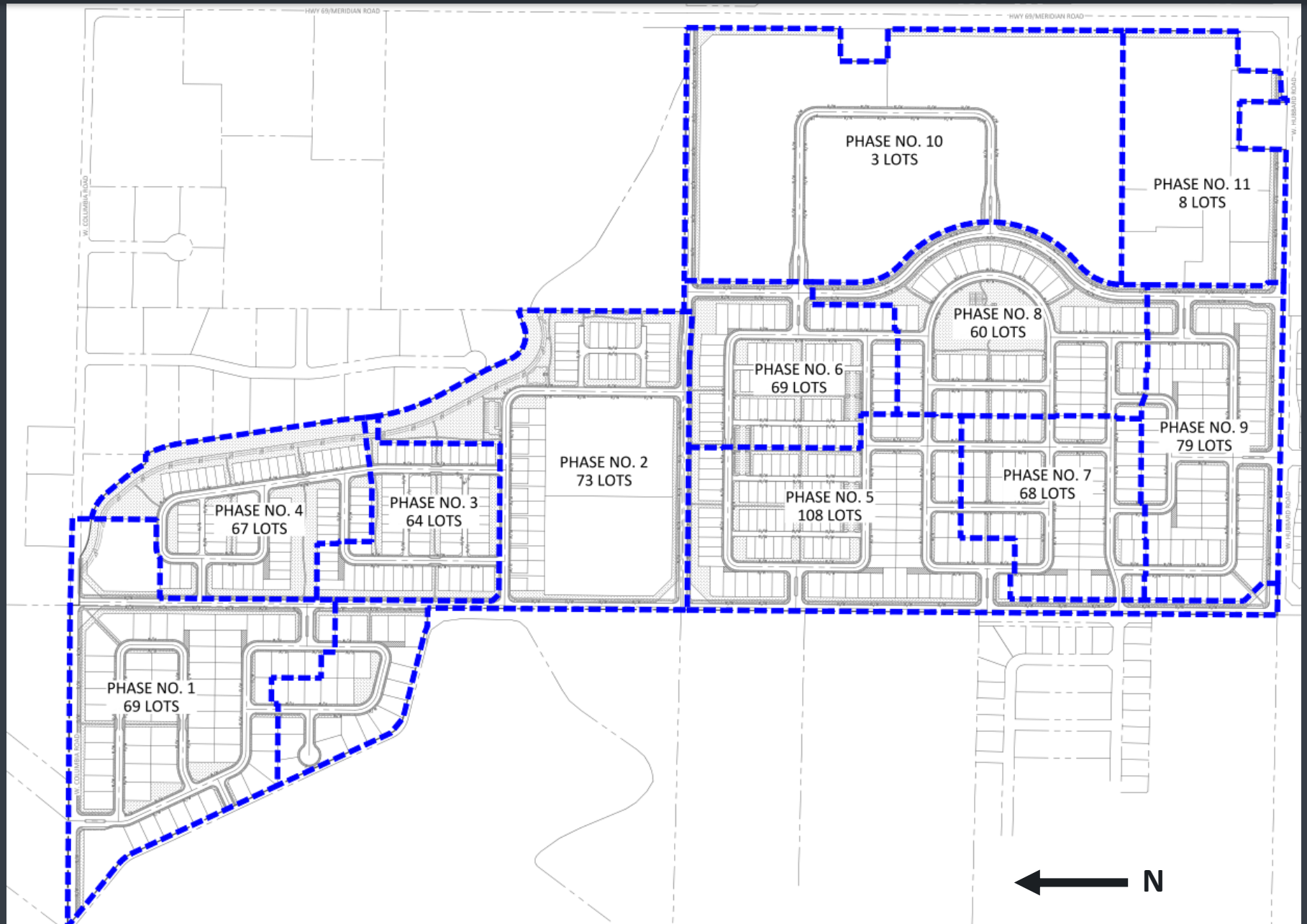
Future Land Use



FUTURE LAND USE

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

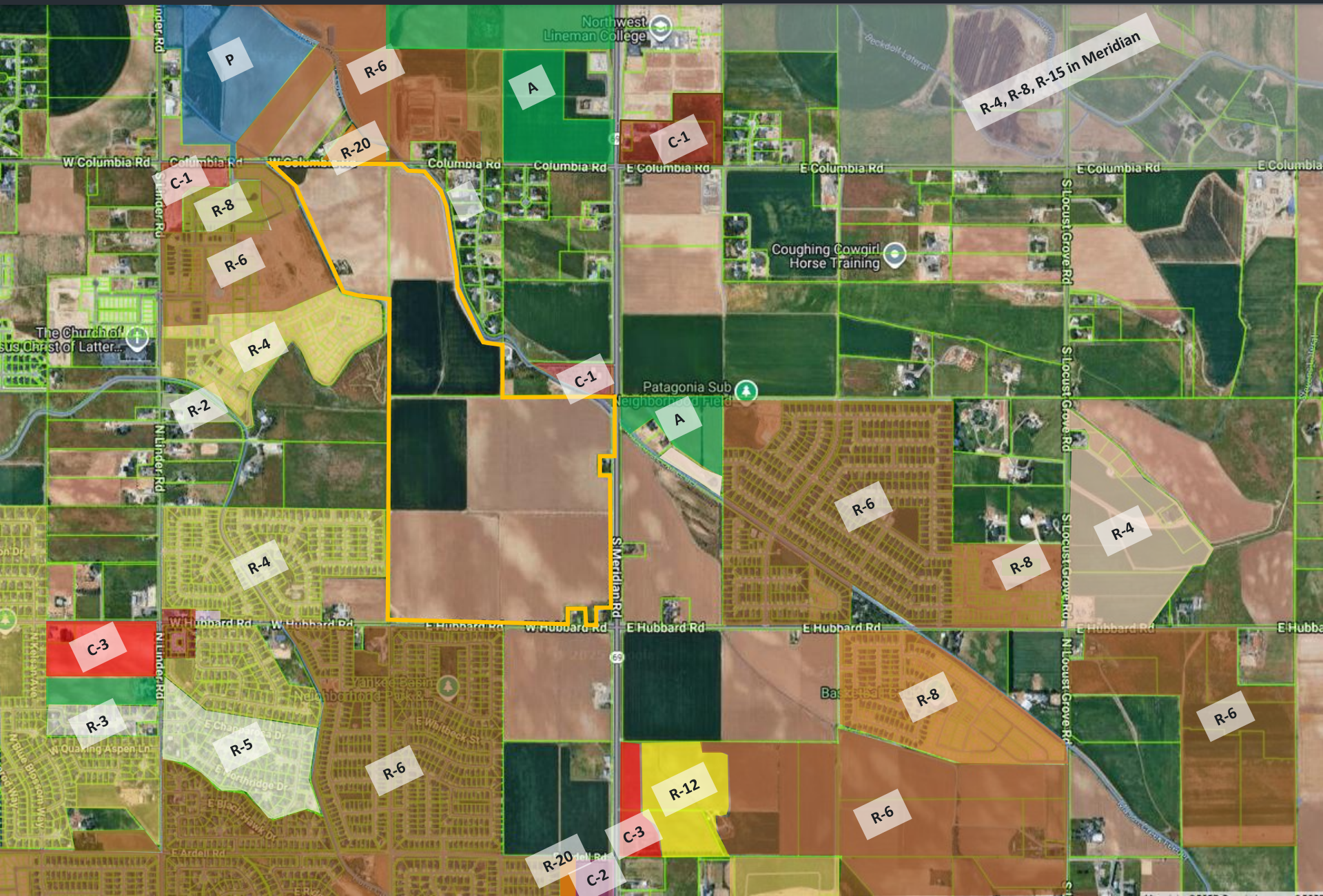
Conceptual Phasing




FUTURE COMMERCIAL
FUTURE FIRE STATION
~60'
~120'
~100'
SCHOOL/PARK
SCHOOL/PARK
FUTURE MULTI-FAMILY
FUTURE MULTI-FAMILY
~120'
FUTURE MULTI-FAMILY
FUTURE COMMERCIAL


W. MONDAVI ST.
S. KAY AVE.
CHENIN BLANC AVE.
W. ROCCA ST.
S. CARIGNANE AVE.
W. RED WINE ST.
W. OPUS ONE ST.
SCHOOL/PARK
SCHOOL/PARK
S. MALBET AVE.
W. ETUDE ST.
S. AMARONE AVE.
W. SCHRAMSBERG ST.
~70'
~300'
R-6
R-20
~25'
W. MASON CREEK RD.
W. ICE WINE ST.
FUTURE
MULTI-FAMILY
W. FRANC ST.
W. FRANC ST.
S. CHENIN BLANC
S. MALBEC AVE.
S. PINOT GRIS
S. ROCKLEDGE
S. ZINFANDEL
S. GEWURZ
S. RED RUBY

Adjacent Zoning and Vicinity

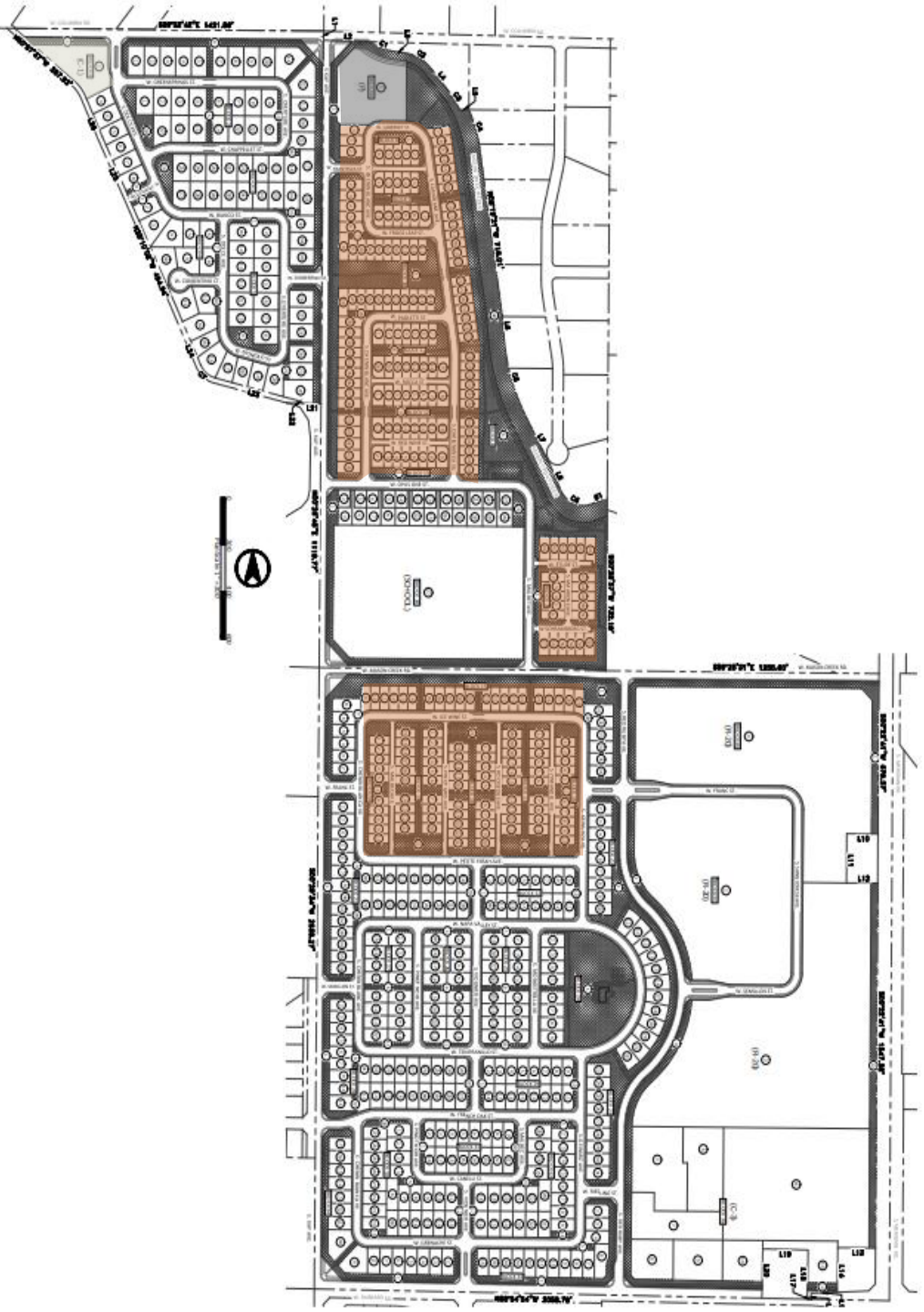


Site and Approval History

- **April 2009**: Annexation, zoning and planned unit development approved. R-20, R-6, C-3, C-1 districts assigned.
- **April 27, 2009:** Development Agreement recorded as instrument no. 109047091
- **October 15, 2024**: Development Agreement Modification approved by City Council. Modification of site layout to coincide with present layout.
- **November 19, 2024:** Decision and reasoned statement signed for Development Agreement Modification.

- **October 14, 2025:** P&Z Commission meeting for requested preliminary plat and planned unit development

Planned Unit Development



"Parkside" Product

Range in size from 3,600 – 5,400 SF
Average lot size: 4,099 SF

Request PUD to allow for decreased lot size

- 3,600 minimum lot size requested
- 4,000 minimum lot size typically required

CASE NOS.
25-01-PUD, 25-04-S & 25-03-ZC

NAPA VINEYARDS P.U.D.

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

ALL APPLICATION MATERIALS:
Case Nos. 25-01-PUD, 25-04-S, & 25-03-ZC:
for the NAPA VINEYARDS P.U.D.

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

DEVELOPMENT SERVICES
KUNA
IDAHO

CITY OF KUNA:
CITY COUNCIL
STAFF REPORT

City Council Staff Memo

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

Title:	Napa Vineyards Sub.	**Application Number:**	25-01-PUD, 25-04-S, & 25-03-ZC
Date:	12.16.2025	**Staff Contact:**	Troy Behunin
Owner/Applicant:	NE Kuna Farm LLC, Open Door Rentals LLC - Owners	**Applicant Contact:**	1977 E Overland Rd. Meridian, ID 83642
Representative:	KM Engineering, LLP Stephanie Hopkins	**Representative Contact:**	SHopkins@kmengllp.com

Staff Recommendation

Approval.

Purpose

Applicant requests PUD, Preliminary Plat & Rezone approval for approx. 242.03 acres in Kuna City using the following zones P, R-6, R-20, C-1 & C-3. The Preliminary Plat proposes to subdivide the lands into 1,495 total residential, multiple common lots & common driveways, a School Site, Fire Station & a City Park in compliance with the approved Development Agreement. The site is in Sec. 12, T2N, R1W (APN's; S1312212400, R7135690180, S1312417410.

Statement of Fact

Parcel Number(s):	S1312212400, R7135690180, S1312417410.
Future Land Use Map Designation:	Mixed-Use and Medium Residential Density
Existing Land Use:	Residential, Farm Fields
Current Zoning:	P, R-6, R-20, C-1 & C-3 (Kuna City)
Proposed Zoning:	P, R-6, R-20, C-1 & C-3
Development Area:	242.03 acres
Adjacent Zoning Districts:	**North:** R-20, R-6 & RR; **East:** C-1, A, (City) RR (County); **South:** R-6 & RR; **West:** R-4 & RR.
Adjacent Street(s) Existing:	**North:** W Columbia Rd.; **East:** Meridian Rd.; **South:** Hubbard Rd.; **West:** Kay Ave..
Internal Street(s) Existing & Proposed:	**Proposed**. W Columbia Road, W Greensprings, W Chappellet, W Skyracer, W Cabernet, W Frantesca, W Bianco, W Consention, W Mondavi, W Frogs Leap, W Paloetti, W Rocca, W Red Wine, W Opus, W Etude, W Schramsberg, W Mason Creek Road, W Ice Wine, W Franc, W Petite Syrah, W Napa Valley, W Semillion, W Temprenillo, W French Oak, W Canelli, W Riesling, W Grenache, W Hubbard Road, S Carignane, S Chenin Blanc, A Kay Avenue, S

	Overture, S Dolce, S Amarone, S Gewurz, S Malbec, S Zinfandel, S Red Ruby, S Rockledge, S Pinot Gris, S Malbec, S Monastrell, S Viogier.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	Providing a School Lot, City Park, internal open spaces and paths, and paths along canal.
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Mixed-Use and Medium Density Residential on the City's Future Land Use Map (FLUM). This parcel is currently zoned P, R-6, R-20, C-1 & C-3. The applicant is not proposing changes to the current zones, as the subject site complies with the FLUM.

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

The Comprehensive Plan identifies Kuna will be economically diverse and vibrant, ensure infrastructure and public facilities are in place and parcels identified are shovel ready. Kuna will attract and encourage new and existing businesses with an environment friendly to business creation, expansion and relocation. (Goal 1.A & C, Policy A & C, and Objective 1.C.2).

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

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

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

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

The Comprehensive Plan promotes developers Working with the KSD and Charter School(s) to address future program and facility needs, (Objective 5.A.1.b).

The Comprehensive Plan identifies the goal to provide support to Kuna's schools and pre-K education opportunities to meet population demands (Goal 5.A). The applicant's proposal to dedicate an 11.28-acre school site and K-12 public charter school aims to meet the requirements of this goal.

The proposed development will include several open space amenities including park space, pickleball courts, a pool, and pedestrian pathways (Goal 2).

The applicant proposes dedicating a lot to be utilized for a future Kuna Rural Fire District (KRFD) Station, providing land for the future expansion of public safety and emergency services (Goal 2.F).

Approximately one mile of the future Mason Creek trunkline will go through the subject site, the applicant's dedication of an easement for the trunkline will aid in ensuring sewer can serve the future population of the city (Goal 4.F).

The Comprehensive Plan identifies the goal to ensure that Land Uses within Kuna will support economic development (Goal 1.A). The applicant's proposal of approx. 17 acres of commercial land meets requirements of this goal. The proposed C-3 (Service Commercial) zone is proposed along the SH 69/Merdian Road corridor which is identified within the comp plan as an entryway corridor. The proposed commercial land inventory within the corridor in addition to the Ridley's Family Sub, Ensign Commercial Sub, Ashton Estates Commercial Sub, and the approved Paul Bunyan Commercial Sub currently under construction adds to a well-planned regional commercial center that provides employment and services (Goal 3.C.1).

Staff Analysis

This project originally came before the Commission as a Planned Unit Development (PUD), Rezone, Pre Plat, Special Use Permit (SUP) and Design Review application on August 28, 2008, and continued until September 11, 2008. The application was approved by City Council January 20, 2009. In 2008 the developer proposed the C-3, C-1, R-6, & R-12 zones, to include senior and assisted living facilities, a School Lot, a Fire Station lot, and approx. 25.50 acres of Commercial, and 1,496 total residential lots/units with an overall Net Density of approx. 6.20 Dwelling Units an Acre (DUA). A Development Agreement (D.A.) was also crafted and agreed to and would be recorded with the County Recorders office on April 27, 2009. The project was annexed into the City limits in March of 2009, which awarded the zones as proposed in January 2009.

The project was obtained by the current owner in approx. 2019. On October 15, 2024, the Development Agreement went to City Council applying the public hearing process in order to modify the project to move the Fire Station and the C-1 commercial to more appropriate locations that function better for the public and the KRFD and by removing the senior housing and the 'age-restriction' for the R-20 zone.

The Council determined the project still met the City's Mixed- Use goals, by providing land for a public service facility, two locations of commercial uses, a school site, multiple housing types, and a possible City Park; all within the established commercial and Mixed-Uses corridor of Meridian Road.

On November 19, 2024, the City Council signed the Decision and Reasoned Statement thus approving the request for Development Agreement modification by the current developer; and included a project infrastructure condition providing a corridor for the future Mason Creek sewer trunk line.

The applicant proposes a Rezone of approx. 1.84 acres from Public to C-1 Commercial, to rezone approx. 2.89 acres from C-1 to Public for purposes of a future Fire Station for the KRFD. The remainder of the site will keep the original zone boundaries and the developer proposes a Preliminary Plat in order to subdivide the previously approved zones into nine (9) C-3 Commercial lots across 17.49 approx. acres, as well as 653 Residential Lots, 65 Common Lots and 14 Common Driveways, with a proposed density of +/- 3.79 Dwelling Units an Acre (DUA). The proposal includes a request for 842 units within the R-20 zone, with a proposed density of +/- 17.80 Units Per Acre (UPA). This proposal includes a ready-to-go 5.60 (approx.) acre school lot and 5.67 ac. (approx.) lot for a City Park.

Staff notes KCC calls for eight foot (8') sidewalks on classified roads to be within the Rights-of-Way (ROW) and staff recommends the applicant be conditioned to provide a Preliminary Plat demonstrating code compliant sidewalks on classified roads with the sidewalks inside the Rights-of-Way.

The Applicant submitted a Design Review Application for the open space, common lots and buffers and was approved by the Planning and Zoning Commission October 28, 2025.

The tree planting detail shall reflect the wire basket and the burlap shall be removed at least 1/2 way down the root ball.

Recommended Conditions of Approval

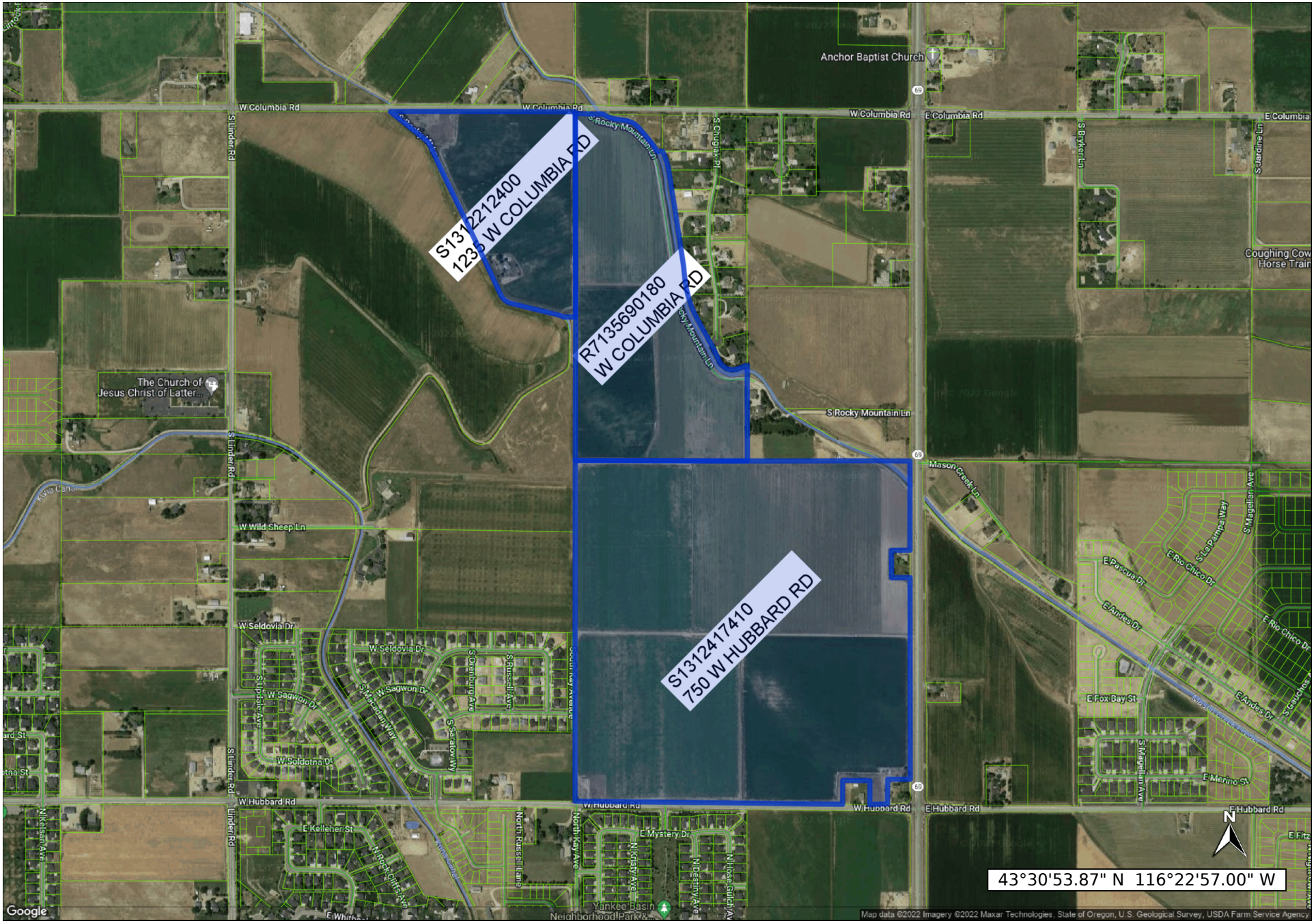
1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b.*
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; "this road will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6.*
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503.*
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in *KCC 5-8-901-B*.
13. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
14. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

15. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see *KCC 5-9-402-B-22*.
16. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
17. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
20. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-203-J*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
22. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
23. In accordance with *R90-2022*, once the Danskin Sewer Force Main is completed, 40 Equivalent Dwelling Units (EDU's) may be issued on a Phase-by-Phase basis.
24. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    A. The City Engineer shall approve all sewer connections.
    B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
    C. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    D. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
    E. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    F. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s). Please consult staff if there are questions about the process.

G. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

25. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
26. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in *KCC 10-6-3*. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
27. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3.* Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
28. Applicant is conditioned to provide sidewalks entirely within the Rights-of-Way, compliant with Kuna City Code.
29. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
30. Applicant is conditioned to submit a Landscape plan with aa plant detail reflecting the required changes for staffs approval and be compliant with Kuna City Code.
31. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

Vicinity Map



Mar 04, 2022 - landproDATA.com
Scale: 1 inch approx 1000 feet

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

April 4, 2025
Project No.: 22-020

Mr. Doug Hanson
Planning & Zoning Director
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RE: Napa Vineyards – Kuna, Idaho
Preliminary Plat, Planned Unit Development and Design Review Application

Dear Mr. Hanson:

On behalf of NE Kuna Farm LLC and Open Door Rentals LLC, and/or their assigns, we are pleased to present a preliminary plat, planned unit development (**"PUD"**) and design review application for Napa Vineyards. This is a mixed-use residential and commercial community spanning from West Columbia Road south to West Hubbard Road between Meridian Road and a collector roadway that will be partially constructed with the development, Kay Avenue.

With this preliminary plat and PUD application, we seek to align with the approved development agreement (**"DA"**) to accommodate a mix of commercial and residential uses. The DA was modified via a City Council hearing on October 15, 2024. The modification request was consistent with the previously approved PUD and Development Agreement (the "**Original Approvals**") while providing key updates and modernizations consistent with Kuna City Code and the Kuna Comprehensive Plan.



Figure 1

Site Information

The property is approximately +/- 242 acres identified as parcel numbers S1312212400, R7135690180, and S1312417410 and spans from Columbia Road to Hubbard Road, west of Meridian Road and adjacent to the future Kay Avenue (the "**Property**"). The site is currently zoned R-6, R-20, C-1 and C-3 and previously included a PUD (planned unit development) overlay within the City of Kuna ("**City**").

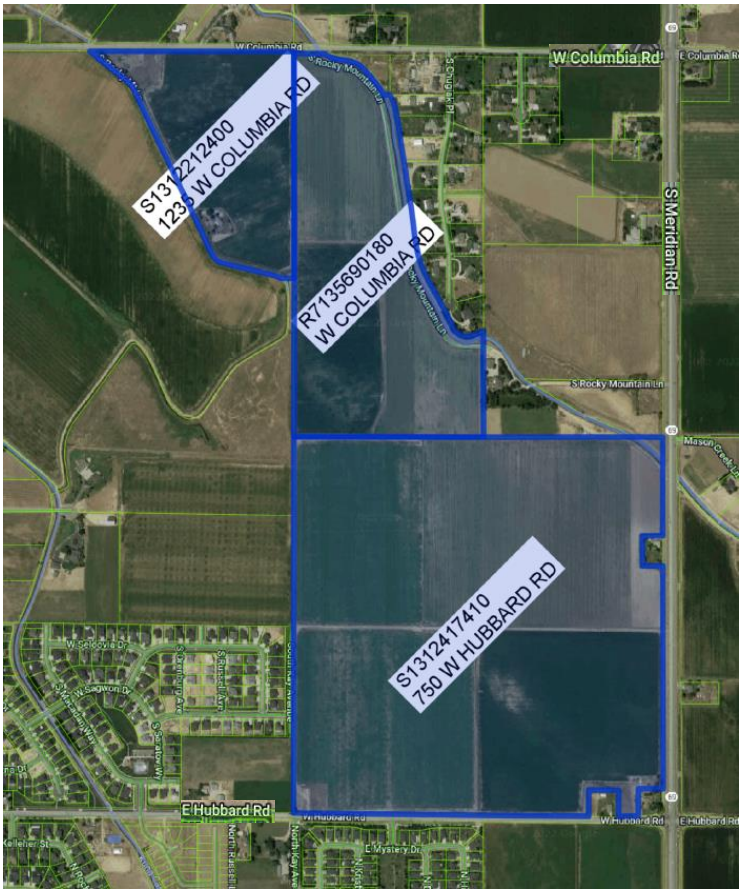


Figure 2

Background

The Property was annexed into the City in 2009. At that time, a mixed-use residential-commercial PUD was approved on the Property and the then-current owner entered into a development agreement approving R-6, R-20, C-1 and C-3 zoning. The DA was recorded as instrument number 109047091 in 2009.

Since that time, several of the City and ACHD's standards and best practices have changed, which resulted in the need for an updated development agreement. City Council agreed to the update and thus, the preliminary plat and planned unit development application closely follows requirements included in the modified DA.

Planned Unit Development Application

Napa Vineyards is presented as a PUD to support the proposed design and in conformance with its prior approval and the recently modified DA. The proposed PUD will create an efficient layout to integrate the uses proposed, while meeting a demand for housing and commercial options in this part of Kuna. In alignment with Goal 3.D and Objective 3.D.2 of the Comprehensive Plan, Napa Vineyards proposes to provide housing options and a strong neighborhood by utilizing a PUD to create a neighborhood-serving mixed-use and commercial activity center.

In alignment with City Code § 5-8-1106, the Napa Vineyards PUD proposes a mix of residential, commercial, office uses, and recreational space. The community boasts a variety of building types and densities, ample open space, and clustered higher density housing.

A PUD is requested to accommodate the "parkside" product planned within northern and southern portions of the R-6 district in the development, as allowed by City Code § 5-8-1104. The parkside lots range in size from 3,600 square feet to 5,400 square feet, with an average lot size of 4,099 square feet. A

portion of the overall 254 parkside lots sit below the minimum 4,000 square feet required in the R-6 district at 3,600 square feet.

Preliminary Plat

Consistent with the mixed-use, commercial, and medium-density residential FLUM designations and Meridian Road's designation as an Entryway Corridor in Kuna's Comprehensive Plan, Napa Vineyards proposes commercial and multi-family uses along both its Meridian Road and Hubbard Road frontages.

Napa Vineyards includes a diverse mix of housing in accordance with the Original Approvals and recently modified DA. The multi-family area is zoned R-20, and is located just north of the commercial area, between Meridian Road and the interior single-family homes.

The northern and central areas of the development contain single-family residences, a school donation site and a park donation site located within the R-6 district, in accordance with the medium-density residential and mixed use FLUM designation over these portions of the Property. A fire station donation site, zoned P, is located south of Columbia Road, east of the future Kay Avenue.

Overall, 653 lots are proposed within the 85.85-acre R-6 district area.[1] Lots will vary in size with four distinguished lot types proposed in the R-6 zone, allowing for varying housing types. These include "Courtyard", "Parkside", and "Traditional" detached Single Family Residential (50' x 110' and 70' x 115'). The following table provides a breakdown of proposed lot statistics within the R-6 district. Figure 3 depicts lot type location indicated with correlating colors.

R-6 ZONING DISTRICT			
Lot Type:	***Parkside (Alley-Load)***	***Courtyard***	***SFR (Traditional)***
Acreage:	+/- 23.90 acres	+/- 2.77 acres	+/- 59.18 acres
# of Lots:	254	24	375
Min. Lot Size:	3,600 sq. ft.	4,200 sq. ft.	5,400 sq. ft.
Max. Lot Size:	5,400 sq. ft.	6,150 sq. ft.	14,187 sq. ft.
Average Lot Size:	4,099 sq. ft.	5,025 sq. ft.	7,611 sq. ft.

Each lot type has been strategically placed throughout the development and are consistent with the concept plan included in the recently modified DA. Traditional detached single-family lots are located in the northwest portion of the development, just east of the Paloma Ridge Subdivision and within a portion of the south part of the development, indicated in yellow in Figure 3. Parkside single-family lots are located within the northern part of the development adjacent to the future fire station lot and abutting the future school and park lots, indicated in orange in Figure 3. Courtyard lots are depicted with purple directly next to the future school lot to provide a unique unit type.

Approximately 19.33 acres of Napa Vineyards has been set aside for commercial development, of which 1.84 acres is zoned C-1 (pink in Figure 3) and 17.49 acres is zoned C-3 (red in Figure 3). The C-3 district is ideally situated to provide a buffer between the single-family homes to the west and additional commercial opportunities along the busy Meridian Road/Highway 69 corridor. The C-3 area includes 8 buildable lots. The C-1 district includes one buildable lot in the northwest corner of the development.

[1] The Original Approvals allowed for 654 residential lots.

Proposed commercial lots will provide opportunities for neighborhood serving uses within a walkable distance to proposed residences within Napa Vineyards and adjacent residential development.

Napa Vineyards features a 2.08-acre lot that will be donated to the Kuna Rural Fire District (depicted in blue in Figure 3) and an 11.28-acre area that will be donated as two separate lots for a public school and park (depicted in light orange in Figure 3). The Original Approvals included the Fire donation property on the far western edge of the development. Since that time, and in concert with Kuna Rural Fire District, the lot has been moved to the southeast corner of Columbia Road and Kay Road. After discussions with the Kuna School District, the school site has been moved from an interior location on local roads to the intersection of Kay Avenue and Mason Creek Road, two new collector road extensions abutting and through the project.

Three lots comprise the multi-family area, making up a total of approximately 39.59 acres as depicted in gray in Figure 3. Within these multi-family lots, no more than 842 multi-family units are allowed per the Original Approvals and the updated DA. The multi-family component of the development is proposed to develop within a later phase of the overall development.



Figure 3

Density

The overall net density of the R-6 residential portion of the project is 4.05 dwelling units per acre excluding the 11.28-acres comprising the school and park sites. Including both lots, the net density for the R-6 residential portion of the project is 3.79 dwelling units per acre. Although a specific number of units is not currently proposed for the R-20 area, if 842 units are proposed as permitted with the original DA, the net density would be approximately 21.27 dwelling units per acre.

Public Infrastructure

The Mason Creek trunkline, which provides critical sewer infrastructure and connectivity in this area of Kuna, bisects the Project. All public infrastructure services and requirements are located within or adjacent to the project site.

Services
The property is less than 2 miles from downtown Kuna, which puts it in proximity to the area's schools, the Kuna Library, and various parks among other services and amenities. Kuna High School is located less than 1.5 away. Silver Trail Elementary and Fremont Middle School are both approximately 2 miles away. As mentioned, the developer proposes to donate an 11.28-acre area for a future school and park which will provide an easily accessible option for future residents within the community.

Various churches, preschools and daycares are also nearby, which will serve and be supported by future residents, and complement future commercial uses planned within Napa Vineyards.

Sewer and water infrastructure exists, and extension is planned to the Property, and development of Napa Vineyards will allow the critical extension of the Mason Creek sewer trunkline.

Access and Connectivity
The development will be accessed via two entrances on Columbia, including Kay Avenue (a collector road) and Dolce Avenue (a local street); three entrances on Hubbard, including Kay Avenue, Viognier Avenue and Red Ruby Avenue (both local streets); and Mason Creek Road (a new collector bisecting the property from east to west), will connect Meridian Road to Kay Avenue. The internal road network is designed to provide efficient movement, incorporating frontage and backage roads to alleviate traffic experienced on SH-69 and adjacent collector roadways.

A traffic impact study (TIS) has been accepted by ACHD and is currently under ITD review. Traffic improvements are significant and include the following:

- SH 69/Lake Hazel
    - Widen Lake Hazel to 2 through lanes in each direction
    - Widen SH 69 to 3 through lanes in each direction
    - Exclusive right turn lanes on the eastbound and westbound approaches
- SH 69/ Columbia
    - Widen Columbia Road to two through lanes in each direction
    - Install dual eastbound left turn lanes
    - Widen SH 69 to 3 through lanes in each direction
    - Construct an exclusive eastbound right turn lane
- SH 69/Hubbard
    - Widen SH 69 to three through lanes
    - Construct dual eastbound left-turn lanes
- SH 69/Deer Flat Road
    - Install an overlap signal head for the southbound right lane and adjust signal timing accordingly
    - Construct dual eastbound left-turn lanes
- SH 69/Kuna Road
    - Install a traffic signal or multi-lane roundabout
- Kay Avenue/Deer Flat Road
    - Install a traffic signal or a multi-lane roundabout

- Linder Road/Columbia Road
    - Install exclusive right turn lanes with overlap signals for the northbound and eastbound approaches
- Kay Avenue/Hubbard Road
    - Install a traffic signal or a single-lane roundabout
- Columbia Road (Linder to SH 69)
    - Widen to a 5-lane section
- Hubbard Road (Linder to SH 69)
    - Widen to a 5-lane section
- Kay Avenue/Columbia Road
    - Install a traffic signal or a single lane roundabout

All roadways within the subdivision, including alleyways serving alley-load product, will be improved to ACHD standards and will be owned and maintained by ACHD.

Project Phasing

Napa Vineyards is proposed to be constructed in eleven phases, as estimated with the schematic schedule below.

If approved, the applicant plans to begin construction in the Spring of 2026. It is estimated that one phase will occur each year after. The timing of subsequent phases will be market-driven; the current anticipated construction timing is summarized below.

Phase #	***Estimated Construction Start Date****
Phase 1	2026
Phase 2	2027
Phase 3	2028
Phase 4	2029
Phase 5	2030
Phase 6	2031
Phase 7	2032
Phase 8 (multi-family)	2033
Phase 9 (C-3 commercial)	2034

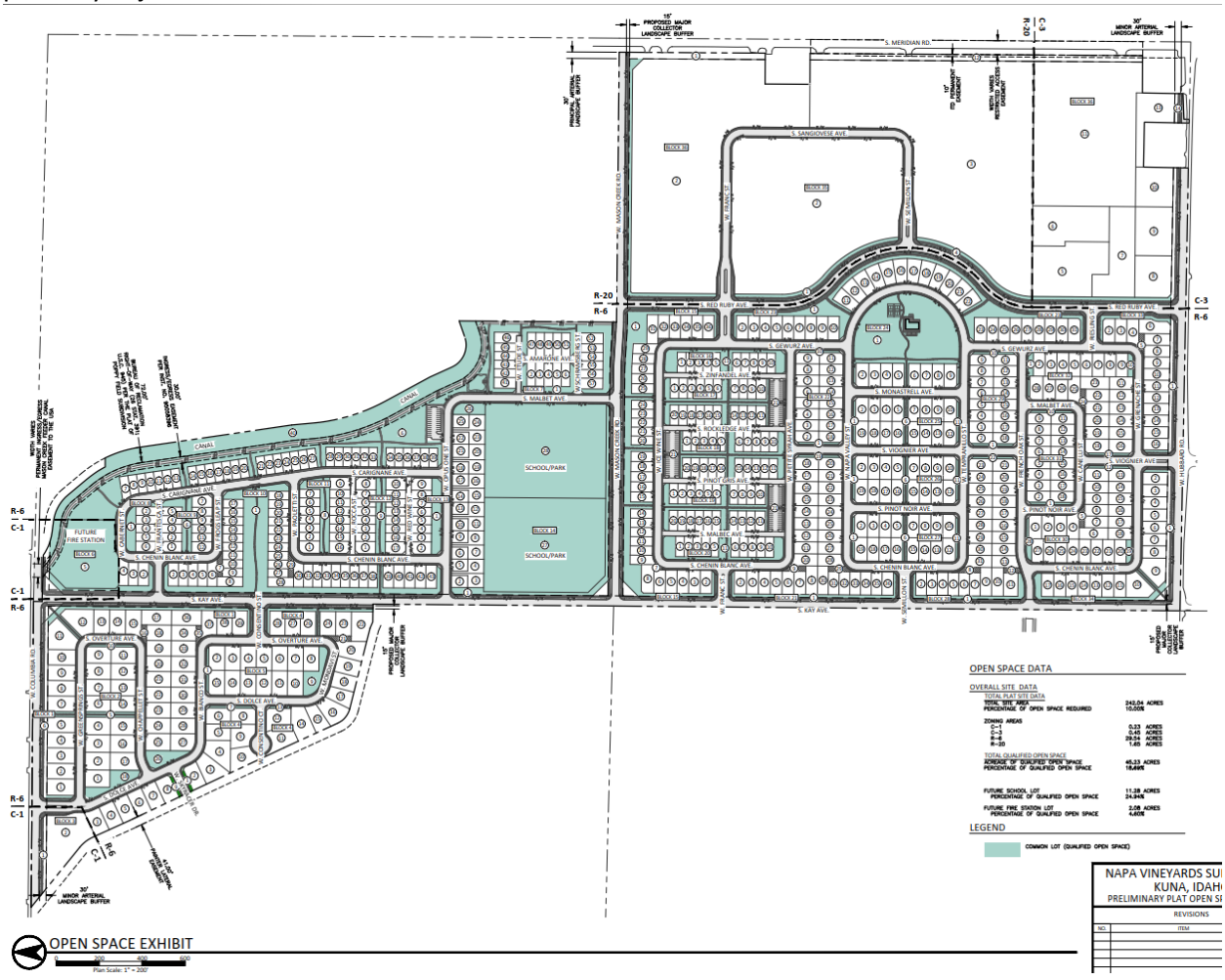
** Dependent upon market demand – dates are estimated and could change*

The first phase will include the future fire station lot, neighborhood serving commercial lot in the NW corner of the project, approximately 69 single-family residential lots, and improvements along Columbia Road and a portion of Kay Avenue. The first phase is configured to ensure extension of services and provision of the Fire Station lot. Phase 2 will include the school and park lot, pathways and open space including the proposed dog park, approximately 73 single-family residential lots and portions of Kay Avenue and Mason Creek Road. Phases 3 and 4 will include open space and pathways, and approximately 131 single-family residential lots combined. Phases 5 – 9 include the large central open space area including pool, changing rooms and sports court, alley-load product, and the remainder of single-family residential lots. Phases 5 – 9 will complete the remaining half

portion of Kay Avenue, half of Mason Creek Road and half of Hubbard Road fronting the development. Phase 10 includes the multi-family component of the development, the design of which will be proposed at a later date. Phase 11 includes the service commercial component of the project, uses and specific design will be proposed at a later date.

Design Review

Napa Vineyards includes more than 45.23 acres of qualified open space, or 18.69% of the Project, exceeding the 10% required under the Kuna ordinance. The open space calculation includes the approximately 11.28-acre area for the future school and park lots and the approximately 2.08-acre future fire station lot. Included in the open space are high-quality amenities for residents such as a swimming pool, changing rooms, sports courts, dog park, and pathways throughout the community, including a pathway adjacent to Mason Creek.

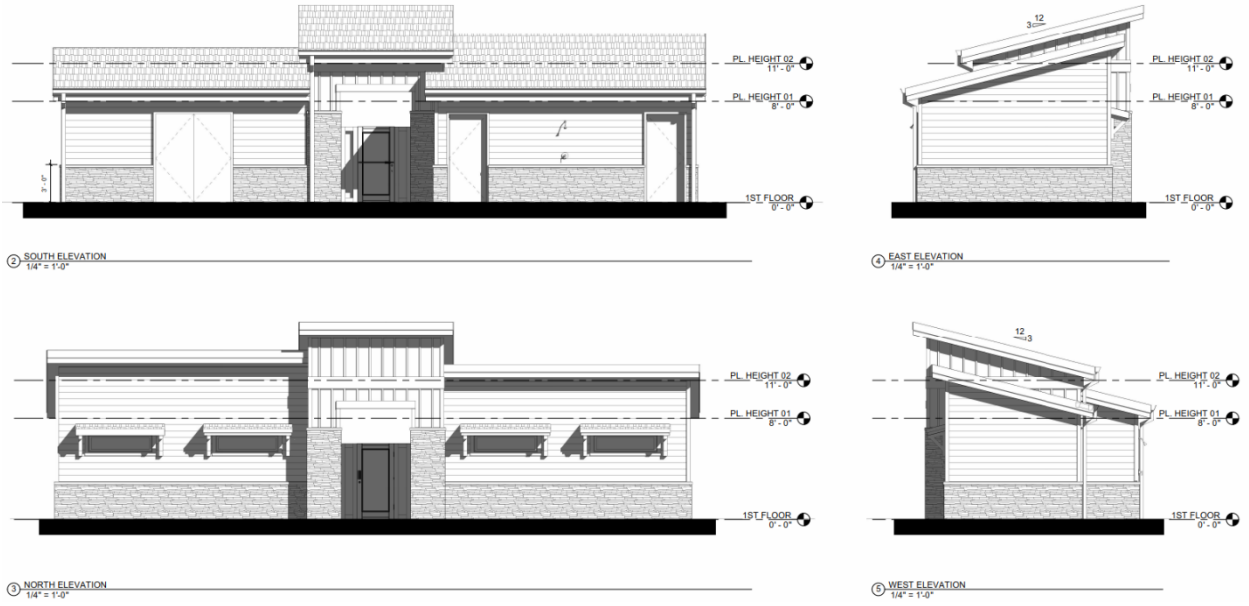


Ample open spaces are distributed throughout the Project, with a dog park, pathways and open space areas in the northern portion of the development and a pool with changing rooms, sports courts and recreation areas located within the southern portion of the development. The commercial component also includes areas that will invite outdoor dining, shopping and events.

Pedestrian walkways are located throughout the development to allow for integration of uses, interconnectivity and pedestrian access to the commercial areas and all amenities. The pathways also provide an active amenity for residents to safely walk around the entire neighborhood.

Fencing will meet all current Kuna City Code standards. Likewise, to the extent any pathways and sidewalks deviate from the Original Approvals, they will meet current Kuna City Code and ACHD standards.

Napa Vineyards proposes one large centrally located swimming pool within the southern part of the single-family residential community. We anticipate that an additional pool and amenities will be provided with the multi-family component of the development at a later date. Alongside the pool will be a building with both male and female changing rooms with stalls.



Conclusion

We are excited to bring Napa Vineyards to the City of Kuna. The Development Agreement for this mixed-use community was recently updated to reflect the current layout and City standards and will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing and employment opportunities in this area of Kuna. The community design and mix of uses will allow residents to play, shop, eat and interact with neighbors without leaving their neighborhood. Napa Vineyards complements the City's vision for growth and will be an asset to the community.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
KM Engineering, LLP.

Stephanie Hopkins

Stephanie Hopkins
Land Planning Manager

cc: NE Kuna Farm LLC, Open Door Rentals LLC

NAPA VINEYARDS SUBDIVISION

CONCEPTUAL, SUBJECT TO CHANGE



SITE LEGEND

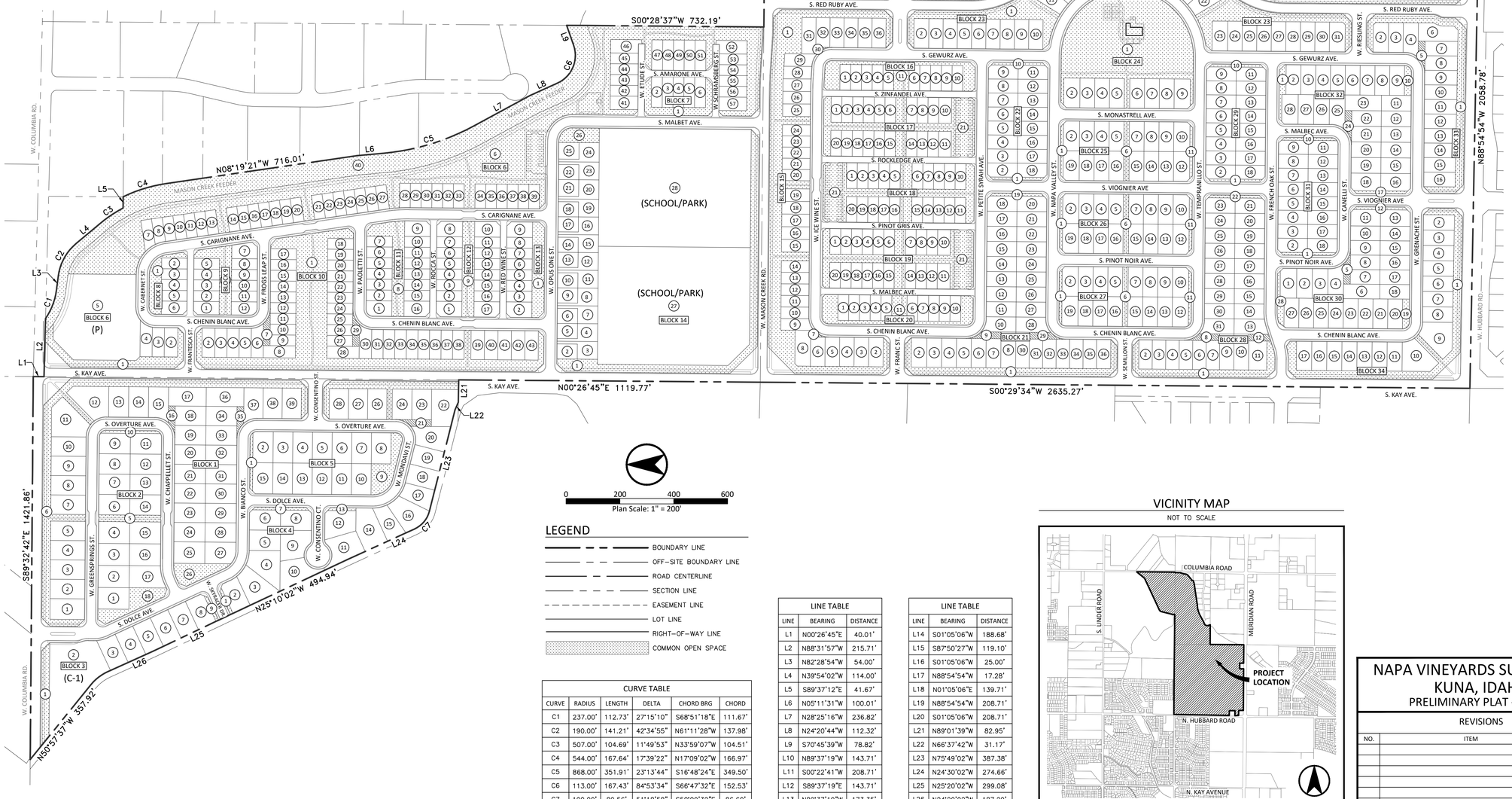
- OPEN SPACE
- C-1 NEIGHBORHOOD BUSINESS DISTRICT
- C-3 SERVICE BUSINESS DISTRICT
- R-6 MEDIUM DENSITY RESIDENTIAL FUTURE SCHOOL
- R-6 MEDIUM DENSITY RESIDENTIAL SINGLE FAMILY LOTS
- R-6 MEDIUM DENSITY RESIDENTIAL COURTYARD LOTS
- R-6 MEDIUM DENSITY RESIDENTIAL PARKSIDE ALLEY-LOAD LOTS
- R-20 HIGH DENSITY MULTI-FAMILY RESIDENTIAL FUTURE

PRELIMINARY PLAT SHOWING
NAPA VINEYARDS SUBDIVISION

A PARCEL OF LAND BEING A PORTION OF LOT 13, BLOCK 2 OF POPPY FIELD SUBDIVISION (BOOK 70 OF PLATS AT PAGE 7195, RECORDS OF ADA COUNTY, IDAHO) AND UNPLATTED LAND SITUATED IN THE NORTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO

PRELIMINARY PLAT NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
3. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
4. DIRECT LOT ACCESS FROM COLLECTORS & ARTERIALS IS PROHIBITED UNLESS APPROVED BY ADA COUNTY HIGHWAY DISTRICT, IDAHO TRANSPORTATION DISTRICT AND THE CITY OF KUNA.
5. THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
6. IRRIGATION WATER WILL BE PROVIDED BY NEW YORK IRRIGATION DISTRICT / BOISE PROJECT BOARD OF CONTROL IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.
7. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
8. INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
9. STREET NAMES AS SHOWN ARE TEMPORARY AND SHALL BE NAMED ACCORDING TO CITY OF KUNA ZONING ORDINANCE PRIOR TO RECORDING OF FINAL PLAT.
10. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS AND SPECIFICATIONS AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).



0 200 400 600
Plan Scale: 1" = 200'

LEGEND

- BOUNDARY LINE
- OFF-SITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- COMMON OPEN SPACE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	237.00'	112.73'	27°15'10"	S68°51'18"E	111.67'
C2	190.00'	141.21'	42°34'55"	N61°11'28"W	137.98'
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C7	100.00'	89.56'	51°18'58"	S50°09'32"E	86.60'

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L26	N24°20'02"W	187.29'

VICINITY MAP

NOT TO SCALE

PROJECT SUMMARY

SITE DATA

PARCEL NUMBER:	S1312212400
PROPERTY ADDRESS:	1235 W. COLUMBIA ROAD
CITY/STATE/ZIP:	KUNA, IDAHO 83642
PARCEL NUMBER:	R7135690180
PROPERTY ADDRESS:	W. COLUMBIA ROAD
CITY/STATE/ZIP:	KUNA, IDAHO 83642
PARCEL NUMBER:	S1312417410
PROPERTY ADDRESS:	750 W. HUBBARD ROAD
CITY/STATE/ZIP:	KUNA, IDAHO 83642

CURRENT ZONING:

P (PUBLIC)	±2.89 ACRES
C-1 (NEIGHBORHOOD COMMERCIAL)	±1.84 ACRES
C-3 (SERVICE COMMERCIAL)	±17.49 ACRES
R-6 (MEDIUM DENSITY RESIDENTIAL)	±172.50 ACRES
R-20 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL)	±47.31 ACRES
TOTAL PROJECT AREA:	±242.03 ACRES

R-6 (MEDIUM DENSITY RESIDENTIAL)	653 LOTS	±3.79 U.P.A.
R-20 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL)	842 UNITS	±17.80 U.P.A.

R-6 (MEDIUM DENSITY RESIDENTIAL)

COURTYARD	24 LOTS	±2.77 ACRES
MINIMUM LOT SIZE:	4,200 SF	
MAXIMUM LOT SIZE:	6,150 SF	
AVERAGE LOT SIZE:	5,025 SF	
50'x110' LOT WIDTHS	283 LOTS	±40.06 ACRES
MINIMUM LOT SIZE:	5,400 SF	
MAXIMUM LOT SIZE:	12,039 SF	
AVERAGE LOT SIZE:	6,167 SF	
70'x115' LOT WIDTHS	92 LOTS	±19.12 ACRES
MINIMUM LOT SIZE:	7,881 SF	
MAXIMUM LOT SIZE:	14,817 SF	
AVERAGE LOT SIZE:	9,054 SF	
PARKSIDE	254 LOTS	±23.90 ACRES
MINIMUM LOT SIZE:	3,600 SF	
MAXIMUM LOT SIZE:	5,400 SF	
AVERAGE LOT SIZE:	4,099 SF	
FUTURE SCHOOL/PARK SITE:	2 LOT	±11.27 ACRES

R-20 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL)

MULTI-FAMILY:	3 LOTS	±39.59 ACRES
*842 UNITS MAXIMUM PER DEVELOPMENT AGREEMENT		
COMMON DRIVE LOTS:	14 LOTS	±0.64 ACRES
COMMON LOTS:	65 LOTS	±40.18 ACRES
RIGHT-OF-WAY DEDICATION:	~	±46.14 ACRES

DIMENSIONAL STANDARDS PER PLANNED UNIT DEVELOPMENT (PUD)

C-1 (NEIGHBORHOOD COMMERCIAL)	
MINIMUM SQUARE FOOTAGE:	2,000 SF
MINIMUM FRONTAGE:	0'
FRONT YARD SETBACK:	15'
REAR YARD SETBACK:	5'
INTERIOR SIDE YARD SETBACK:	0'
STREET SIDE YARD SETBACK:	10'
MAXIMUM BUILDING HEIGHT:	35'
C-3 (SERVICE COMMERCIAL)	
MINIMUM SQUARE FOOTAGE:	1,300 SF
MINIMUM FRONTAGE:	0'
FRONT YARD SETBACK:	0'
REAR YARD SETBACK:	0'
INTERIOR SIDE YARD SETBACK:	0'
STREET SIDE YARD SETBACK:	10'
MAXIMUM BUILDING HEIGHT:	60'
R-6 (MEDIUM DENSITY RESIDENTIAL)	
MINIMUM SQUARE FOOTAGE:	3,600 SF
MINIMUM FRONTAGE:	45'
FRONT YARD SETBACK:	20'
REAR YARD SETBACK:	15'
INTERIOR SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	35'
R-20 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL)	
MINIMUM SQUARE FOOTAGE:	1,300 SF
MINIMUM FRONTAGE:	40'
FRONT YARD SETBACK:	20'
REAR YARD SETBACK:	15'
INTERIOR SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	40'

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

UTILITIES

UTILITIES

WATER:	CITY OF KUNA
SEWER:	CITY OF KUNA
ELECTRICAL:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	NEW YORK IRRIGATION DISTRICT / BOISE PROJECT BOARD OF CONTROL / CITY OF KUNA PI
PRESSURIZED IRRIGATION:	CITY OF KUNA (KMID)
FIRE PROTECTION:	KUNA RURAL FIRE DISTRICT
POLICE PROTECTION:	KUNA POLICE (ADA COUNTY SHERIFF)
SANITATION:	J&M SANITATION
SCHOOL DISTRICT:	KUNA SCHOOL DISTRICT

PROJECT TEAM

PROPERTY OWNER

NAME:	NE KUNA FARM, LLC
CONTACT:	TIM ECK
ADDRESS:	2228 W. PIAZZA STREET
CITY/STATE/ZIP:	MERIDIAN, IDAHO 83646
EMAIL:	timothyeck@me.com

ENGINEERING

NAME:	KM ENGINEERING, LLP.
CONTACT:	KEVIN FROEHLICH, P.E. MATT DERR, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	kfroehlich@kmengllp.com mderr@kmengllp.com

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - COVER

REVISIONS

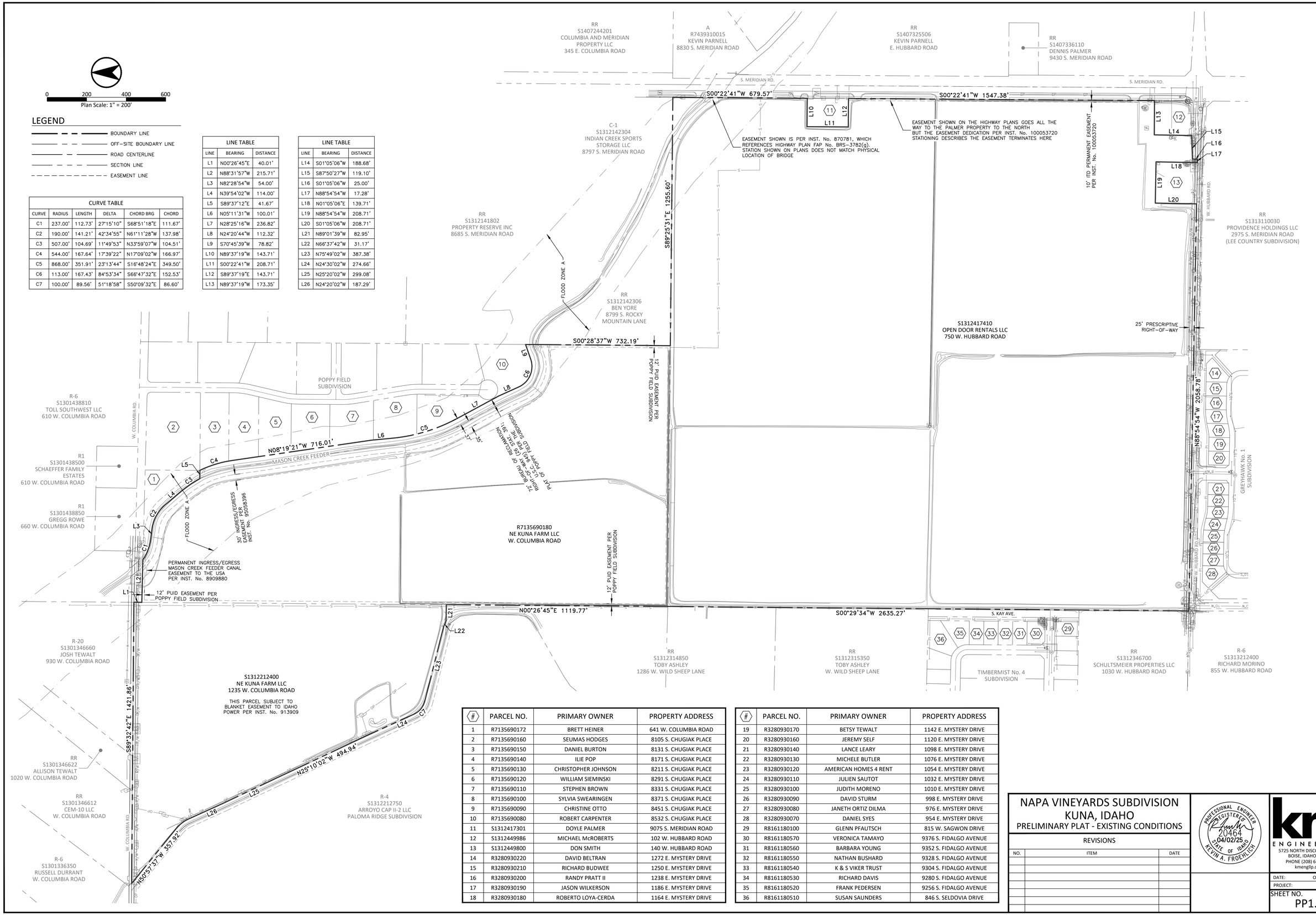
NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP1.0

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP1.0 - COVER SHEET.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IR9755 (BW) [PC], 24X36 L [PDF]



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#	PARCEL NO.	PRIMARY OWNER	PROPERTY ADDRESS
1	R7135690172	BRETT HEINER	641 W. COLUMBIA ROAD
2	R7135690160	SEUMAS HODGES	8105 S. CHUGIAK PLACE
3	R7135690150	DANIEL BURTON	8131 S. CHUGIAK PLACE
4	R7135690140	ILIE POP	8171 S. CHUGIAK PLACE
5	R7135690130	CHRISTOPHER JOHNSON	8211 S. CHUGIAK PLACE
6	R7135690120	WILLIAM SIEMINSKI	8291 S. CHUGIAK PLACE
7	R7135690110	STEPHEN BROWN	8331 S. CHUGIAK PLACE
8	R7135690100	SYLVIA SWEARINGEN	8371 S. CHUGIAK PLACE
9	R7135690090	CHRISTINE OTTO	8451 S. CHUGIAK PLACE
10	R7135690080	ROBERT CARPENTER	8532 S. CHUGIAK PLACE
11	S1312417301	DOYLE PALMER	9075 S. MERIDIAN ROAD
12	S1312449986	MICHAEL McROBERTS	102 W. HUBBARD ROAD
13	S1312449800	DON SMITH	140 W. HUBBARD ROAD
14	R3280930220	DAVID BELTRAN	1272 E. MYSTERY DRIVE
15	R3280930210	RICHARD BUDWEE	1250 E. MYSTERY DRIVE
16	R3280930200	RANDY PRATT II	1238 E. MYSTERY DRIVE
17	R3280930190	JASON WILKERSON	1186 E. MYSTERY DRIVE
18	R3280930180	ROBERTO LOYA-CERDA	1164 E. MYSTERY DRIVE

#	PARCEL NO.	PRIMARY OWNER	PROPERTY ADDRESS
19	R3280930170	BETSY TEWALT	1142 E. MYSTERY DRIVE
20	R3280930160	JEREMY SELF	1120 E. MYSTERY DRIVE
21	R3280930140	LANCE LEARY	1098 E. MYSTERY DRIVE
22	R3280930130	MICHELE BUTLER	1076 E. MYSTERY DRIVE
23	R3280930120	AMERICAN HOMES 4 RENT	1054 E. MYSTERY DRIVE
24	R3280930110	JULIEN SAUTOT	1032 E. MYSTERY DRIVE
25	R3280930100	JUDITH MORENO	1010 E. MYSTERY DRIVE
26	R3280930090	DAVID STURM	998 E. MYSTERY DRIVE
27	R3280930080	JANETH ORTIZ DILMA	976 E. MYSTERY DRIVE
28	R3280930070	DANIEL SYES	954 E. MYSTERY DRIVE
29	R8161180100	GLENN PFAUTSCH	815 W. SAGWON DRIVE
30	R8161180570	VERONICA TAMAYO	9376 S. FIDALGO AVENUE
31	R8161180560	BARBARA YOUNG	9352 S. FIDALGO AVENUE
32	R8161180550	NATHAN BUSHARD	9328 S. FIDALGO AVENUE
33	R8161180540	K & S VIKER TRUST	9304 S. FIDALGO AVENUE
34	R8161180530	RICHARD DAVIS	9280 S. FIDALGO AVENUE
35	R8161180520	FRANK PEDERSEN	9256 S. FIDALGO AVENUE
36	R8161180510	SUSAN SAUNDERS	846 S. SELDOVIA DRIVE

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - EXISTING CONDITIONS

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 STATE OF IDAHO 04/02/25 KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
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SHEET NO. PP1.1

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP1.1 - EXISTING CONDITIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IRP755 (BW) PC3, 24X36 L [PDF]



SEE SHEET PP2.1 FOR CONTINUATION

SEE SHEET PP2.2 FOR CONTINUATION

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- EXISTING CONTOUR AREA
- COMMON AREA
- STREET LIGHT
- DRAINAGE ARROW

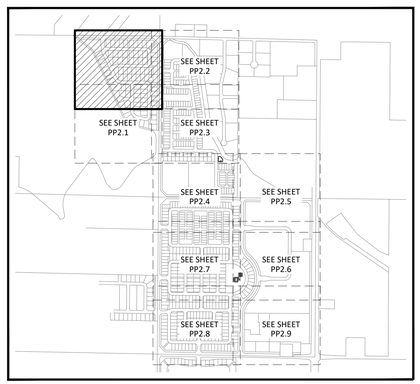
EXISTING FEATURES

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING TREE DECIDUOUS
- FLOODPLAIN
- FLOODWAY

NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF KUNA. 8" WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO AN EXISTING 12" WATER MAIN IN W. HUBBARD ROAD.
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0 60 120 180
Plan Scale: 1" = 60'



NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

NO.	ITEM	DATE

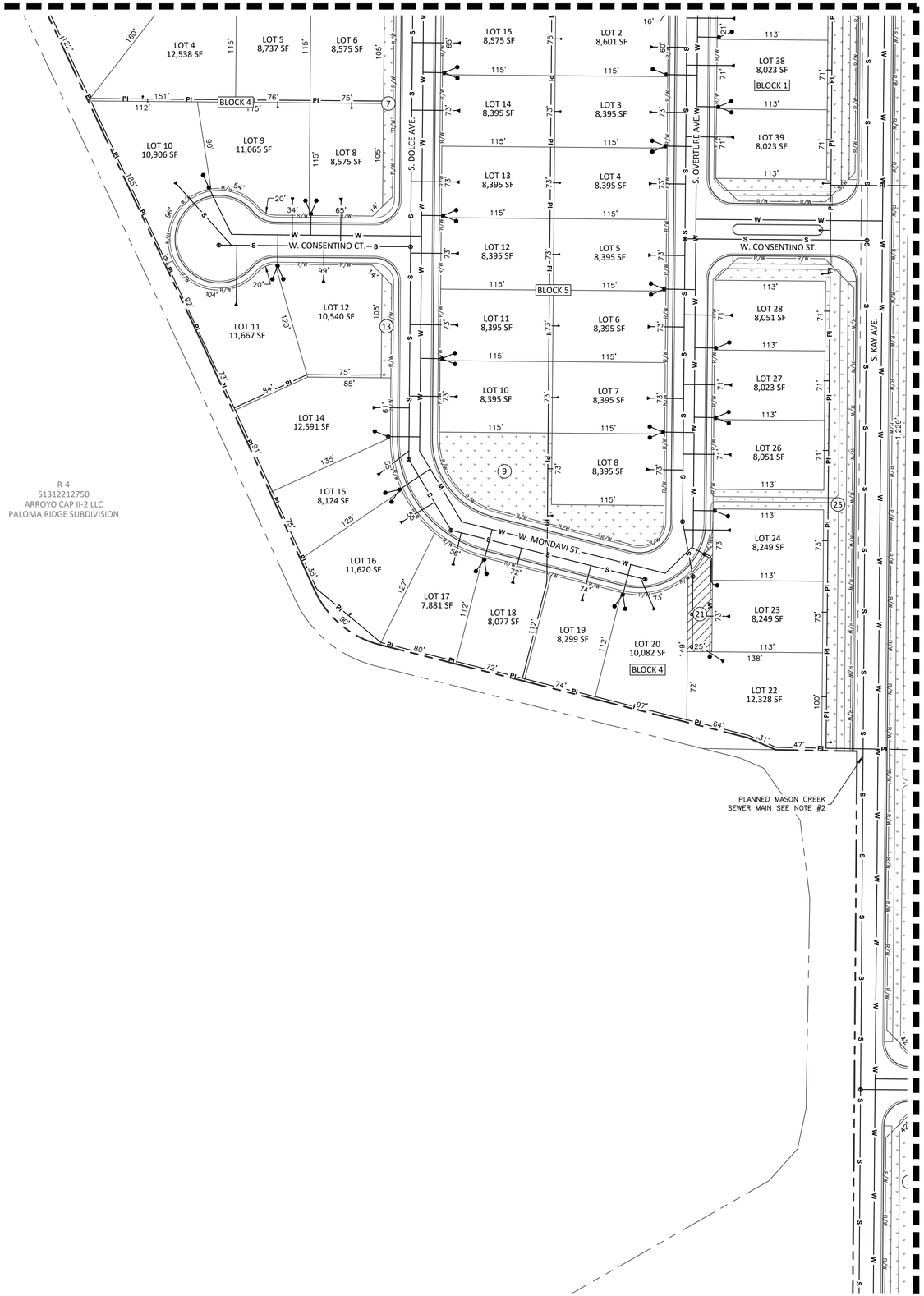
PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.0

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN.FROEHLICH, 4/2/2025, CANON IPF755 (BW).PC3, 24X36, L [PDF]

SEE SHEET PP2.0 FOR CONTINUATION



SEE SHEET PP2.3 FOR CONTINUATION

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT–OF–WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- EXISTING CONTOUR AREA
- COMMON AREA
- STREET LIGHT
- DRAINAGE ARROW

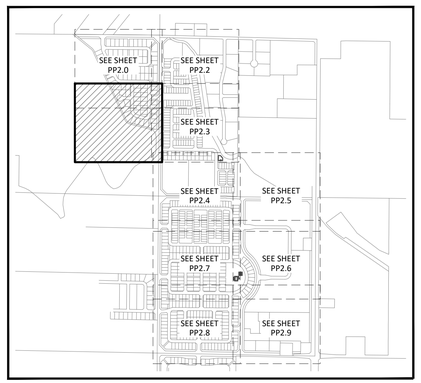
EXISTING FEATURES

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
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- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
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Plan Scale: 1" = 60'



NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

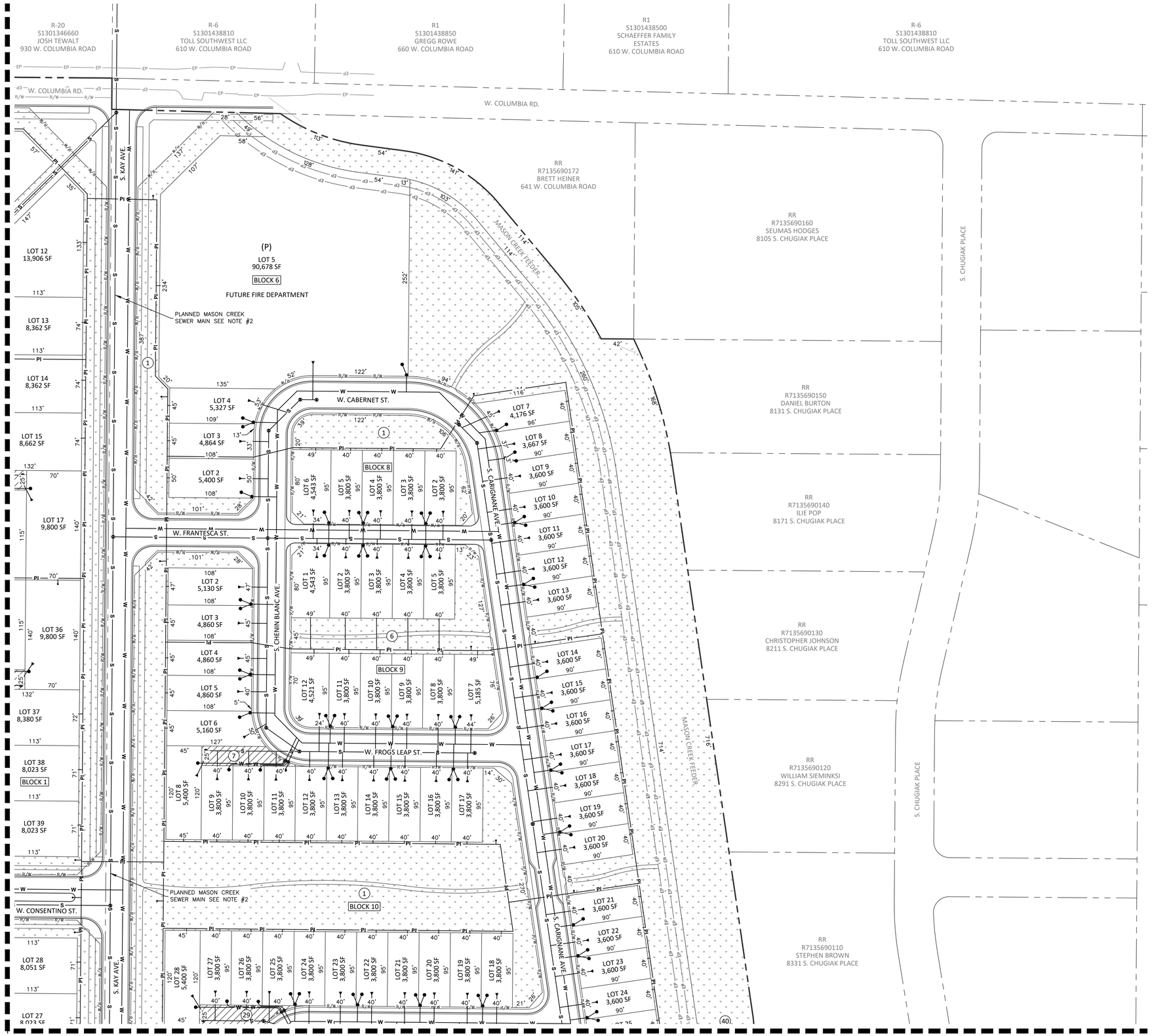
NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.1

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IPF755 (BW) PC3_24X36.1 [PDF]



LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

PROPOSED IMPROVEMENTS

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- WATER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- EXISTING CONTOUR AREA
- COMMON AREA
- STREET LIGHT
- DRAINAGE ARROW

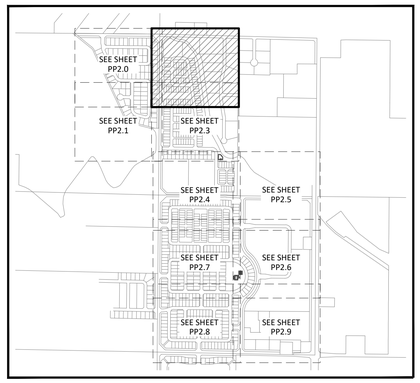
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0 60 120 180
Plan Scale: 1" = 60'



NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

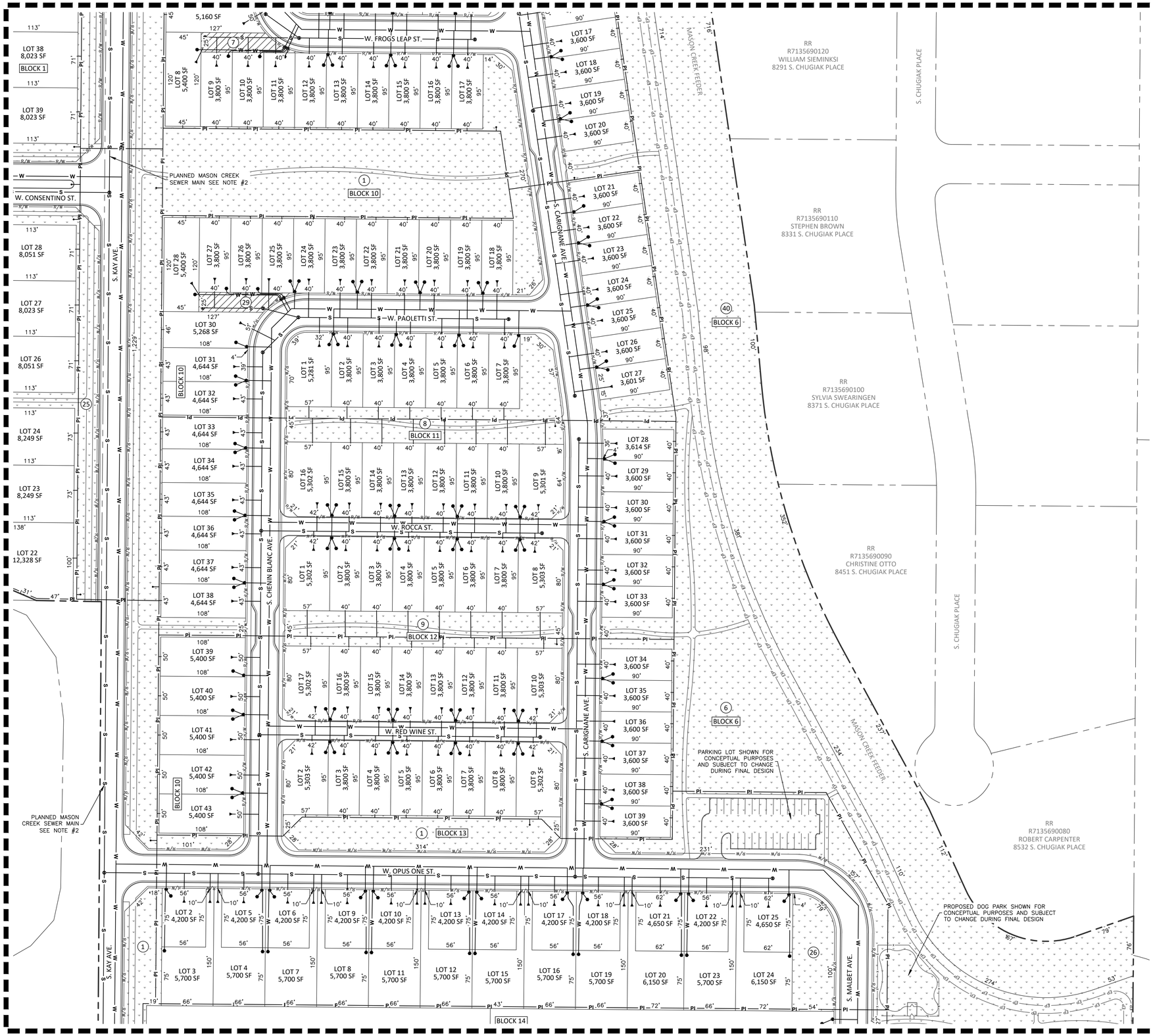
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.2

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IPF755 (BW) (PC), 24X36 L [PDF]

SEE SHEET PP2.2 FOR CONTINUATION

SEE SHEET PP2.1 FOR CONTINUATION



LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
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- FIRE HYDRANT
- DOUBLE WATER SERVICE
- EXISTING CONTOUR AREA
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- STREET LIGHT
- DRAINAGE ARROW

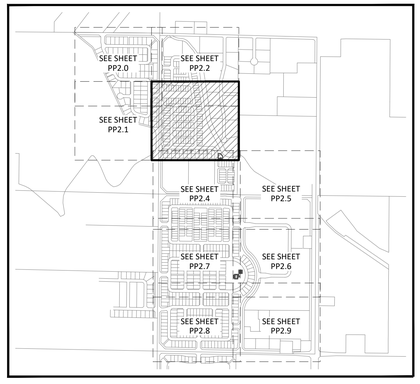
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- WATER LINE
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- OVERHEAD POWER LINE
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- SEWER MANHOLE
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0 60 120 180
Plan Scale: 1" = 60'



SEE SHEET PP2.4 FOR CONTINUATION

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

NO.	ITEM	DATE

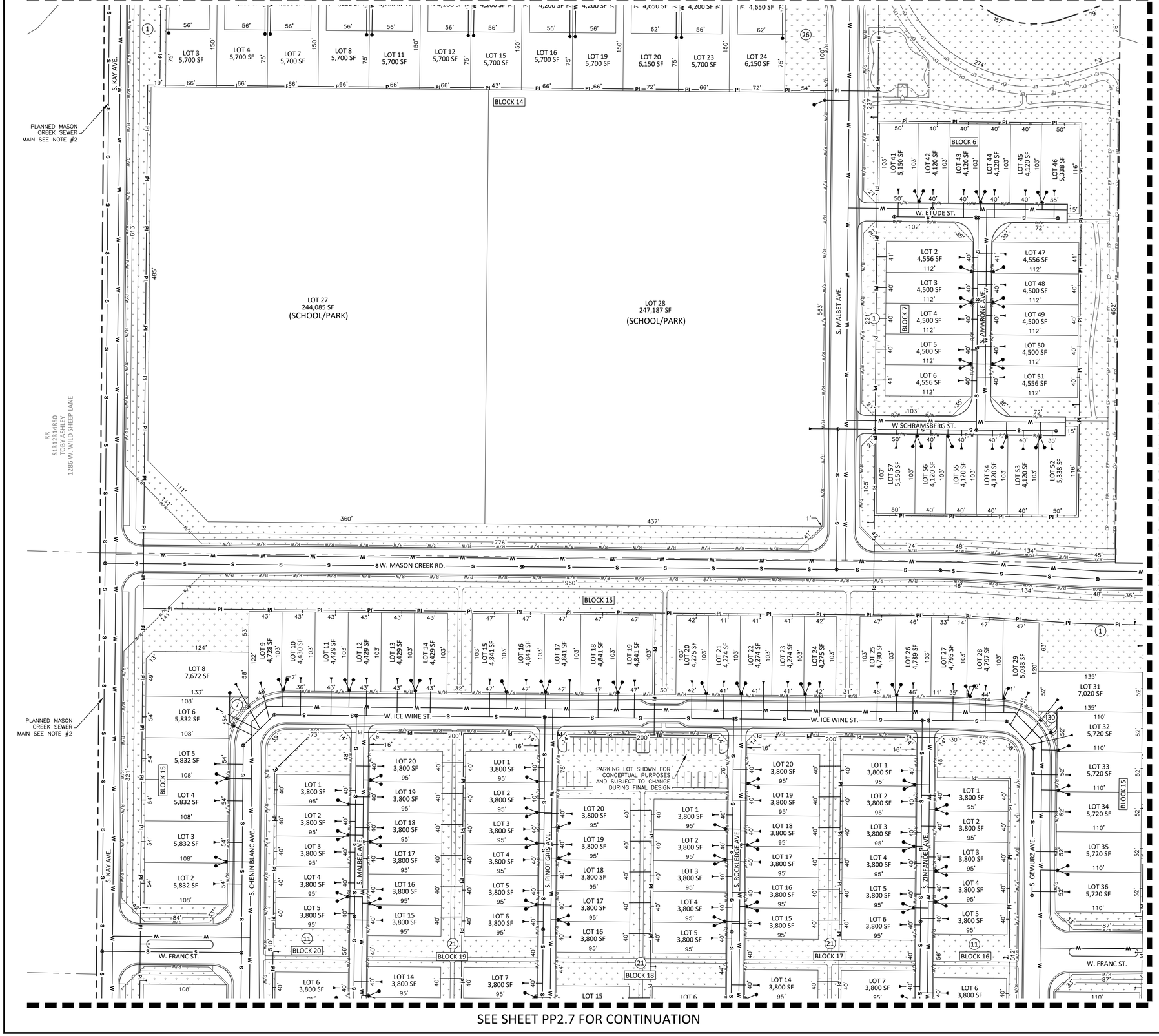
PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.3

P:\22-020\CAD\PLAT\PRELIM\MAYS\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IPF755 (BW) PC3, 24X36 L [PDF]

SEE SHEET PP2.3 FOR CONTINUATION



SEE SHEET PP2.7 FOR CONTINUATION

SEE SHEET PP2.5 FOR CONTINUATION

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- EXISTING CONTOUR AREA
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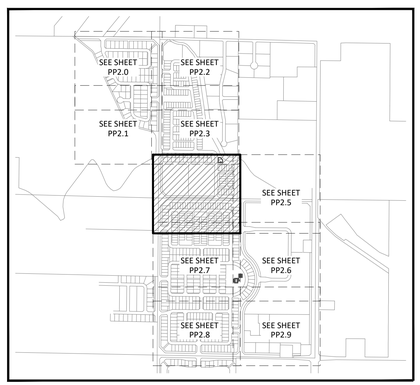
EXISTING FEATURES

- SANITARY SEWER LINE
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- OVERHEAD POWER LINE
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0 60 120 180
Plan Scale: 1" = 60'



NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

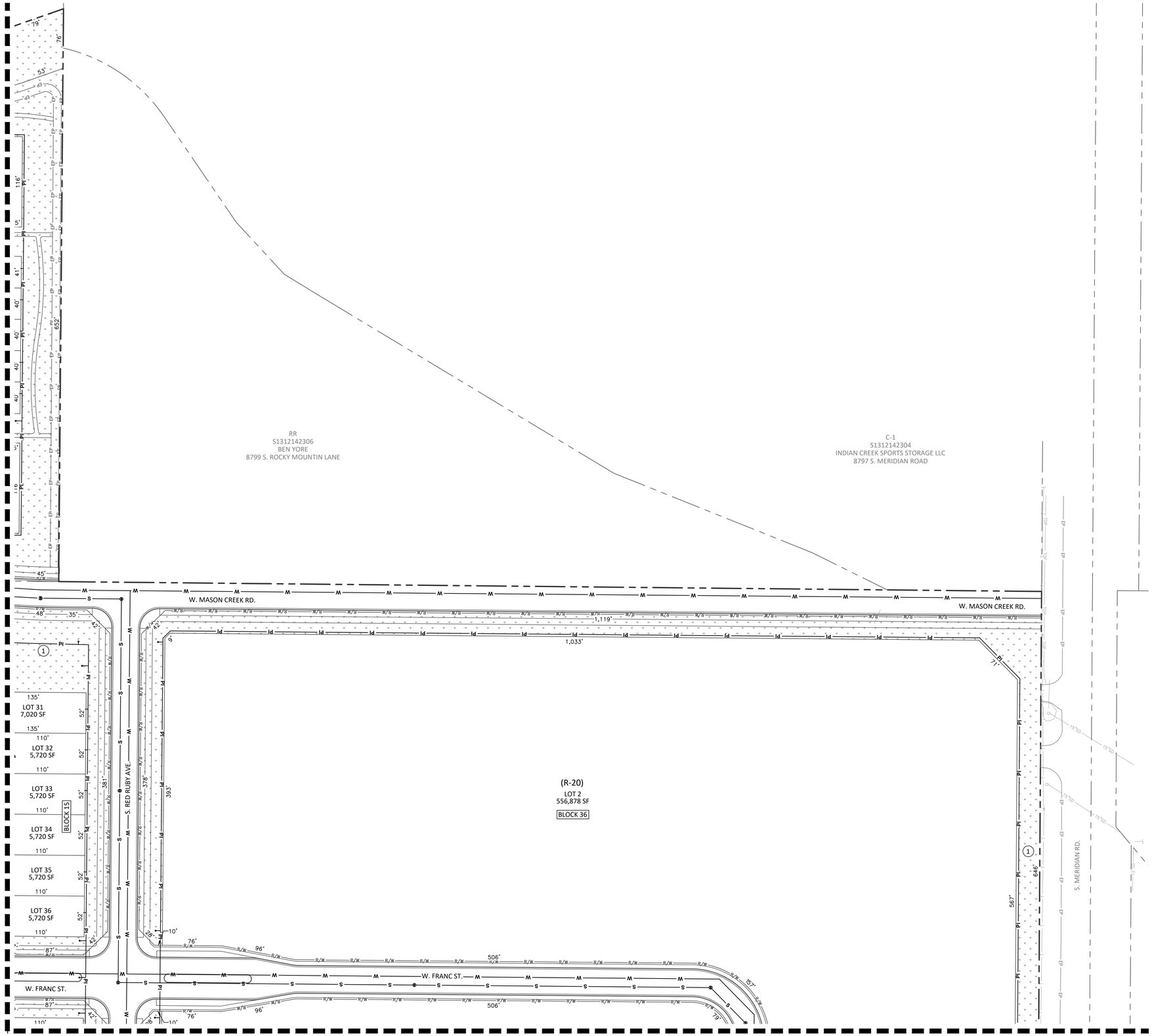
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PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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5725 NORTH DISCOVERY WAY
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PHONE (208) 639-6939
kmengllp.com

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.4

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP3.D - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/1/2025, CANON IMP755 (BW).PC3, 24X36 L [PDF]



LEGEND

- BOUNDARY LINE
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- FOUND 5/8 INCH REBAR
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PROPOSED IMPROVEMENTS

- SEWER LINE
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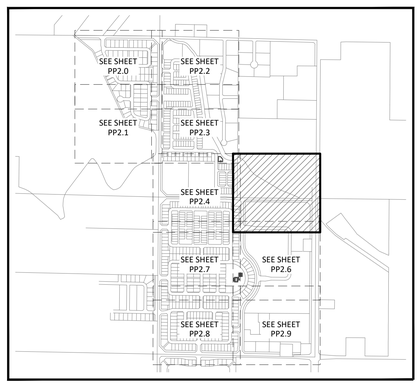
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9. MAINTENANCE EASEMENTS WILL BE PROVIDED TO ACHD IN LOCATIONS WHERE THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY.
10. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD KUNA CONSTRUCTION NOTES: WATER; DRAINAGE; SEWER; AND PRESSURE IRRIGATION.
11. PRESSURE IRRIGATION STORAGE POND AND PUMP STATION SIZE AND LOCATION WILL BE DETERMINED DURING FINAL DESIGN.

0 60 120 180
Plan Scale: 1" = 60'



NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

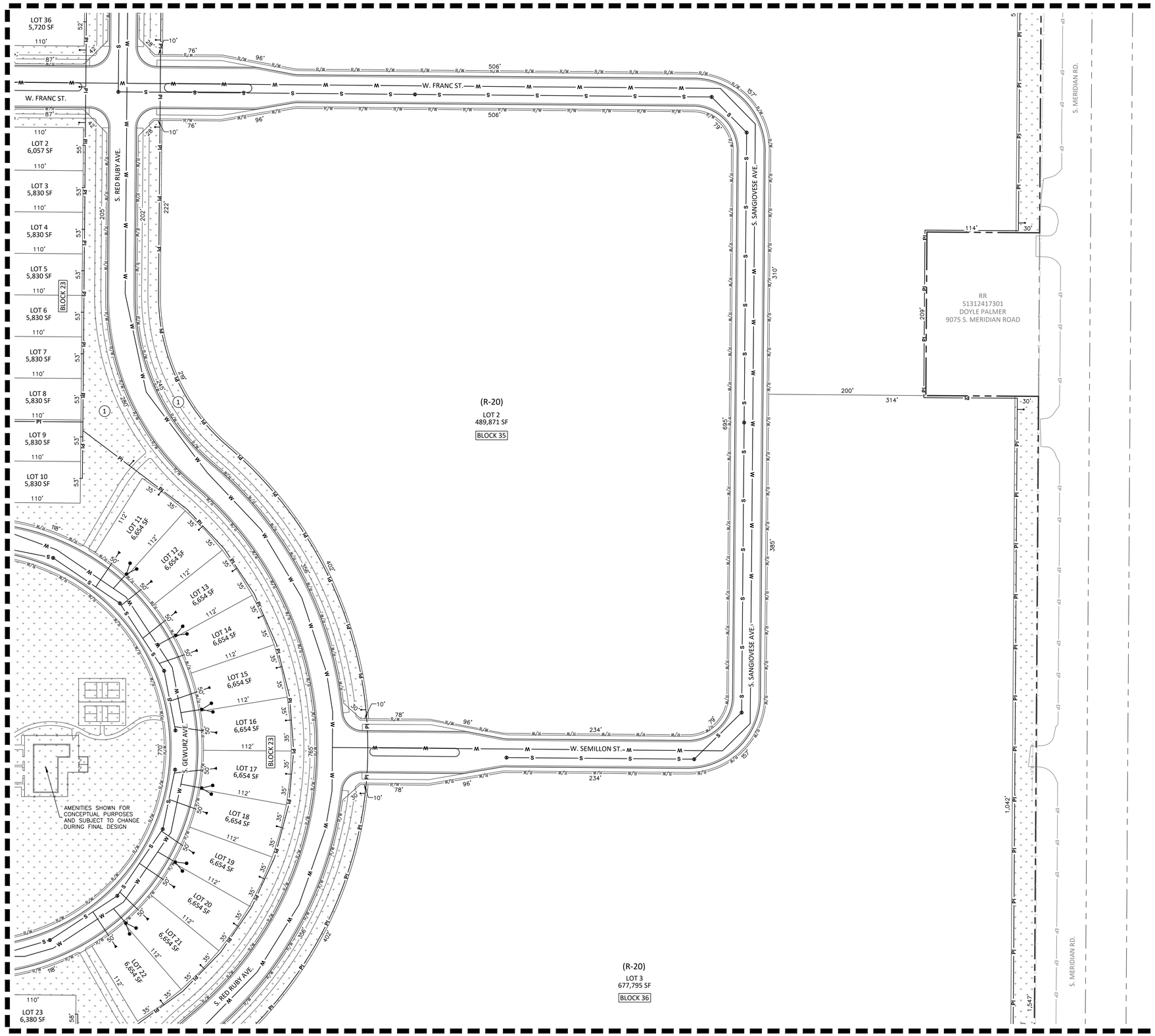
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.5

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IPF755 (BW).PC3, 24X36, \ [PDF]

SEE SHEET PP2.5 FOR CONTINUATION

SEE SHEET PP2.7 FOR CONTINUATION



LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- EXISTING CONTOUR AREA
- COMMON AREA
- STREET LIGHT
- DRAINAGE ARROW

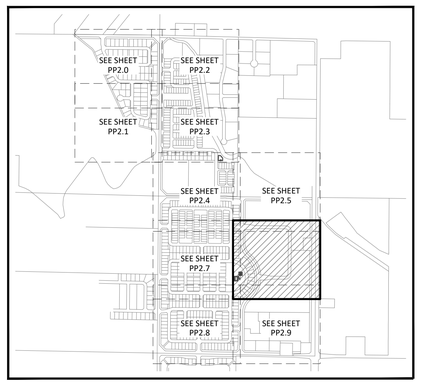
EXISTING FEATURES

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING TREE DECIDUOUS
- FLOODPLAIN
- FLOODWAY

NOTES

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0 60 120 180
Plan Scale: 1" = 60'



SEE SHEET PP2.9 FOR CONTINUATION

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

NO.	ITEM	DATE

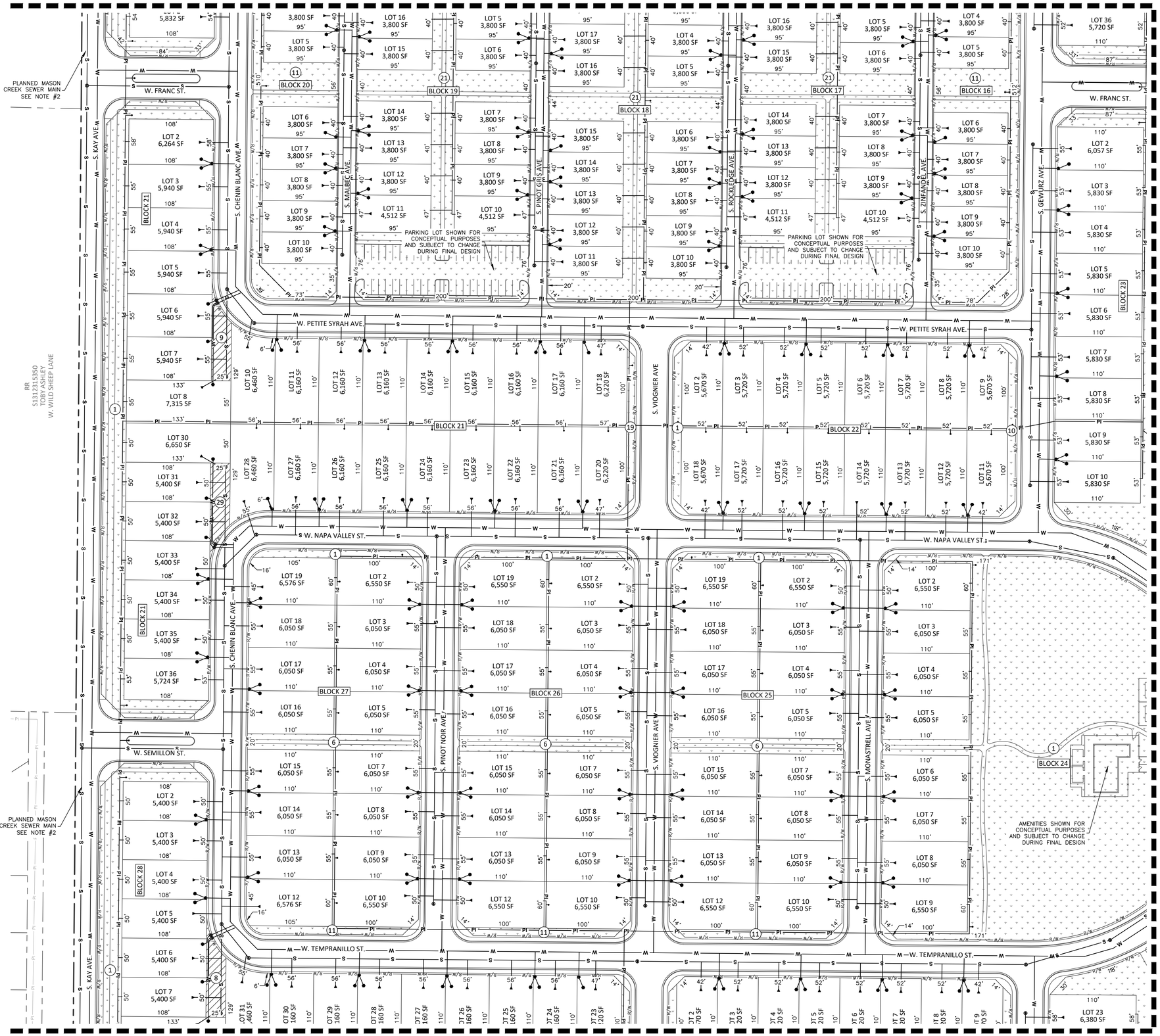
PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.6

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN.FROEHLICH, 4/2/2025, CANON IPF755 (BW).PC3, 24X36, L [PDF]

SEE SHEET PP2.4 FOR CONTINUATION



SEE SHEET PP2.6 FOR CONTINUATION

SEE SHEET PP2.8 FOR CONTINUATION

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- R/W — R/W — RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

PROPOSED IMPROVEMENTS

- SS — SEWER LINE
- W — WATER LINE
- GI — GI — GRAVITY IRRIGATION LINE
- PI — PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- FIRE HYDRANT
- W — W — DOUBLE WATER SERVICE
- 2645 — EXISTING CONTOUR AREA
- COMMON AREA
- STREET LIGHT
- DRAINAGE ARROW

EXISTING FEATURES

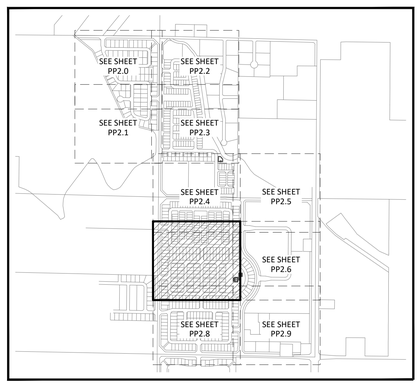
- S — S — S — SANITARY SEWER LINE
- W — W — WATER LINE
- G — G — G — GAS LINE
- OP — OP — OVERHEAD POWER LINE
- GI — GI — GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EP — EP — EDGE OF PAVEMENT
- EG — EG — EDGE OF GRAVEL
- EXISTING TREE DECIDUOUS
- FLOODPLAIN
- FLOODWAY

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0 60 120 180

Plan Scale: 1" = 60'



NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

NO.	ITEM	DATE

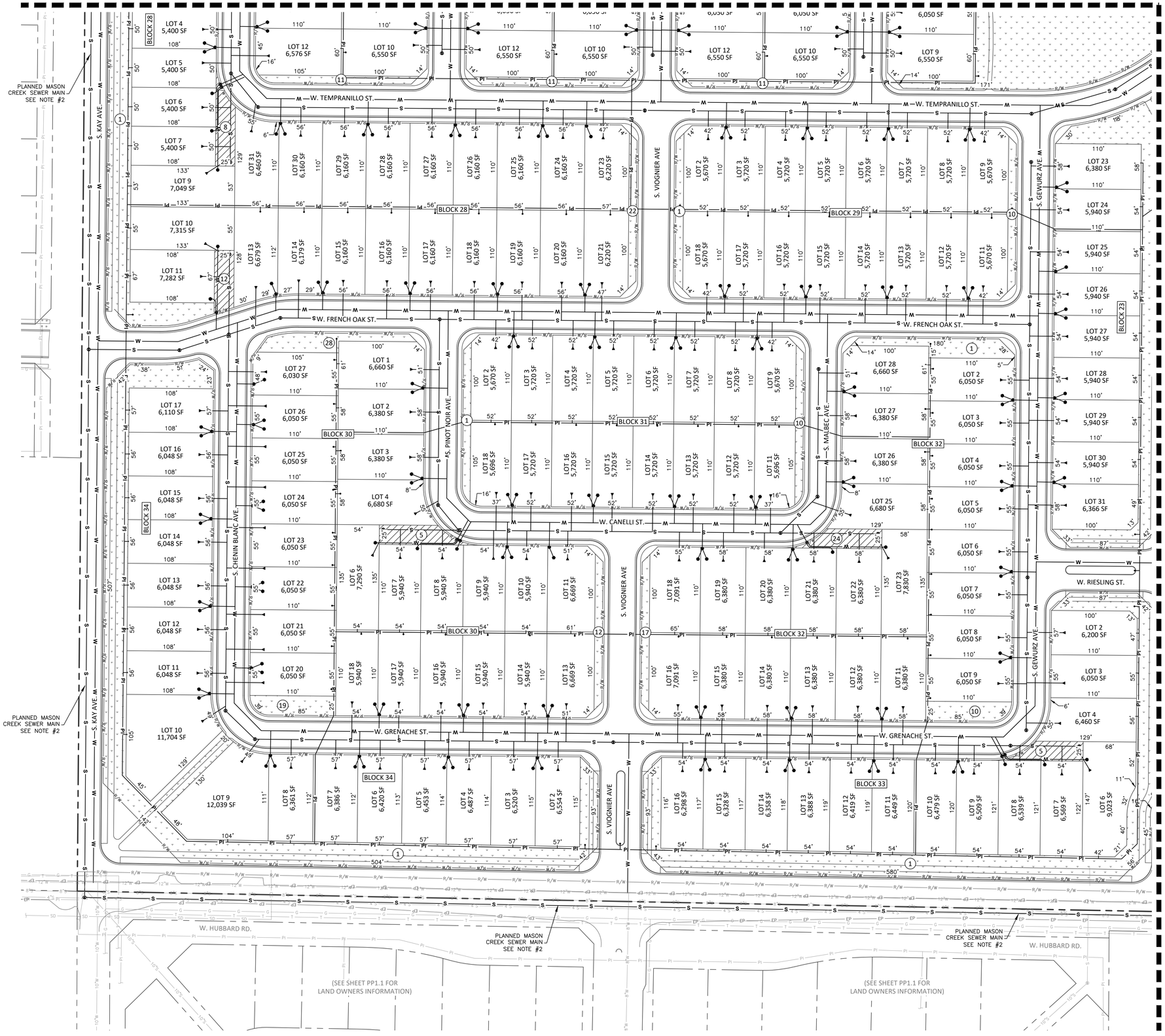
PROFESSIONAL ENGINEER
REGISTERED
20464
04/02/25
STATE OF IDAHO
KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.7

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN.FROEHLICH, 4/2/2025, CANON IPF755 (BW).PC3, 24X36, 1, [PDF]

SEE SHEET PP2.7 FOR CONTINUATION



LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
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- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- EXISTING CONTOUR AREA
- COMMON AREA
- STREET LIGHT
- DRAINAGE ARROW

EXISTING FEATURES

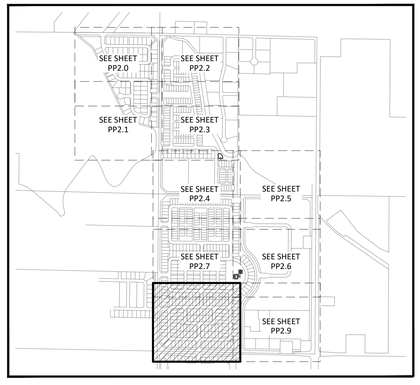
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- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
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0 60 120 180

Plan Scale: 1" = 60'



SEE SHEET PP2.9 FOR CONTINUATION

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

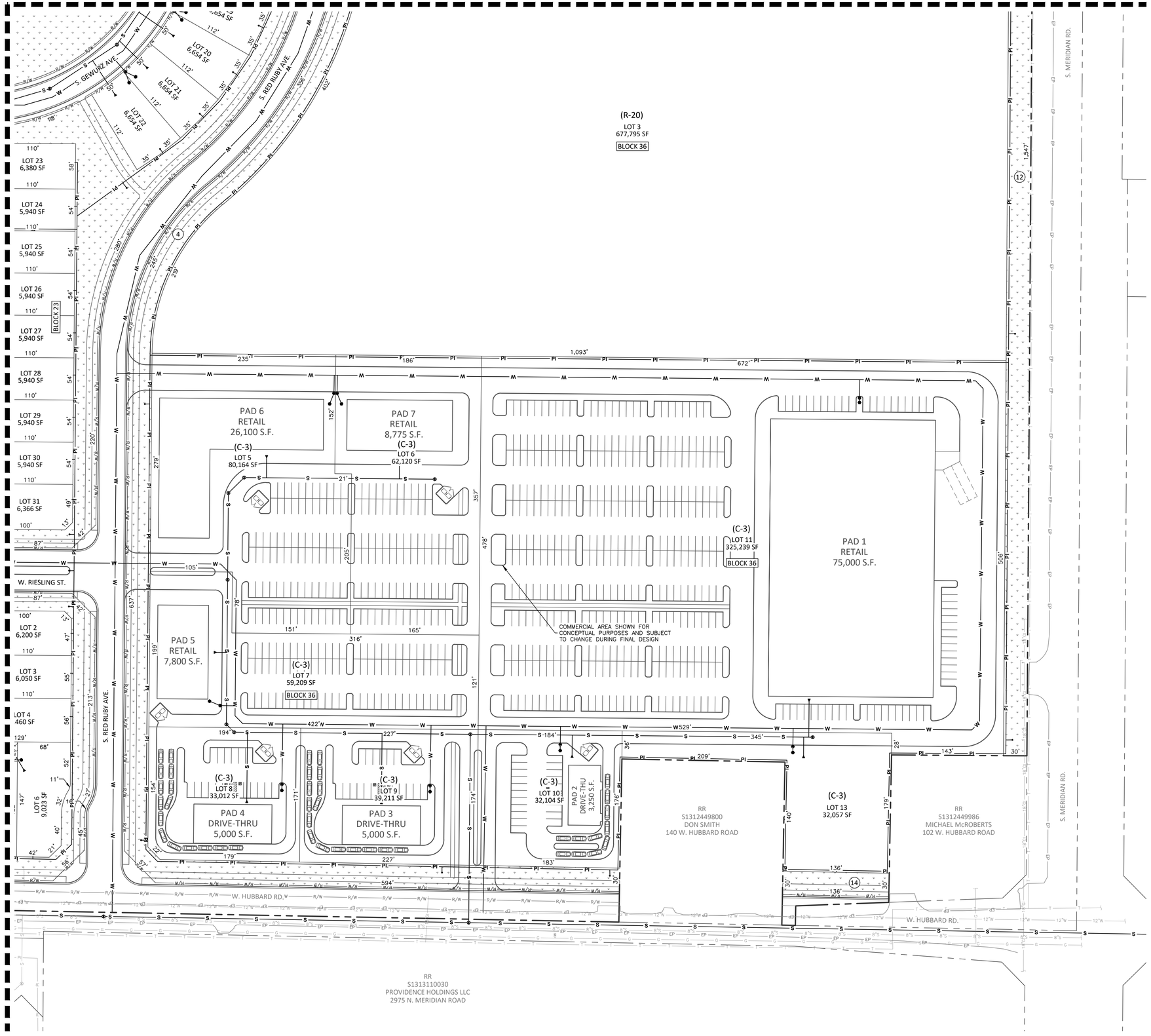
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.8

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP2.0 - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IPF755 (BW).PC3, 24X36, 1:PDF

SEE SHEET PP2.6 FOR CONTINUATION

SEE SHEET PP2.8 FOR CONTINUATION



LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- FOUND 5/8 INCH REBAR
- BRASS CAP

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- SEWER LINE
- WATER LINE
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- PRESSURE IRRIGATION LINE
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- DRAINAGE ARROW

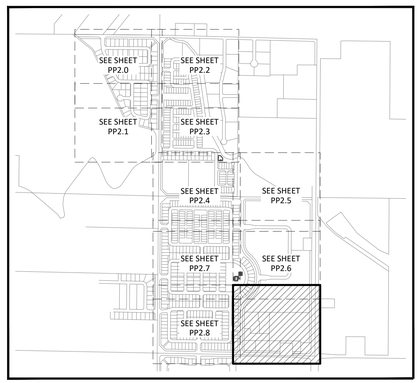
EXISTING FEATURES

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
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0 60 120 180
Plan Scale: 1" = 60'



NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS

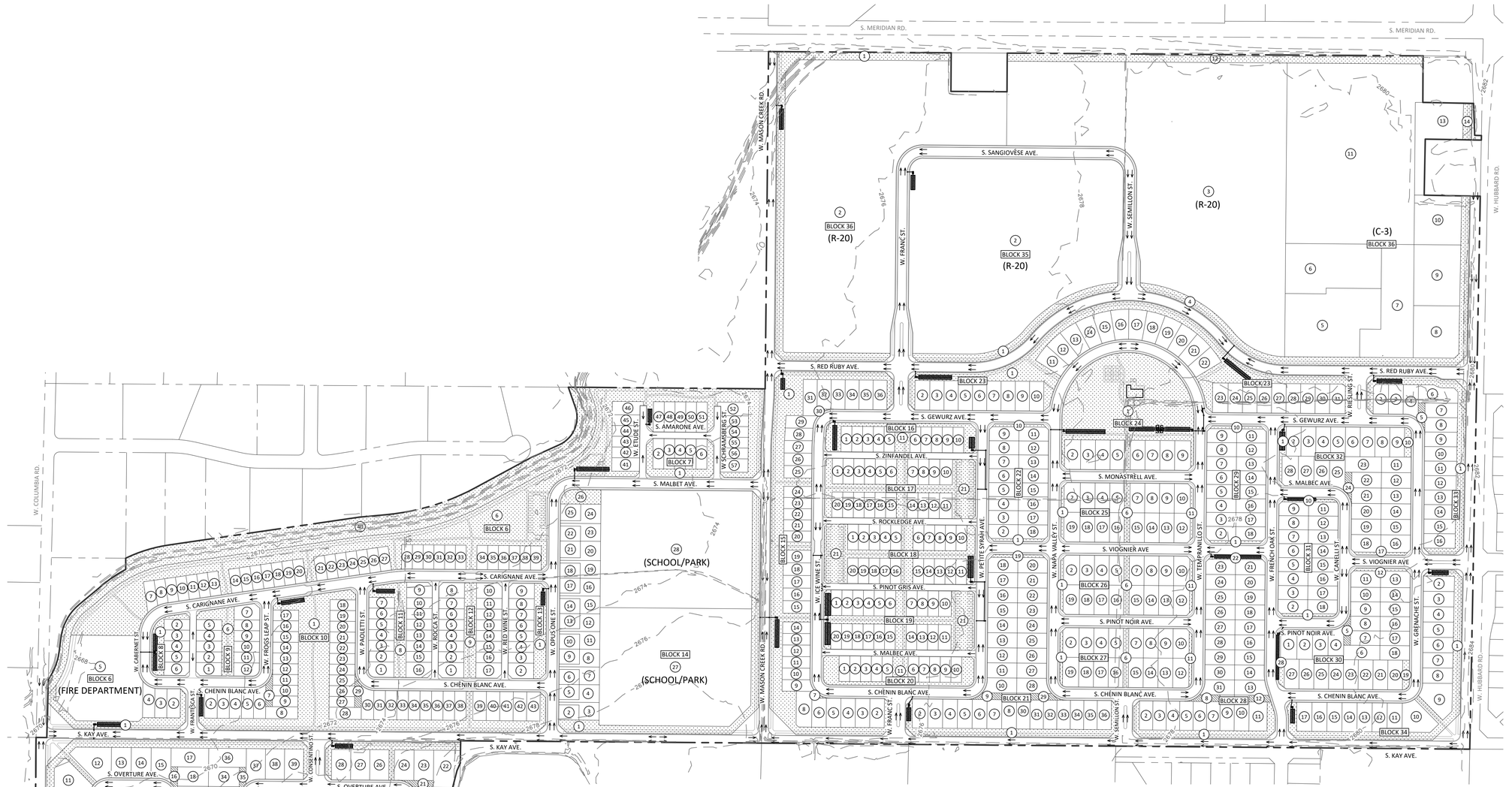
NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP2.9

P:\22-020\CAD\PLAT\PRELIM\NAPV22-020 PP2.9 - DIMENSIONS.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IPF755 (6W) PC1, 24X36, 1 [PDF]



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0 200 400 600
Plan Scale: 1" = 200'

LEGEND

- PROJECT BOUNDARY LINE
- R/W — R/W — RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- EP — EP — EDGE OF PAVEMENT
- SD — SD — STORM DRAIN LINE
- 2645 — EXISTING GRADE CONTOUR
- GRADING SLOPE
- SEEPAGE BED
- LANDSCAPE / COMMON AREA
- COMMON DRIVE

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY GRADING AND DRAINAGE

REVISIONS

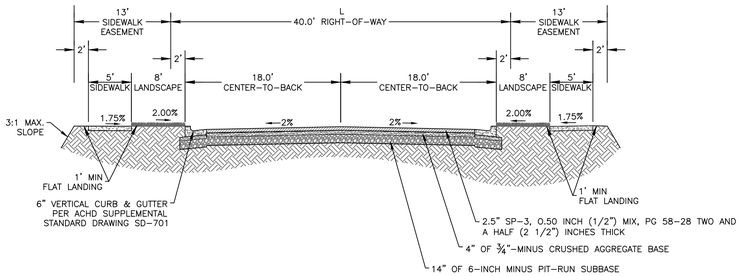
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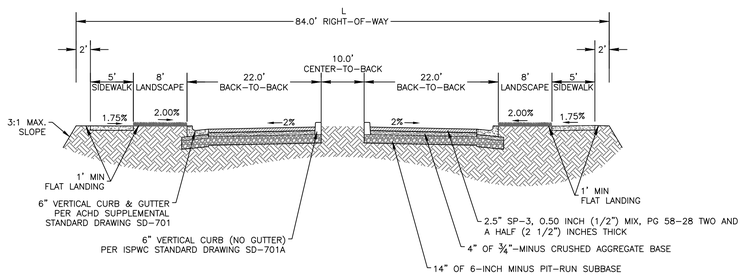
DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP3.0

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP3.1 - GRADING AND DRAINAGE.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IPF755 (BW) PC3, 24X36 L [PDF]



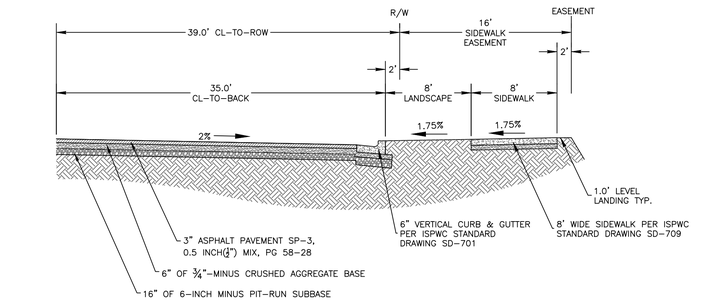
TYPICAL COLLECTOR ROAD SECTION VERTICAL CURB DETACHED SIDEWALK
S. KAY AVE. AND W. MASON CREEK RD.

NTS



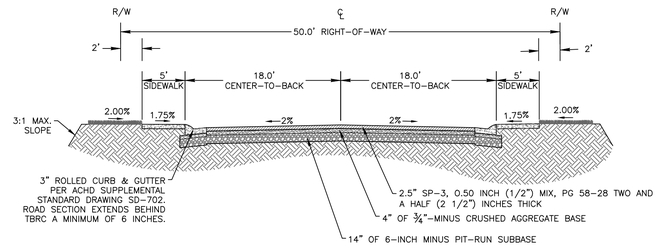
TYPICAL LOCAL ROAD SECTION VERTICAL CURB DETACHED SIDEWALK WITH ISLAND

NTS



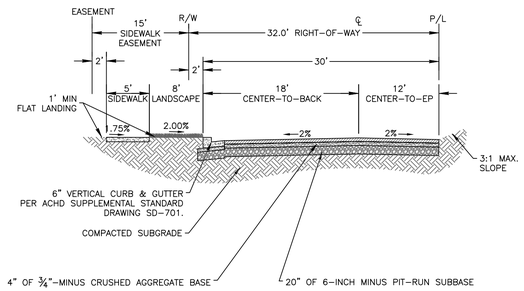
TYPICAL PRINCIPLE ARTERIAL ROAD SECTION VERTICAL CURB DETACHED SIDEWALK
COLUMBIA RD. AND HUBBARD RD.

NTS



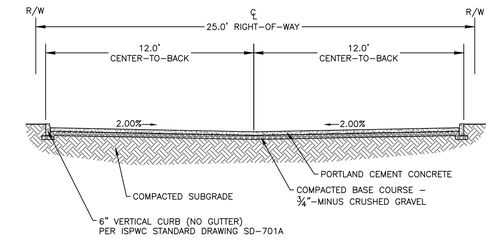
TYPICAL LOCAL ROAD SECTION ROLLED CURB ATTACHED SIDEWALK

NTS



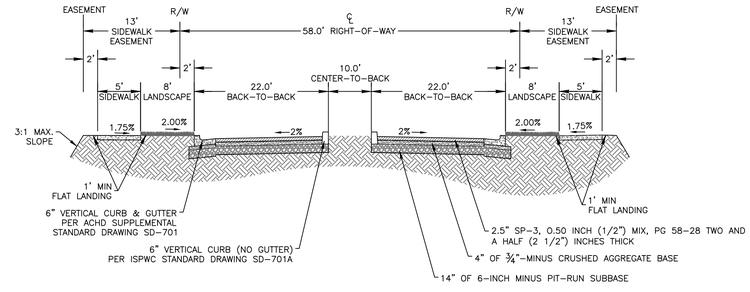
TYPICAL COLLECTOR ROAD HALF SECTION VERTICAL CURB DETACHED SIDEWALK
KAY AVE.

NTS



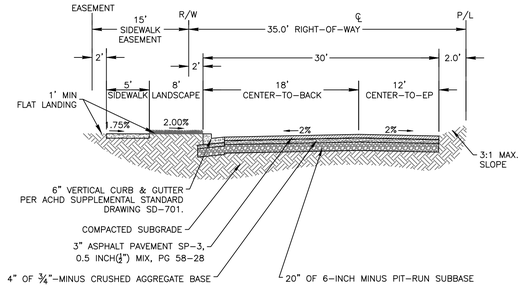
TYPICAL ALLEY ROAD SECTION VERTICAL CURB (NO GUTTER)

NTS



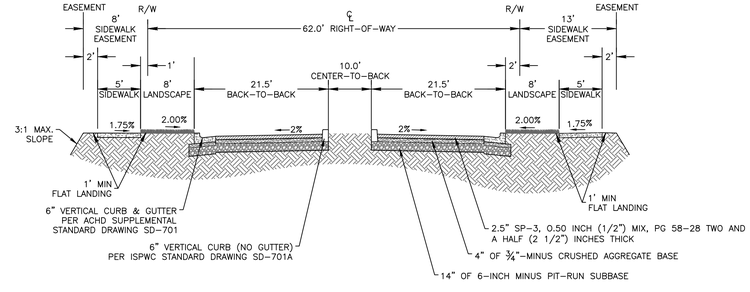
TYPICAL LOCAL ROAD SECTION VERTICAL CURB DETACHED SIDEWALK WITH ISLAND

NTS



TYPICAL COLLECTOR ROAD SECTION VERTICAL CURB DETACHED SIDEWALK
MASON CREEK RD.

NTS



TYPICAL LOCAL ROAD SECTION VERTICAL CURB DETACHED SIDEWALK WITH ISLAND

NTS

P:\22-020\CAD\PLAT\PRELIMINARY\22-020 PP3.1 - GRADING AND DRAINAGE.DWG, KEVIN FROEHLICH, 4/2/2025, CANON IR 755 (BW).PC3, 24X36, 1:[PDF]

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT ROADWAY DETAILS

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER REGISTERED 20464 04/02/25 STATE OF IDAHO KEVIN A. FROEHLICH

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

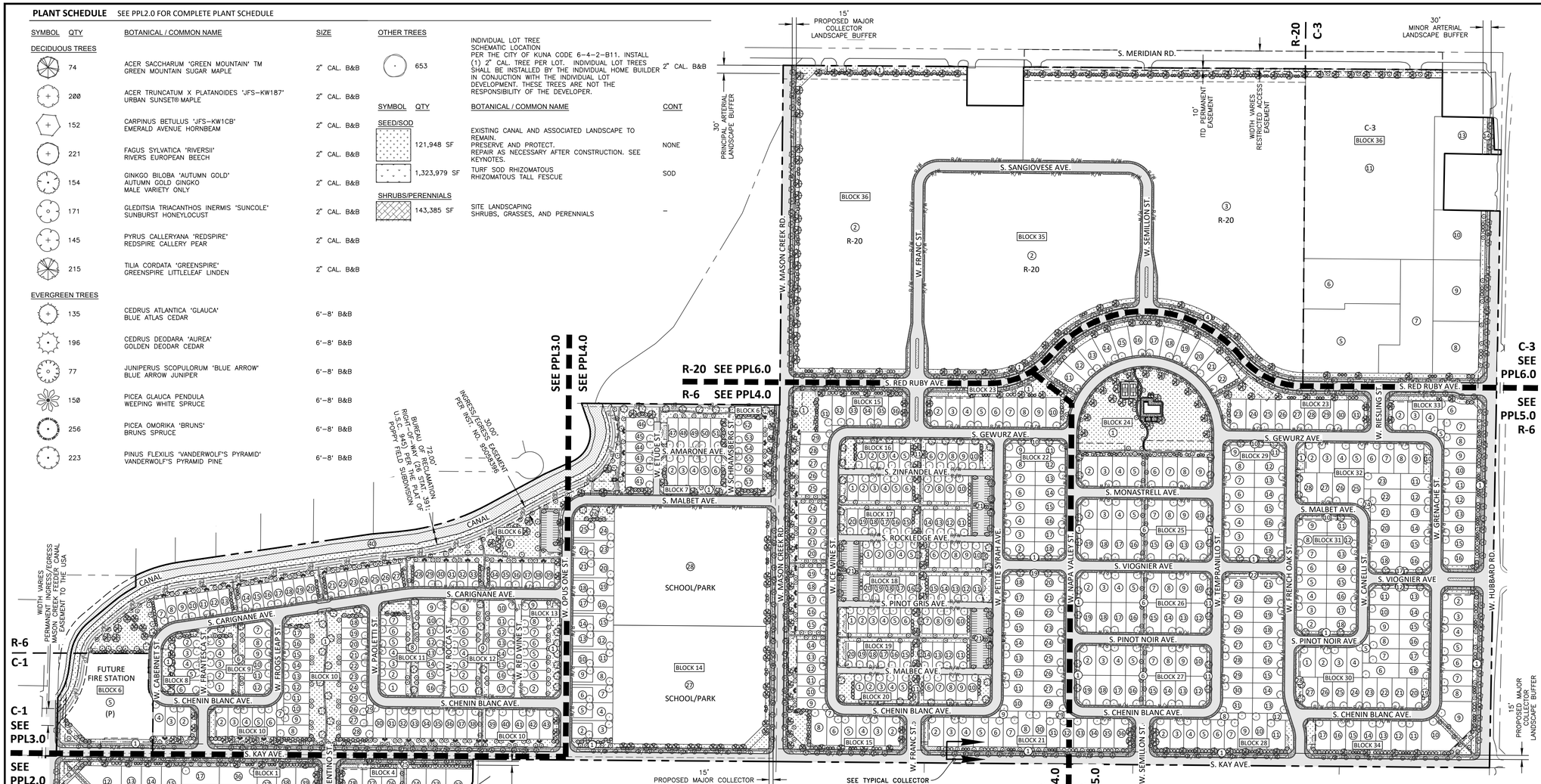
DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PP3.1

PLANT SCHEDULE

SEE PPL2.0 FOR COMPLETE PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	74	ACER SACCHARUM 'GREEN MOUNTAIN' TM GREEN MOUNTAIN SUGAR MAPLE	2" CAL. B&B
	200	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE	2" CAL. B&B
	152	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B
	221	FAGUS SYLVATICA 'RIVERSII' RIVERS EUROPEAN BEECH	2" CAL. B&B
	154	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINGKO MALE VARIETY ONLY	2" CAL. B&B
	171	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST	2" CAL. B&B
	145	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL. B&B
	215	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B
EVERGREEN TREES			
	135	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6'-8' B&B
	196	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6'-8' B&B
	77	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8' B&B
	150	PICEA GLAUCA PENDULA WEEPING WHITE SPRUCE	6'-8' B&B
	256	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6'-8' B&B
	223	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B

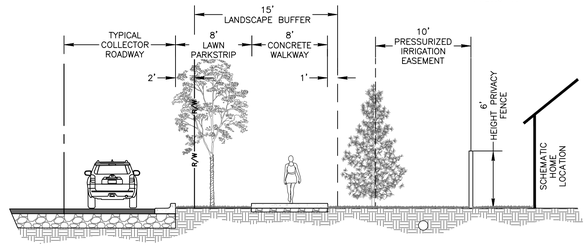
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
OTHER TREES			
	653	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE 6-4-2-B11. INSTALL (1) 2" CAL. TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B
SEED/SOD			
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.	NONE
	1,323,979 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
SHRUBS/PERENNIALS			
	143,385 SF	SITE LANDSCAPING SHRUBS, GRASSES, AND PERENNIALS	–



PRELIMINARY PLAT LANDSCAPE COVER

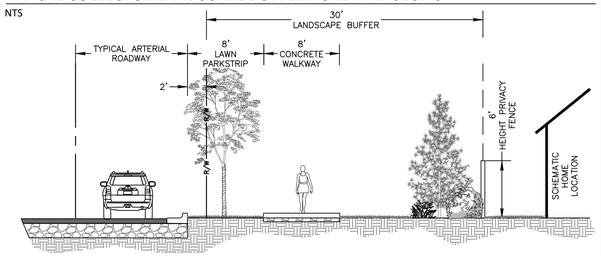
0 200 400 600

Plan Scale: 1" = 200'



1 TYPICAL COLLECTOR LANDSCAPE BUFFER ROADWAY SECTION

NTS



2 TYPICAL ARTERIAL LANDSCAPE BUFFER ROADWAY SECTION

NTS

LANDSCAPE BUFFER REQUIREMENTS

PLANT MATERIAL REQUIRED PER 100 LF:
(2) SHADE TREES*, (3) EVERGREEN TREES, AND (12) SHRUBS
*REQUIRED SHADE TREE MAY BE SUBSTITUTED WITH (2) FLOWERING/ORNAMENTAL TREES

STREET NAME	BUFFER WIDTH	LF	CALCULATION	REQ	PRVD
W. COLUMBIA RD.	30'	1544	SHADE TREES=(1544/100)*2	31	31
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(1544/100)*3	46	46
			SHRUBS=(1544/100)*12	185	0 *
W. MASON CREEK RD.	15'	3790	SHADE TREES=(3790/100)*2	76	76
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(3790/100)*3	114	114
			SHRUBS=(3790/100)*12	455	0 *
S. MERIDIAN RD.	30'	2227	SHADE TREES=(2227/100)*2	45	45
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(2227/100)*3	67	67
			SHRUBS=(2227/100)*12	267	0 *
S. KAY AVE.	15'	6497	SHADE TREES=(6497/100)*2	130	130
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(6497/100)*3	195	195
			SHRUBS=(6497/100)*12	780	0 *
W. HUBBARD RD.	30'	2053	SHADE TREES=(2053/100)*2	41	41
			ORNAMENTAL TREES SUB.	0	0
			EVERGREEN=(2053/100)*3	62	62
			SHRUBS=(2053/100)*12	246	0 *
TOTAL STREET BUFFER SHADE TREES				323	323
TOTAL STREET BUFFER ORNAMENTAL TREES				0	0
TOTAL STREET BUFFER EVERGREEN TREES				484	484
TOTAL STREET BUFFER SHRUBS				1933	0 *

MITIGATION REQUIREMENTS

THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL

*REQUIRED LANDSCAPE BUFFER SHRUBS TO BE PROVIDED ON FINAL PLAT LANDSCAPE PLAN.

INDIVIDUAL LOT TREE REQUIREMENTS

(1) TREE / LOT

CALCULATION	REQ	PRVD
1 TREE * 653	653	653
TOTAL INDIVIDUAL LOT TREES	653	653
TOTAL PARKING ISLAND TREES	REQ 22	PRVD 22

NOTE: CALCULATIONS SHOWN BELOW ARE TO DETERMINE THE REQUIRED NUMBER OF TREES PER CITY OF KUNA UDC AND ARE NOT OPEN SPACE CALCULATIONS. REFER TO THE OPEN SPACE EXHIBIT FOR OFFICIAL QUALIFIED OPEN SPACE CALCULATIONS.

OPEN SPACE TREE CALCULATIONS (1TREE/800 SF)

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED AREA (SF)	QUALIFIED AREA (AC)	REQ	PRVD
1	6	63,744	26,173	0.60	33	33
1	26	10,618	10,618	0.24	13	13
2	5	5,750	5,750	0.13	7	0****
2	10	2,080	2,080	0.05	3	3
2	18	12,750	12,750	0.29	16	16
3	1	10,551	0 *	0.00	0	0
3	9	999	999	0.02	1	2
4	1	997	997	0.02	1	2
4	7	2,000	2,000	0.05	3	3
4	13	1,000	1,000	0.02	1	1
4	25	18,716	11,514 *	0.26	14	14
5	1	2,040	2,040	0.05	3	0****
5	9	12,116	12,116	0.28	15	16
6	1	20,355	11,137 *	0.26	14	14
6	6	269,142	253,931 ***	5.83	317	317
6	40	161,979	0 ***	0.00	0	0
7	1	12,305	12,305	0.28	15	15
8	1	10,125	10,125	0.23	13	13
9	6	14,676	14,676	0.34	18	18
10	1	121,593	102,938 *	2.36	129	129
11	8	20,064	20,064	0.46	25	25
12	9	15,930	15,930	0.37	20	20
13	1	15,530	15,530	0.36	19	19
14	1	46,986	25,707 *	0.59	32	32
14	26	7,530	7,530	0.17	9	9
15	1	110,055	86,428 *	1.98	108	108
16	11	21,854	21,854	0.50	27	27
17	21	45,575	28,955***	0.66	36	36
18	21	47,000	31,480***	0.72	39	39
19	21	45,575	30,055***	0.69	38	38
20	11	22,112	22,112	0.51	28	28
21	1	26,362	15,205 *	0.35	19	20
21	19	1,900	1,900	0.04	2	2
22	1	1,900	1,900	0.04	2	2
22	10	1,900	1,900	0.04	2	2
23	1	87,574	87,574	2.01	109	111
24	1	138,077	138,077	3.17	173	173
25	1	1,900	1,900	0.04	2	2
25	6	4,400	4,400	0.10	6	6
25	11	1,900	1,900	0.04	2	2
26	1	1,900	1,900	0.04	2	2
26	6	4,400	4,400	0.10	6	6
26	11	1,900	1,900	0.04	2	2
27	1	1,940	1,940	0.04	2	2
27	6	4,400	4,400	0.10	6	6
27	11	1,940	1,940	0.04	2	2
28	1	19,468	12,184 *	0.28	15	15
28	22	1,900	1,900	0.04	2	0****
29	1	1,900	1,900	0.04	2	3
29	10	1,900	1,900	0.04	2	3
30	12	1,900	1,900	0.04	2	3
30	19	2,616	2,616	0.06	3	3
30	28	3,272	3,272	0.08	4	2****
31	1	1,940	1,940	0.04	2	3
31	10	1,940	1,940	0.04	2	1****
32	1	3,500	3,500	0.08	4	2****
32	10	2,616	2,616	0.06	3	3
32	17	1,900	1,900	0.04	2	3
33	1	32,846	14,547 *	0.33	18	20
34	1	42,207	18,332 *	0.42	23	27
35	1	24,875	24,875	0.57	31	36
36	1	64,419	28,598 *	0.66	36	39
36	4	56,189	37,910 *	0.87	47	47
36	12	46,421	0 *	0.00	0	0
36	14	4,086	0 *	0.00	0	0
TOTAL OPEN SPACE TREES					1,532	1,540
TOTAL TREES REQUIRED/PROVIDED					3,014	3,022

* LANDSCAPE BUFFER EXCLUDED FROM THE OPEN SPACE TREE CALCULATIONS.
** CANAL EASEMENT EXCLUDED FROM THE OPEN SPACE TREE CALCULATIONS.
*** PARKING LOT AREA EXCLUDED FROM THE OPEN SPACE TREE CALCULATIONS.
**** REQUIRED TREES RELOCATED DUE TO STORM DRAINAGE EASEMENT CONFLICTS.

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE COVER

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO — ALYSSA YNSEN — LA-16577 — 4/2/25 — LICENSED LANDSCAPE ARCHITECT

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL1.0

P:\22-020\DRAWINGS\LANDSCAPE\DENTITLEMENTS\22-020 PP LANDSCAPE PLAN.DWG, ALYSSA YNSEN, 4/2/2025, DWG TO PDF.PC5, ----



PRELIMINARY PLAT LANDSCAPE PLAN

0 80 160 240

Plan Scale: 1" = 80'

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS AND ISLANDS TO BE CENTERED IN STRIP.
5. SCHEMATIC LOCATION OF TREES. PER THE CITY OF KUNA CODE 6-4-2-B11 INSTALL MIN. (1) 2" CALIPER, TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER. TREES SHALL BE PLANTED A MIN. OF 5' FROM BACK OF SIDEWALK, A MIN. OF 10' FROM ANY MAINLINES, AND A MIN. OF 6' FROM UTILITY SERVICES.
6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL7.0-4.
7. 6' HEIGHT PRIVACY VINYL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
8. 5' HEIGHT OPEN VISION FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
9. EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
10. 10' GREENBELT PATHWAY. SEE CIVIL PLANS.
11. 5' PEDESTRIAN PATHWAY. SEE CIVIL PLANS.
12. EXISTING CANAL LANDSCAPE TO REMAIN NATURAL. PRESERVE AND PROTECT. SEE KEY NOTE #13.
13. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
14. SCHEMATIC DOG PARK. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
15. SCHEMATIC POOL AREA. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
16. SCHEMATIC PICKLEBALL COURT. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
17. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
4. ALL TREES PLANTED IN THE PARK STRIP (BY BUILDER) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING.
5. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
3. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.

ITD GENERAL LANDSCAPE AND IRRIGATION NOTES

1. NOT TREES SHALL BE ALLOWED WITHIN 4 FEET OF THE FACE OF CURB AT FULL GROWTH.
2. IRRIGATION COMPONENTS SHALL BE LOCATED A MIN. OF 5 FEET FROM THE PAVEMENT EDGE AND SHALL BE ADJUSTED SO AS NOT TO CAUSE WATER TO COVER ANY PORTION OF THE HIGHWAY PAVEMENT.
3. ALL LANDSCAPING AND IRRIGATION INSTALLED WITHIN ITD RIGHT-OF-WAY SHALL MEET ITD STANDARD SPECIFICATIONS.
4. PROVISIONS FOR THE FOR THE RESPONSIBILITY OF FUTURE MAINTENANCE OF ANY LANDSCAPING WITHIN ITD RIGHT-OF-WAY SHALL BE ESTABLISHED WITH THE PROPERTY OWNER. ITD IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING INSTALLED WITHIN THE ITD RIGHT-OF-WAY.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	74	ACER SACCHARUM 'GREEN MOUNTAIN' TM GREEN MOUNTAIN SUGAR MAPLE	2" CAL. B&B	50'X40'	CLASS II
	200	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE	2" CAL. B&B	35'X20'	CLASS II
	152	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II
	221	FAGUS SYLVATICA 'RIVERSII' RIVERS EUROPEAN BEECH	2" CAL. B&B	40'X20'	CLASS II
	154	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINGKO MALE VARIETY ONLY	2" CAL. B&B	35'X35'	CLASS II
	171	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST	2" CAL. B&B	40'X25'	CLASS II
	145	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL. B&B	35'X20'	CLASS II
	215	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II
EVERGREEN TREES					
	135	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6'-8' B&B	30'X20'	EVERGREEN
	196	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6'-8' B&B	35'X15'	EVERGREEN
	77	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8' B&B	12'X3'	EVERGREEN
	150	PICEA GLAUCA PENDULA WEEPING WHITE SPRUCE	6'-8' B&B	25'X8'	EVERGREEN
	256	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6'-8' B&B	30'X10'	EVERGREEN
	223	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B	25'X15'	EVERGREEN
OTHER TREES					
	653	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE 6-4-2-B11. INSTALL (1) 2" CAL. TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B	VARIES	VARIES

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SEED/SOD			
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.	NONE
	1,323,979 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
SHRUBS/PERENNIALS			
	143,385 SF	SITE LANDSCAPING SHRUBS, GRASSES, AND PERENNIALS	–

MINIMUM PLANTING SIZES:
5 GAL. SHRUBS AND 1 GAL. GRASSES AND PERENNIALS

SHRUBS:
CORNUS ALBA 'IVORY HALO' TM
TATARIAN DOGWOOD
PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'
SUMMER WINE NINEBARK
POTENTILLA FRUTICOSA 'SUNSET'
SUNSET POTENTILLA
ROSA X 'NOARE'
FLOWER CARPET RED GROUNDCOVER ROSE
SPIRAEA BETULIFOLIA 'TOR GOLD'
GLOW GIRL BIRCHLEAF SPIREA
SPIRAEA NIPPONICA 'SNOWMOUND'
SNOWMOUND SPIREA

PERENNIALS:
ECHINACEA PURPUREA
PURPLE CONEFLOWER
RUDBECKIA FULGIDA 'GOLDSTURM'
GOLDSTURM BLACK-EYED SUSAN
GAILLARDIA X GRANDIFLORA 'MESA BRIGHT BICOLOR'
BLANKETFLOWER
HEMEROCALLIS X 'STELLA DE ORO'
STELLA DE ORO DAYLILY
SALVIA X SYLVESTRIS 'MAY NIGHT'
MAY NIGHT SAGE

GRASSES:
MISCANTHUS SINENSIS 'MORNING LIGHT'
EULALIA GRASS
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
FEATHER REED GRASS
PANICUM VIRGATUM 'HEAVY METAL'
BLUE SWITCH GRASS
PANICUM VIRGATUM 'HEAVY METAL'
BLUE SWITCH GRASS

FENCE SCHEDULE

- 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- 5' HEIGHT OPEN VISION METAL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
ALYSSA YEAGER
LA-16517
4/2/25
LICENSED LANDSCAPE ARCHITECT

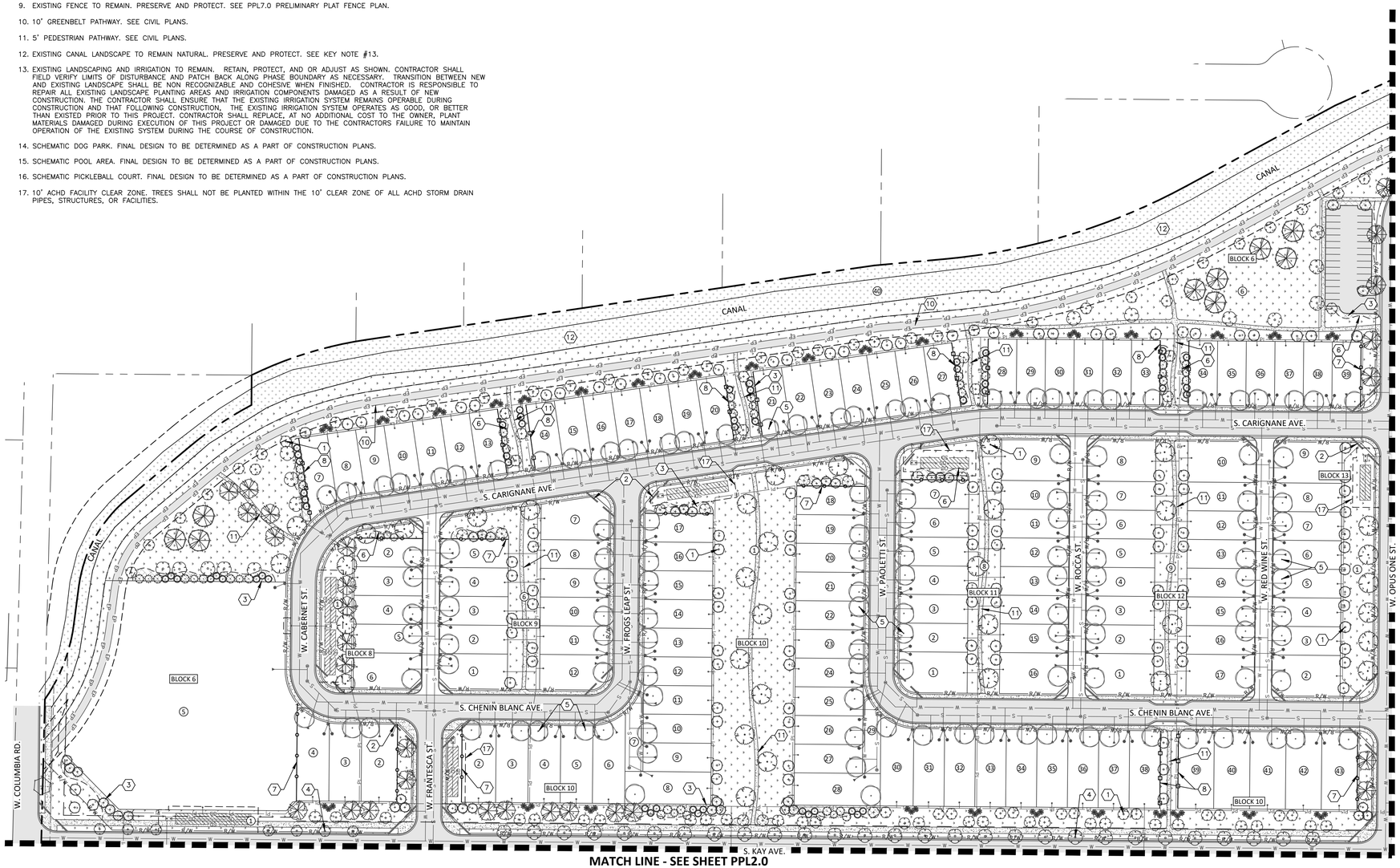
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL2.0

P:\22-020\CAD\LANDSCAPE\ENTITLEMENTS\22-020 PP LANDSCAPE PLAN.DWG, ALYSSA YEAGER, 4/2/2025, DWG TO PDF.PC3, ---

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS AND ISLANDS TO BE CENTERED IN STRIP.
5. SCHEMATIC LOCATION OF TREES. PER THE CITY OF KUNA CODE 6-4-2-B11 INSTALL MIN. (1) 2" CALIPER, TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER. TREES SHALL BE PLANTED A MIN. OF 5' FROM BACK OF SIDEWALK, A MIN. OF 10' FROM ANY MAINLINES, AND A MIN. OF 6' FROM UTILITY SERVICES.
6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL7.0-4.
7. 6' HEIGHT PRIVACY VINYL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
8. 5' HEIGHT OPEN VISION FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
9. EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
10. 10' GREENBELT PATHWAY. SEE CIVIL PLANS.
11. 5' PEDESTRIAN PATHWAY. SEE CIVIL PLANS.
12. EXISTING CANAL LANDSCAPE TO REMAIN NATURAL. PRESERVE AND PROTECT. SEE KEY NOTE #13.
13. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
14. SCHEMATIC DOG PARK. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
15. SCHEMATIC POOL AREA. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
16. SCHEMATIC PICKLEBALL COURT. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
17. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.



PRELIMINARY PLAT LANDSCAPE PLAN

0 80 160 240

Plan Scale: 1" = 80'

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	74	ACER SACCHARUM 'GREEN MOUNTAIN' TM GREEN MOUNTAIN SUGAR MAPLE	2" CAL. B&B	50'X40'	CLASS II
	200	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE	2" CAL. B&B	35'X20'	CLASS II
	152	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II
	221	FAGUS SYLVATICA 'RIVERSII' RIVERS EUROPEAN BEECH	2" CAL. B&B	40'X20'	CLASS II
	154	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINGKO MALE VARIETY ONLY	2" CAL. B&B	35'X35'	CLASS II
	171	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST	2" CAL. B&B	40'X25'	CLASS II
	145	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL. B&B	35'X20'	CLASS II
	215	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II
EVERGREEN TREES					
	135	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6'-8' B&B	30'X20'	EVERGREEN
	196	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6'-8' B&B	35'X15'	EVERGREEN
	77	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8' B&B	12'X3'	EVERGREEN
	150	PICEA GLAUCA PENDULA WEEPING WHITE SPRUCE	6'-8' B&B	25'X8'	EVERGREEN
	256	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6'-8' B&B	30'X10'	EVERGREEN
	223	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B	25'X15'	EVERGREEN
OTHER TREES					
	653	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE 6-4-2-B11. INSTALL (1) 2" CAL. TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B	VARIES	VARIES

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SEED/SOD			
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.	NONE
	1,323,979 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
SHRUBS/PERENNIALS			
	143,385 SF	SITE LANDSCAPING SHRUBS, GRASSES, AND PERENNIALS MINIMUM PLANTING SIZES: 5 GAL. SHRUBS AND 1 GAL. GRASSES AND PERENNIALS SHRUBS: CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK POTENTILLA FRUTICOSA 'SUNSET' SUNSET POTENTILLA ROSA X 'NOARE' FLOWER CARPET RED GROUNDCOVER ROSE SPIRAEA BETULIFOLIA 'TOR GOLD' GLOW GIRL BIRCHLEAF SPIREA SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA PERENNIALS: ECHINACEA PURPUREA PURPLE CONEFLOWER RUDBECKIA FULGIDA 'GOLDSTURM' GOLDSTURM BLACK-EYED SUSAN GAILLARDIA X GRANDIFLORA 'MESA BRIGHT BICOLOR' BLANKETFLOWER HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE GRASSES: MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS	–

FENCE SCHEDULE

- 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- 5' HEIGHT OPEN VISION METAL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO · ALYSSA YENEN · LA-16517 · 4/2/25 · LICENSED LANDSCAPE ARCHITECT

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL3.0

P:\22-020\CAD\LANDSCAPE\ENTITLEMENTS\22-020 PP LANDSCAPE PLAN.DWG, ALYSSA YENEN, 4/2/2025, DWG TO PDF.PC3, ----

FENCE SCHEDULE

——o——o——o——	6' HEIGHT VINYL PRIVACY FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
——□——□——□——	5' HEIGHT OPEN VISION METAL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
——x——x——x——	EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.

PLANT SCHEDULE SEE PPL2.0 FOR COMPLETE PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	74	ACER SACCHARUM 'GREEN MOUNTAIN' TM GREEN MOUNTAIN SUGAR MAPLE
	200	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE
	152	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM
	221	FAGUS SYLVATICA 'RIVERSII' RIVERS EUROPEAN BEECH
	154	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINGKO MALE VARIETY ONLY
	171	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST
	145	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR
	215	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES		
	135	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR
	196	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR
	77	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER
	150	PICEA GLAUCA PENDULA WEEPING WHITE SPRUCE
	256	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE
	223	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE

SYMBOL	QTY	OTHER TREES
	653	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE 6-4-2-B11. INSTALL (1) 2" CAL. TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.

SYMBOL	QTY	BOTANICAL / COMMON NAME
SEED/SOD		
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.
	1,323,979 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE
SHRUBS/PERENNIALS		
	143,385 SF	SITE LANDSCAPING SHRUBS, GRASSES, AND PERENNIALS

MINIMUM PLANTING SIZES:
5 GAL. SHRUBS AND 1 GAL. GRASSES AND PERENNIALS

SHRUBS:
CORNUS ALBA 'IVORY HALO' TM
TATARIAN DOGWOOD
PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'
SUMMER WINE NINEBARK
POTENTILLA FRUTICOSA 'SUNSET'
SUNSET POTENTILLA
ROSA X 'NOARE'
FLOWER CARPET RED GROUNDCOVER ROSE
SPIRAEA BETULIFOLIA 'TOR GOLD'
GLOW GIRL BIRCHLEAF SPIREA
SPIRAEA NIPPONICA 'SNOWMOUND'
SNOWMOUND SPIREA

PERENNIALS:
ECHINACEA PURPUREA
PURPLE CONEFLOWER
RUDBECKIA FULGIDA 'GOLDSTURM'
GOLDSTURM BLACK-EYED SUSAN
GAILLARDIA X GRANDIFLORA 'MESA BRIGHT BICOLOR'
BLANKETFLOWER
HEMEROCALLIS X 'STELLA DE ORO'
STELLA DE ORO DAYLILY
SALVIA X SYLVESTRIS 'MAY NIGHT'
MAY NIGHT SAGE

GRASSES:
MISCANTHUS SINENSIS 'MORNING LIGHT'
EULALIA GRASS
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
FEATHER REED GRASS
PANICUM VIRGATUM 'HEAVY METAL'
BLUE SWITCH GRASS
PANICUM VIRGATUM 'HEAVY METAL'
BLUE SWITCH GRASS

KEY NOTES (TYPICAL) (#)

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6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL7.0-4.
7. 6' HEIGHT PRIVACY VINYL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
8. 5' HEIGHT OPEN VISION FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
9. EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
10. 10' GREENBELT PATHWAY. SEE CIVIL PLANS.
11. 5' PEDESTRIAN PATHWAY. SEE CIVIL PLANS.
12. EXISTING CANAL LANDSCAPE TO REMAIN NATURAL. PRESERVE AND PROTECT. SEE KEY NOTE #13.
13. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
14. SCHEMATIC DOG PARK. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
15. SCHEMATIC POOL AREA. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
16. SCHEMATIC PICKLEBALL COURT. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
17. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.

MATCH LINE - SEE SHEET PPL6.0

MATCH LINE - SEE SHEET PPL3.0

MATCH LINE - SEE SHEET PPL5.0

S. RED RUBY AVE. · S. GEWURZ AVE. · S. ZINFANDEL AVE. · S. ROCKLEDGE AVE. · S. PINOT GRIS AVE. · S. MALBEC AVE. · S. CHENIN BLANC AVE. · S. KAY AVE. · S. MALBET AVE. · S. AMARONE AVE.

W. FRANC ST. · W. ICE WINE ST. · W. PETITE SYRAH AVE. · W. NAPA VALLEY ST. · W. OPUS ONE ST. · W. MASON CREEK RD. · W. ETUDE ST. · W SCHRAMSBERG ST.

BLOCK 6 · BLOCK 7 · BLOCK 14 · BLOCK 15 · BLOCK 16 · BLOCK 17 · BLOCK 18 · BLOCK 19 · BLOCK 20 · BLOCK 21 · BLOCK 22 · BLOCK 23

CANAL

PRELIMINARY PLAT LANDSCAPE PLAN

0 80 160 240

Plan Scale: 1" = 80'

P:\22-020\CAD\LANDSCAPE\ENTITLEMENTS\22-020 PP LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 4/2/2025, DWG TO PDF.PC3, ----

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

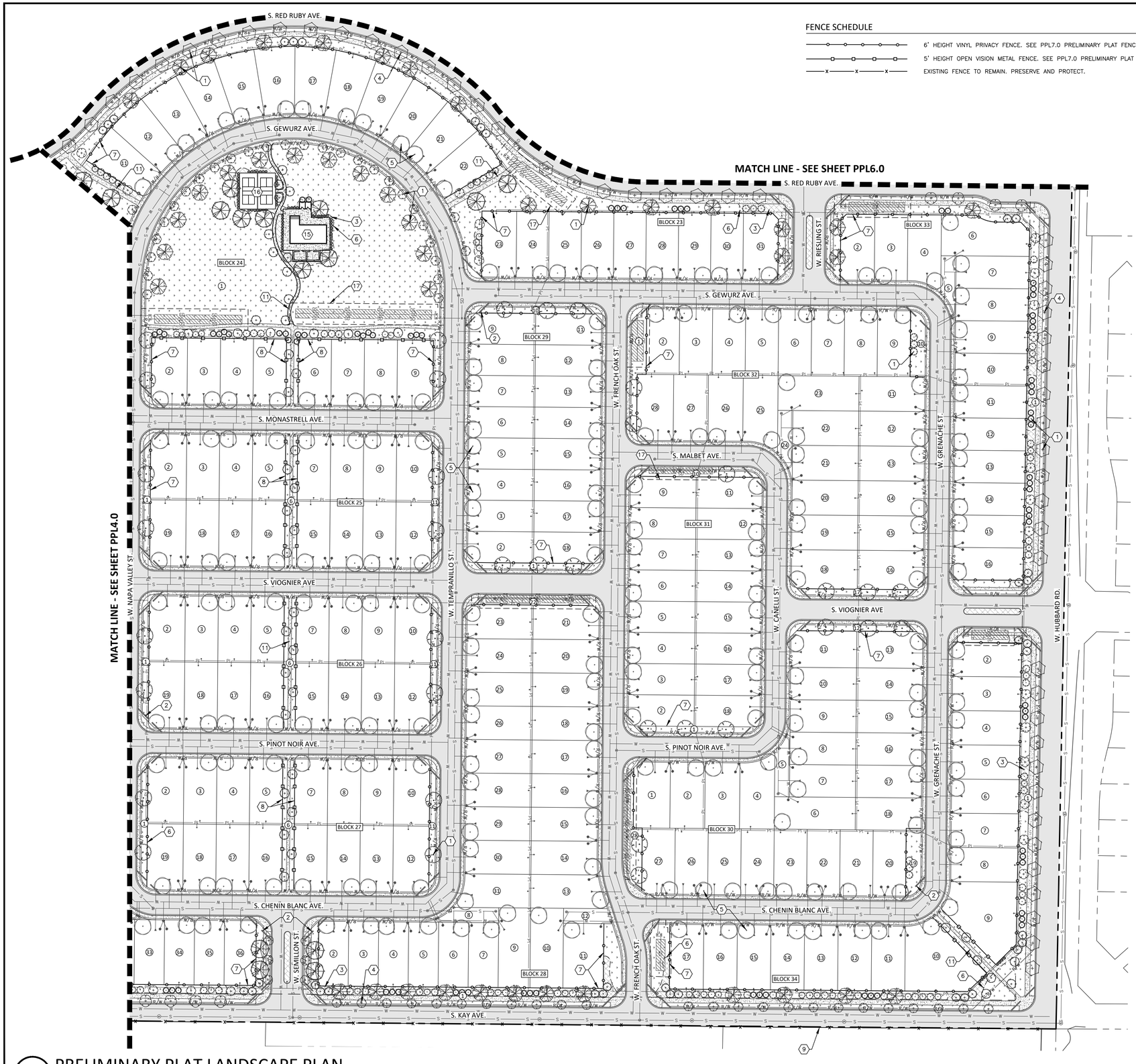
REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO · ALYSSA YENSEN · LA-16517 · 4/2/25 · LICENSED LANDSCAPE ARCHITECT

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL4.0



FENCE SCHEDULE

- 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- 5' HEIGHT OPEN VISION METAL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.

PLANT SCHEDULE SEE PPL2.0 FOR FULL PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	74	ACER SACCHARUM 'GREEN MOUNTAIN' TM GREEN MOUNTAIN SUGAR MAPLE	2" CAL. B&B	50'X40'	CLASS II
	200	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE	2" CAL. B&B	35'X20'	CLASS II
	152	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II
	221	FAGUS SYLVATICA 'RIVERSII' RIVERS EUROPEAN BEECH	2" CAL. B&B	40'X20'	CLASS II
	154	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINGKO MALE VARIETY ONLY	2" CAL. B&B	35'X35'	CLASS II
	171	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST	2" CAL. B&B	40'X25'	CLASS II
	145	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL. B&B	35'X20'	CLASS II
	215	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II
EVERGREEN TREES					
	135	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6'-8' B&B	30'X20'	EVERGREEN
	196	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6'-8' B&B	35'X15'	EVERGREEN
	77	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8' B&B	12'X3'	EVERGREEN
	150	PICEA GLAUCA PENDULA WEEPING WHITE SPRUCE	6'-8' B&B	25'X8'	EVERGREEN
	256	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6'-8' B&B	30'X10'	EVERGREEN
	223	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B	25'X15'	EVERGREEN
OTHER TREES					
	653	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE 6-4-2-B11. INSTALL (1) 2" CAL. TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B	VARIES	VARIES

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SEED/SOD			
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.	NONE
	1,323,979 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
SHRUBS/PERENNIALS			
	143,385 SF	SITE LANDSCAPING SHRUBS, GRASSES, AND PERENNIALS	-

KEY NOTES (TYPICAL) (#)

1. INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
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6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL7.0-4.
7. 6' HEIGHT PRIVACY VINYL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
8. 5' HEIGHT OPEN VISION FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
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10. 10' GREENBELT PATHWAY. SEE CIVIL PLANS.
11. 5' PEDESTRIAN PATHWAY. SEE CIVIL PLANS.
12. EXISTING CANAL LANDSCAPE TO REMAIN NATURAL. PRESERVE AND PROTECT. SEE KEY NOTE #13.
13. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
14. SCHEMATIC DOG PARK. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
15. SCHEMATIC POOL AREA. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
16. SCHEMATIC PICKLEBALL COURT. FINAL DESIGN TO BE DETERMINED AS A PART OF CONSTRUCTION PLANS.
17. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.

PRELIMINARY PLAT LANDSCAPE PLAN

0 80 160 240
Plan Scale: 1" = 80'

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

REVISIONS

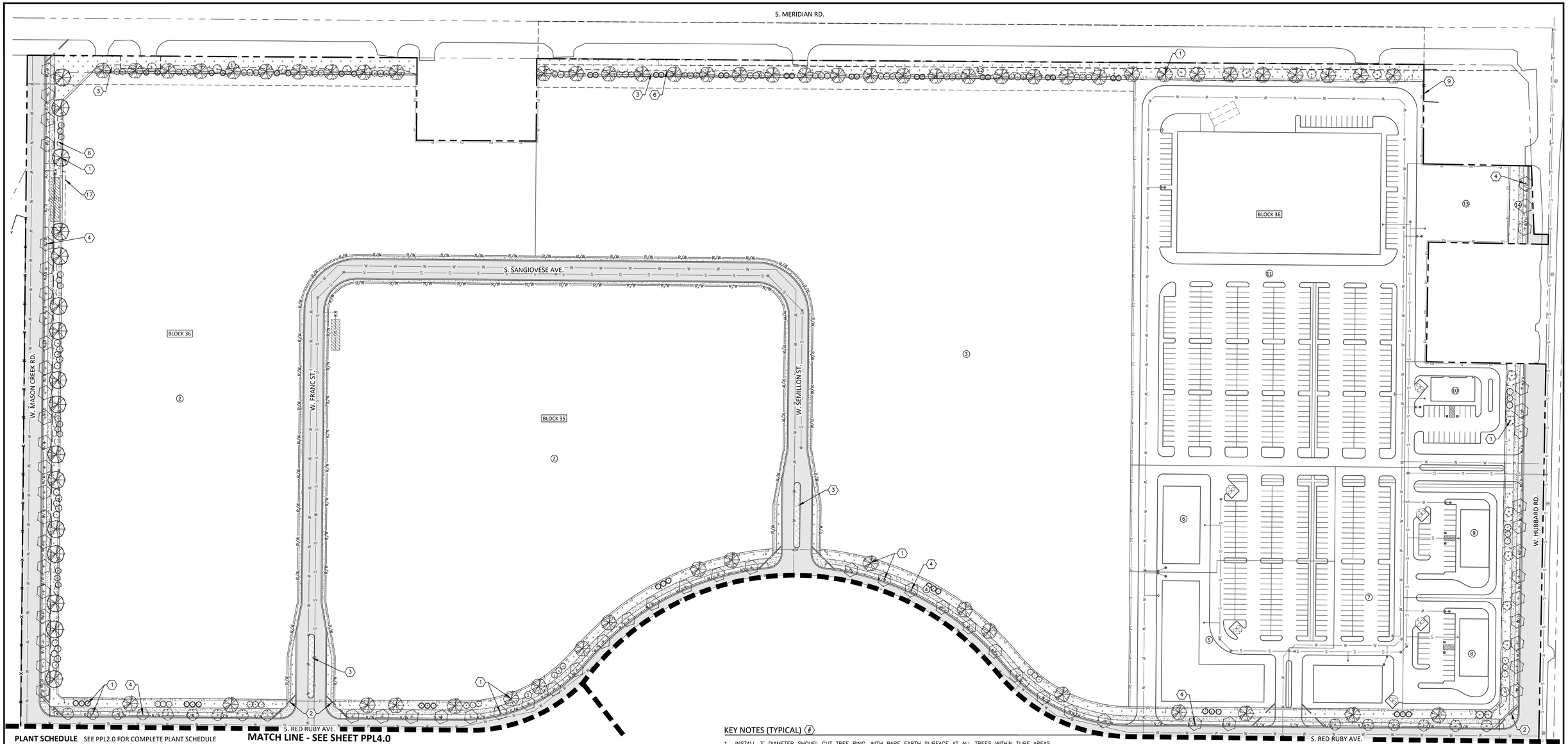
NO.	ITEM	DATE

STATE OF IDAHO · MELISSA YEN · LA-16537 · LICENSED LANDSCAPE ARCHITECT · 4/2/25

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL5.0

P:\22-020\CAD\LANDSCAPE\ENTITLEMENTS\22-020 PP LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 4/2/2025, DWG TO PDF.PC3, ----



PRELIMINARY PLAT LANDSCAPE PLAN

0 80 160 240

Plan Scale: 1" = 80'

PLANT SCHEDULE SEE PPL2.0 FOR COMPLETE PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	74	ACER SACCHARUM 'GREEN MOUNTAIN' TM GREEN MOUNTAIN SUGAR MAPLE
	200	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN 'SUNSET® MAPLE
	152	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM
	221	FAGUS SYLVATICA 'RIVERSII' RIVERS EUROPEAN BEECH
	154	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINGKO MALE VARIETY ONLY
	171	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST
	145	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR
	215	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES		
	135	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR
	196	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR
	77	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER
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SEED/SOD		
	121,948 SF	EXISTING CANAL AND ASSOCIATED LANDSCAPE TO REMAIN. PRESERVE AND PROTECT. REPAIR AS NECESSARY AFTER CONSTRUCTION. SEE KEYNOTES.
	1,323,979 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE
SHRUBS/PERENNIALS		
	143,385 SF	SITE LANDSCAPING SHRUBS, GRASSES, AND PERENNIALS MINIMUM PLANTING SIZES: 5 GAL. SHRUBS AND 1 GAL. GRASSES AND PERENNIALS SHRUBS: CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK POTENTILLA FRUTICOSA 'SUNSET' SUNSET POTENTILLA ROSA X 'NOARE' FLOWER CARPET RED GROUNDCOVER ROSE SPIRAEA BETULIFOLIA 'TOR GOLD' GLOW GIRL BIRCHLEAF SPIREA SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA PERENNIALS: ECHINACEA 'PURPUREA PURPLE CONEFLOWER RUDBECKIA FULGIDA 'GOLDSTURM' GOLDSTURM BLACK-EYED SUSAN GAILLARDIA X GRANDIFLORA 'MESA BRIGHT BICOLOR' BLANKETFLOWER HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE GRASSES: MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS

KEY NOTES (TYPICAL) (#)

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FENCE SCHEDULE

- 6' HEIGHT VINYL PRIVACY FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- 5' HEIGHT OPEN VISION METAL FENCE. SEE PPL7.0 PRELIMINARY PLAT FENCE PLAN.
- EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
ALYSSA YENSEN
LA-16517
4/2/25
LICENSED LANDSCAPE ARCHITECT

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL6.0

P:\22-020\CAD\LANDSCAPE\ENTITLEMENTS\22-020 PP LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 4/2/2025, DWG TO PDF.PC5, ----

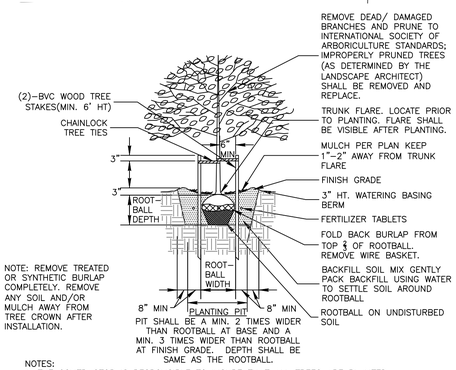
FENCE SCHEDULE

SYMBOLS	DESCRIPTION
	6' HEIGHT VINYL PRIVACY FENCE. SEE PPL7.0–5.
	5' HEIGHT OPEN VISION FENCE. SEE PPL7.0–6.
x x	EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.

S. MERIDIAN RD.
W. MASON CREEK RD.
W. COLUMBIA RD.
W. HUBBARD RD
CANAL
FUTURE FIRE STATION BLOCK 6 (5)
SCHOOL/PARK (28)
SCHOOL/PARK (27)
S. SANGIOVESE AVE.
S. RED RUBY AVE.
S. GEWURZ AVE.
S. ZINFANDEL AVE.
S. ROCKLEDGE AVE.
S. MALBEC AVE.
S. CARIGNANE AVE.
S. CHENIN BLANC AVE.
S. KAY AVE.
S. OVERTURE AVE.
S. DOLCE AVE.
S. AMARONE AVE.
S. MONASTRELL AVE.
S. VIOGNIER AVE
S. PINOT NOIR AVE.
W. FRANC ST.
W. SEMILLON ST.
W. RIESLING ST.
W. GRENACHE ST.
W. CANELLI ST.
W. FRENCH OAK ST.
W. TEMPRANILLO ST.
W. NAPA VALLEY ST.
W. PETITE SYRAH AVE.
W. ICE WINE ST.
W. OPUS ONE ST.
W. ETUDE ST.
W. SCHRAMSBERG ST.
W. CONSENTINO ST.
W. MONDAVI ST.
W. BIANCO ST.
W. GREENSPRINGS ST.
W. CHAPPELLET ST.
W. CABERNET ST.
W. FRANTESCA ST.
W. FROGS LEAP ST.
W. PAOLETTI ST.
W. ROCCA ST.
W. RED WINE ST.
BLOCK 36
BLOCK 35
BLOCK 24
BLOCK 23
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 19
BLOCK 20
BLOCK 27
BLOCK 25
BLOCK 26
BLOCK 29
BLOCK 32
BLOCK 33
BLOCK 31
BLOCK 30
BLOCK 34
BLOCK 28
BLOCK 21
BLOCK 6
BLOCK 7
BLOCK 14
BLOCK 13
BLOCK 12
BLOCK 11
BLOCK 10
BLOCK 9
BLOCK 8
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5

PRELIMINARY PLAT FENCE PLAN

0 200 400 600
Plan Scale: 1" = 200'

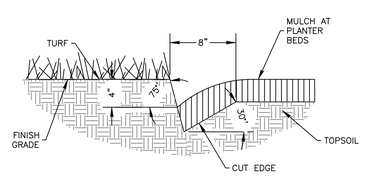


NOTE: REMOVE TREATED OR SYNTHETIC BURLAP COMPLETELY. REMOVE ANY SOIL AND/OR MULCH AWAY FROM TREE CROWN AFTER INSTALLATION.

PIT SHALL BE A MIN. 2 TIMES WIDER THAN ROOTBALL AT BASE AND A MIN. 3 TIMES WIDER THAN ROOTBALL AT FINISH GRADE. DEPTH SHALL BE SAME AS THE ROOTBALL.

NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

3 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



4 SHOVEL CUT EDGE
NTS



5 6-FOOT HEIGHT VINYL FENCE
NTS



6 5-FOOT HEIGHT OPEN VISION FENCE
NTS

NAPA VINEYARDS SUBDIVISION
KUNA, IDAHO
PRELIMINARY PLAT FENCE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
ALYSSA YEREN
LA-16557
4/2/25
LICENSED LANDSCAPE ARCHITECT

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

DATE: OCTOBER, 2024
PROJECT: 22-020
SHEET NO. PPL7.0

P:\22-020\CAD\LANDSCAPE\SHTELEMENTS\22-020 PP LANDSCAPE PLAN.DWG, ALYSSA YEREN, 4/2/2025, DWG TO PDF.PC3, ----

From: Troy Behunin
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Angel Robins (Idaho Power); Boise Kuna Irrigation District; Boise Project Board of Control ; Boise Project Board of Control 2; Brent Moore (Ada County); Brian Graves Kuna School District; Camille Burt (USPS); Central District Health Department ; Chief Fratusco; COMPASS; David Reinhardt; DEQ; Eric Adolfson; Erika Olvera (NMID); Idaho Power (Taylor Dunn); Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD; ITD Kendra Conder; J&M Sanitation; Jennifer Miller; Jonathon Gillen; Justin Walker; Krystal Hinkle; Leon Letson (Ada County); Lumen - Ebin Barnett; Marc Boyer (Kuna Postmaster); Megan Leatherman; Meridian Fire (Brandon Medica); Meridian Fire (Steve Taublee); Nampa Meridian Irrigation District ; New York Irrigation; Niki Benyakhlef ITD; Paris Dickerson; Public Works; Robbie Reno; Sam Feist; Scott Arellano (KRFD); Sparklight/Cable One (John Walburn); Taryn Villanueva; Tim Jensen (Kuna School District); TJ Lawrence (Interim KRFD Chief); "Mindy Wallace"; Jessica Reid; Stacey DuPuis; Jason Redding
Cc: Doug Hanson; Marina Lundy
Bcc: Stephanie Hopkins
Subject: Napa Vineyards PUD Request for Official Comments.
Date: Tuesday, July 15, 2025 12:41:00 PM
Attachments: image001.png

Afternoon Greetings Everyone,
The City of Kuna requests official comments from your organization for this project in relation to the services it provides and how this project impacts those services.

Please find the request for formal comments below for a new proposal in the City of Kuna.

*To view submittal packet please click **BLUE** link below next to Case Numbers.

Agency Transmittal – July 17, 2025

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

CASE NUMBERS:	25-01-PUD (Planned Unit Development) & 25-04-S (Preliminary Plat), 25-02-SUP (Special Use Permit) – *Napa Vineyards Subdivision.*
PROJECT DESCRIPTION	NE Kuna Farm, LLC, & Open Rentals, LLC requests PUD, SUP & Preliminary Plat approval for approx. 242 acres in Kuna City using the following zones Pub., R-6, R-20, C-1 & C-3. The Preliminary Plat proposes to subdivide the lands into 1,495 total residential units, multiple common lots & common driveways, a School Site, & a City Park. The site is in Sec. 12, Township 2 North, Range 1 West (APN numbers; S1312212400, R7135690180, S1312417410. *This application complies with the approved Development Agreement.*
SITE LOCATION	At the NWC of Hubbard and Meridian Roads, and extends to Columbia Road, Kuna, ID 83634.
REPRESENTATIVE	**Stephanie Hopkins** KM Engineering, LLP 5725 N Discovery Way Boise, ID, 83713 208.639.6939 SHopkins@kmengllp.com
SCHEDULED HEARING DATE	Tuesday, **August 26, 2025,** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Troy Behunin Senior Planner TBehunin@KunaID.gov

Click the **BLUE** link next to the "CASE NUMBER(S)" box above – Either hover and <*CLICK*> or, hold the Ctrl button and <*CLICK*>.
Please let our office know if you have any questions or need additional information.

Troy

PLANNING & ZONING KUNA IDAHO

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

Troy Behunin
Senior Planner
City of Kuna | Development Services
Phone: 208.387.7729
Email: TBehunin@KunaID.Gov
www.kunacity.id.gov

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.

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

Mike Borzick
GIS Manager &
Construction Plan Review
Manager

MEMORANDUM

To: **Doug Hanson** **- Planning and Zoning Director**

From: **Mike Borzick** **- GIS Manager & Construction Plan Review Manager**

Date: **8 August 2025**

RE: **Public Works Comments**

Napa Vineyards Development

The Napa Vineyards Development, annexation, and preliminary plat has been reviewed. The applicant is currently annexed into the City of Kuna (City) with a PUD zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

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

1) Inspection & Fees

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

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

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

d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

a) The applicant requests to develop approximately 239.05 acres within the city.

b) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. With 1,495 residential dwellings the resultant projected population for this subdivision is approximately 4,754.

c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.

d) A plan approval letter will be required if this project affects any local irrigation districts.
e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
f) All positional information shall be from the most recent state plane coordinate system.
g) Provide engineering certification on all final engineering drawings.
h) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
i) Fire suppression shall be available and approved by KRFD.
j) No building permits will be issued, and no construction can begin without adequate fire protection.
k) Fiber shall be designed and constructed on all mile and mid-mile roads or as otherwise noted.

3) Right-of-Way

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

4) Sanitary Sewer Connection

a) The applicant's property is not connected to City services. The closest possible connection to gravity sewer will be with the construction of the Mason Creek Trunk Line (MCTL) along with the needed capacity.
b) In addition to the MCTL construction to serve this property, the city would request an "alignment" easement along the designed corridor of the MCTL. Said easement should be 50' wide and sunset upon platting as that trunk line was fully designed within rights-of-way. The City would request this easement at Pre-Plat approval with language that would allow for the developer to move said easement or trunk line as they so desire provided it accomplishes the ultimate goal of serving properties to the east of Highway 69 and is agreed upon by the City.
c) This project shall connect to the City Sewer system.
d) Sewer must provide connectivity for surrounding developments.
e) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
f) All sewer infrastructure must meet or exceed City of Kuna requirements.
g) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
h) Sewer connection fees apply to each home or dwelling. 1 home = 1 sewer connection. 1 duplex = 2 sewer connections. 4-plex = 4 sewer connections.

i) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

a) The applicant's property is not connected to City services. The closest possible connection to water is located directly west (Timbermist) and south (Greyhawk) of the proposed project.

b) The City has an approved well site with a diversion from IDWR in the NE ¼ of the SE ¼ of Section 12, Township 2 North, Range 1 West. The City would like to take advantage of that site for a well at some point in the near future or during the construction of this project, thus proper valving and specific piping may be required.

c) Flow modeling will be used to determine if adequate water pressure is available for a future development.

d) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.

e) The applicant shall connect to City water services and provide water through said parcel in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.

f) All water infrastructure must meet or exceed City of Kuna requirements.

g) **Water connection fees apply to each home or other dwelling. 1 home = 1 water connection. 1 duplex = 2 water connections. 4-plex = 4 sewer connections.**

h) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

a) The applicant's property is not connected to City services. The closest possible connection to pressurized irrigation is located directly west (Timbermist) and south (Greyhawk) of the proposed project.

b) As the first large project in the Section *with* water rights thus we would require an Irrigation Pond sized between 500,000 gallons and 1 million gallons of usable storage with adequately sized pumps and mains for distribution.

c) Relying on municipal drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.

d) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.

e) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.

f) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.

g) Surface water rights shall be transferred to the City prior to the completion of the final plat.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.

b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.

c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.

d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

8) As-Built Drawings

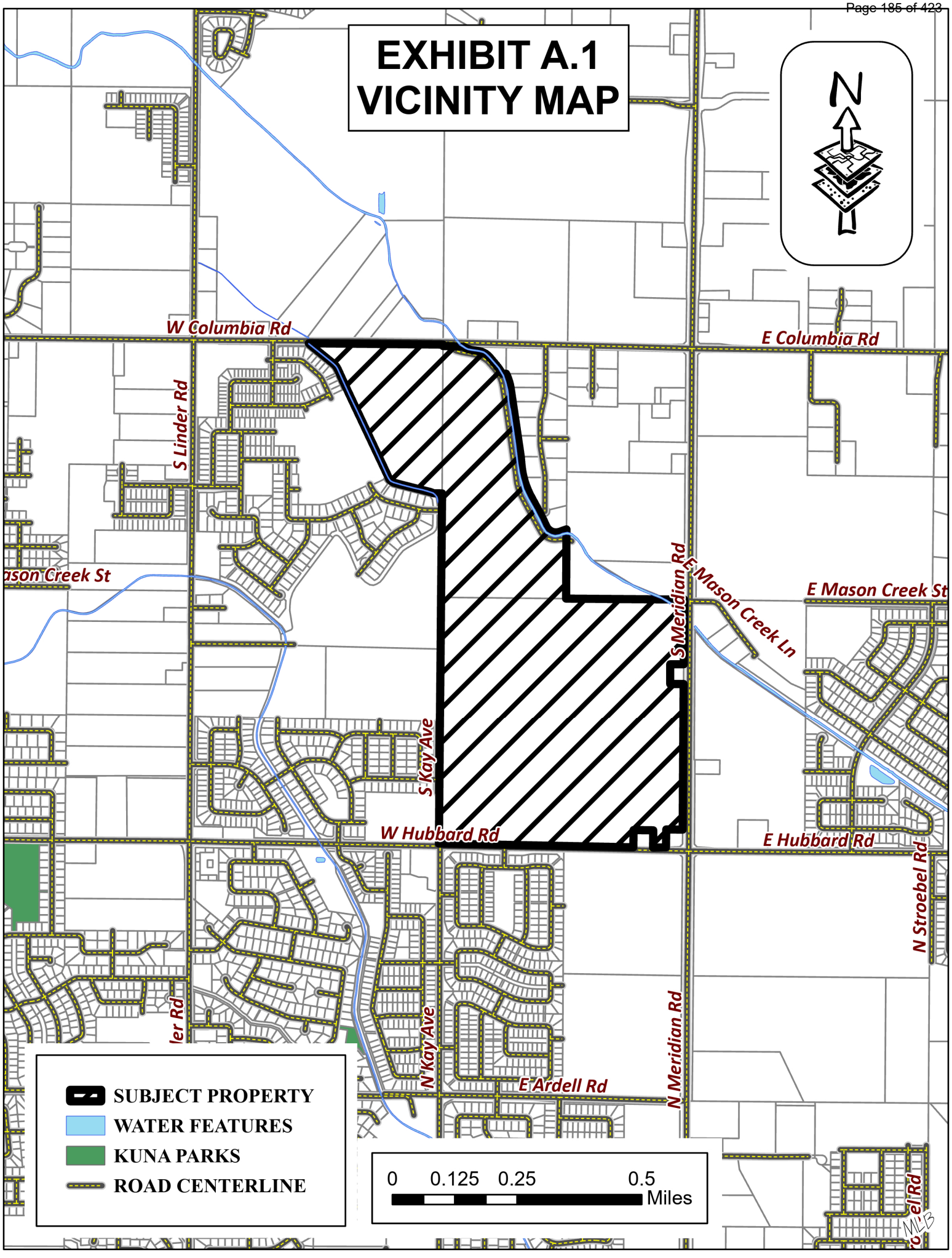
a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.
b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Recommendation

Public Works recommends this property be zoned as requested. Public Works' recommendation is to approve/proceed with this project as it is an enclave parcel which is contiguous to several other large projects in the area and in close proximity to the new commercial corridor in Kuna. Additionally, utilities for this project are mostly in place or are being constructed so having parcels that can use said facilities helps keep lines "fresh" and doesn't overextend our maintenance teams to the peripheries of the city. The construction of the MCTL is essential along with any easements in the interim to build any portions of this line that will help the City prior to Napa Vineyards being constructed.

10) Exhibits

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


EXHIBIT A.1
VICINITY MAP
N
W Columbia Rd
E Columbia Rd
S Linder Rd
ason Creek St
E Mason Creek St
S Meridian Rd
E Mason Creek Ln
S Kay Ave
W Hubbard Rd
E Hubbard Rd
N Stroebel Rd
ler Rd
N Kay Ave
E Ardell Rd
N Meridian Rd
el Rd
SUBJECT PROPERTY
WATER FEATURES
KUNA PARKS
ROAD CENTERLINE
0 0.125 0.25 0.5
Miles
MLB

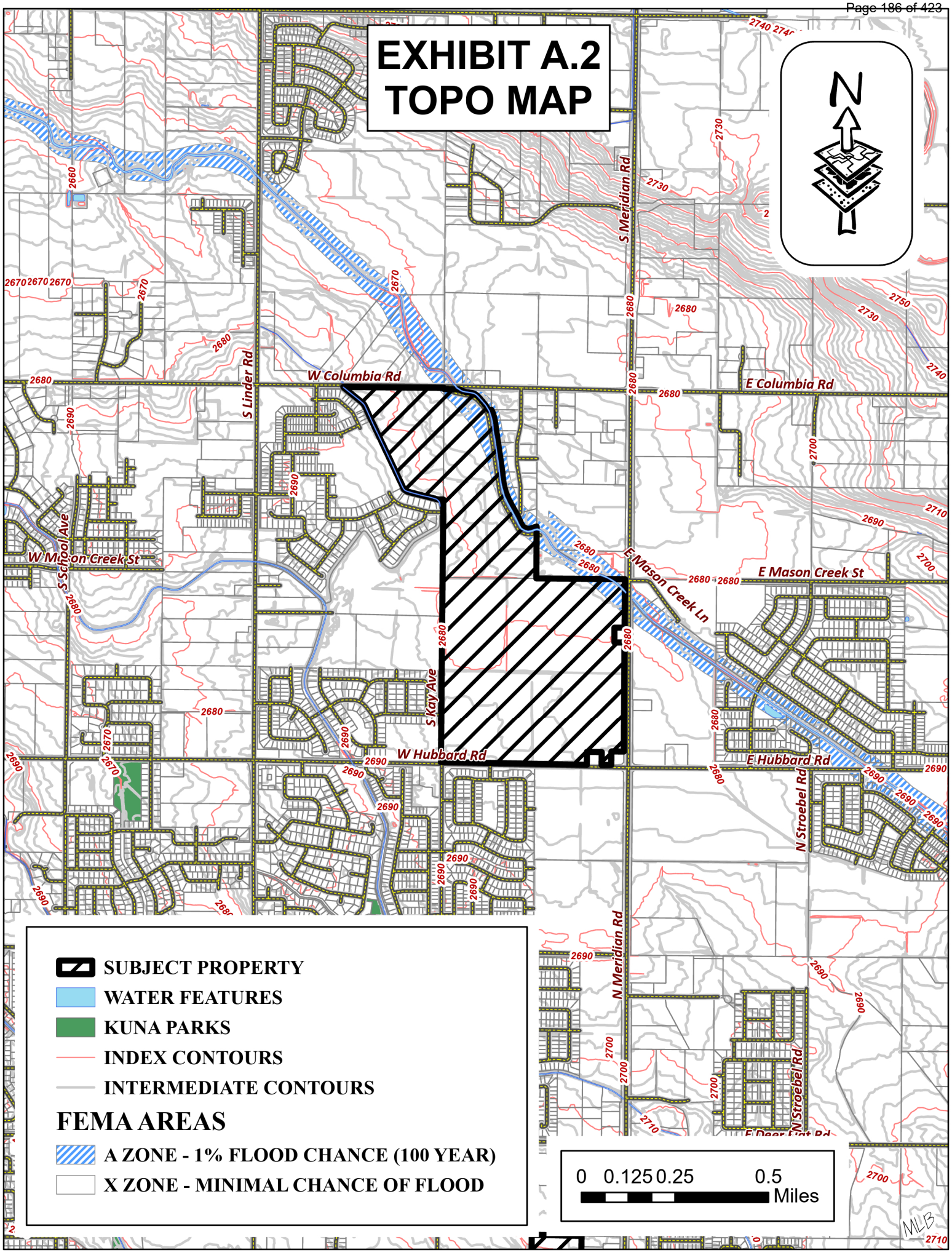
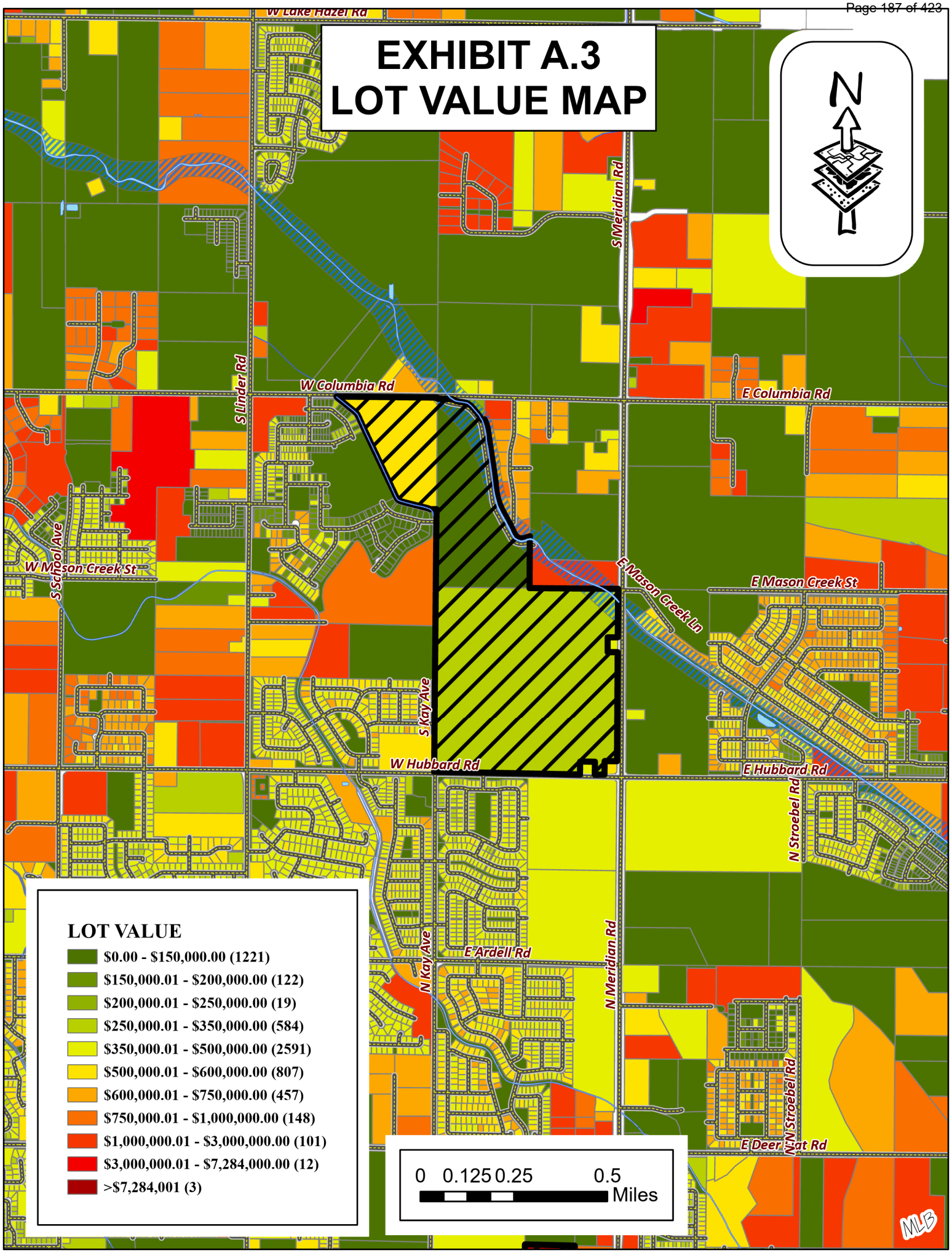

EXHIBIT A.2
TOPO MAP
N
W Columbia Rd
E Columbia Rd
S Linder Rd
S Meridian Rd
W Mason Creek St
E Mason Creek St
E Mason Creek Ln
S School Ave
S Kay Ave
W Hubbard Rd
E Hubbard Rd
N Stroebel Rd
N Meridian Rd
SUBJECT PROPERTY
WATER FEATURES
KUNA PARKS
INDEX CONTOURS
INTERMEDIATE CONTOURS
FEMA AREAS
A ZONE - 1% FLOOD CHANCE (100 YEAR)
X ZONE - MINIMAL CHANCE OF FLOOD
0 0.125 0.25 0.5
Miles
MLB

EXHIBIT A.3
LOT VALUE MAP



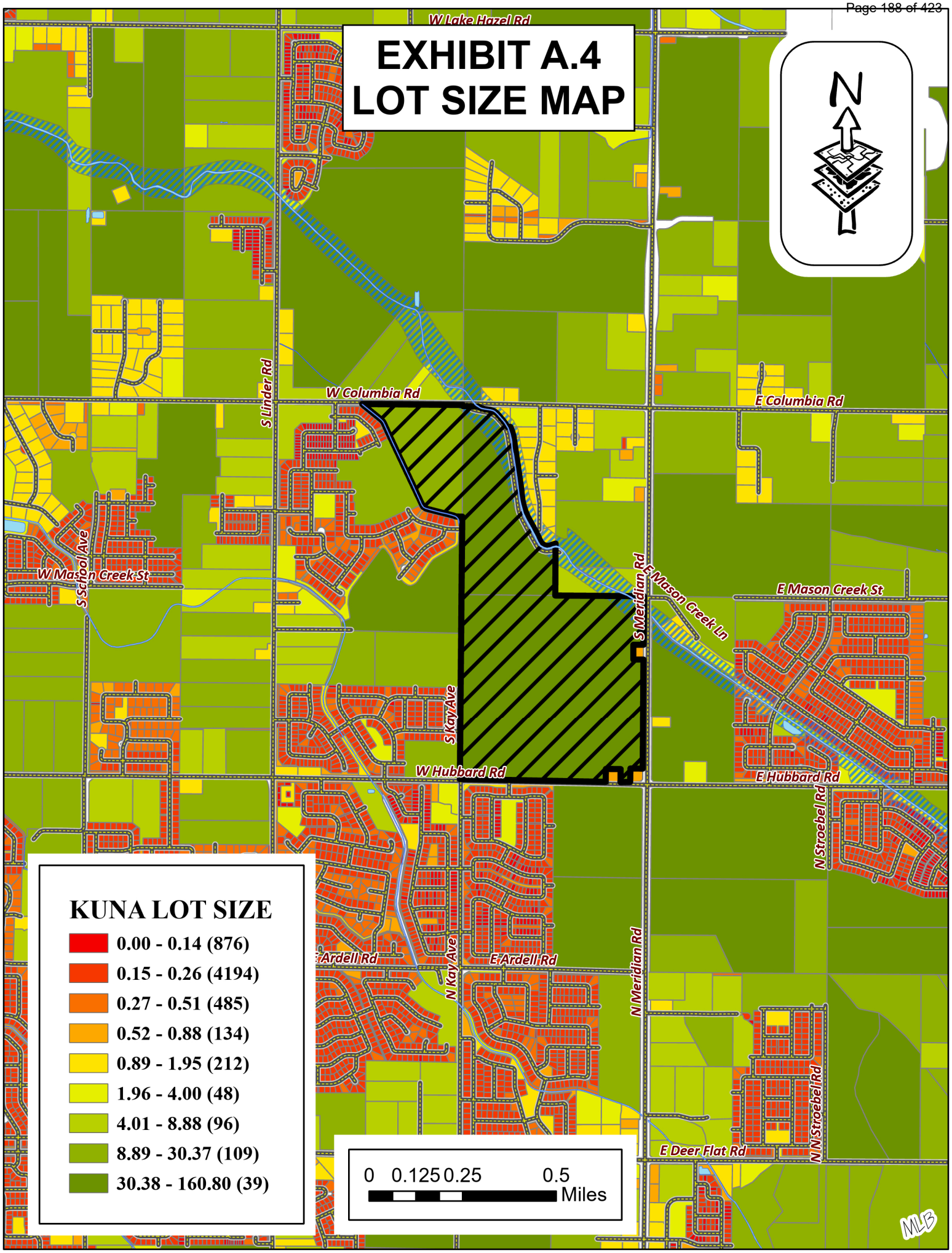
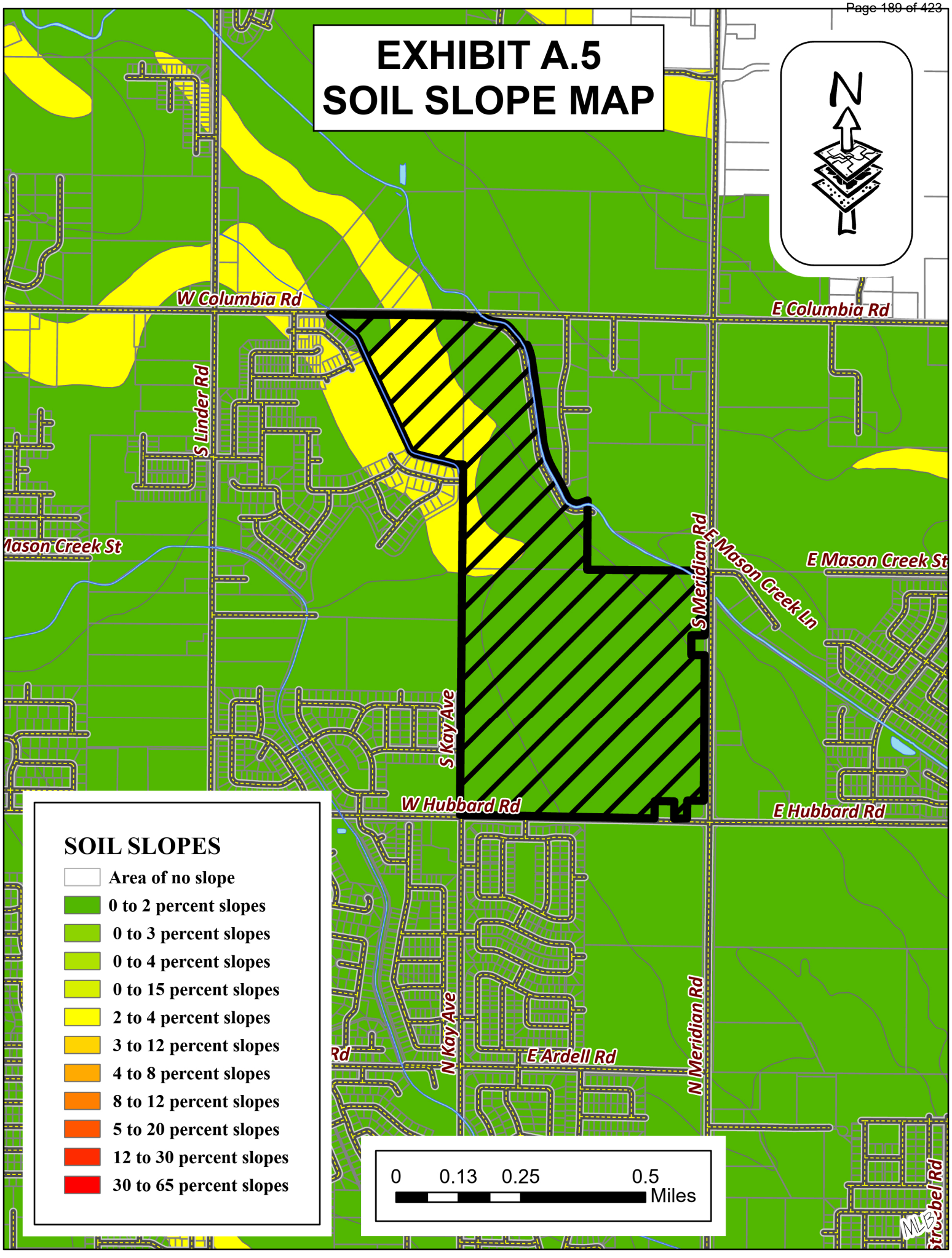

EXHIBIT A.4
LOT SIZE MAP
N
W Lake Hazel Rd
S Linder Rd
W Columbia Rd
E Columbia Rd
W Mason Creek St
S School Ave
S Meridian Rd
E Mason Creek Ln
E Mason Creek St
S Kay Ave
W Hubbard Rd
E Hubbard Rd
N Stroebel Rd
E Ardell Rd
N Kay Ave
N Meridian Rd
E Deer Flat Rd
N N Stroebel Rd
KUNA LOT SIZE
0.00 - 0.14 (876)
0.15 - 0.26 (4194)
0.27 - 0.51 (485)
0.52 - 0.88 (134)
0.89 - 1.95 (212)
1.96 - 4.00 (48)
4.01 - 8.88 (96)
8.89 - 30.37 (109)
30.38 - 160.80 (39)
0 0.125 0.25 0.5
Miles
MLB

EXHIBIT A.5
SOIL SLOPE MAP



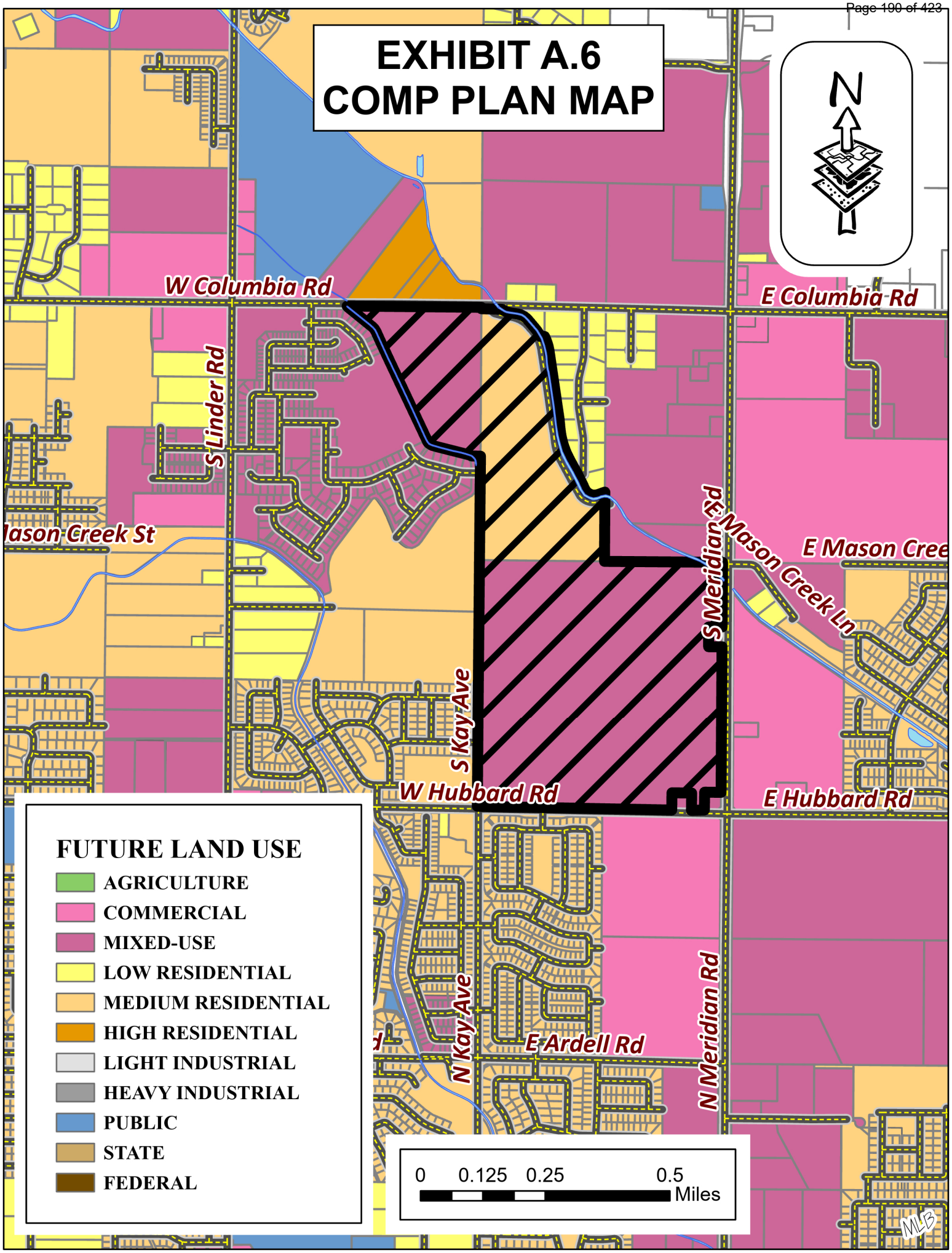
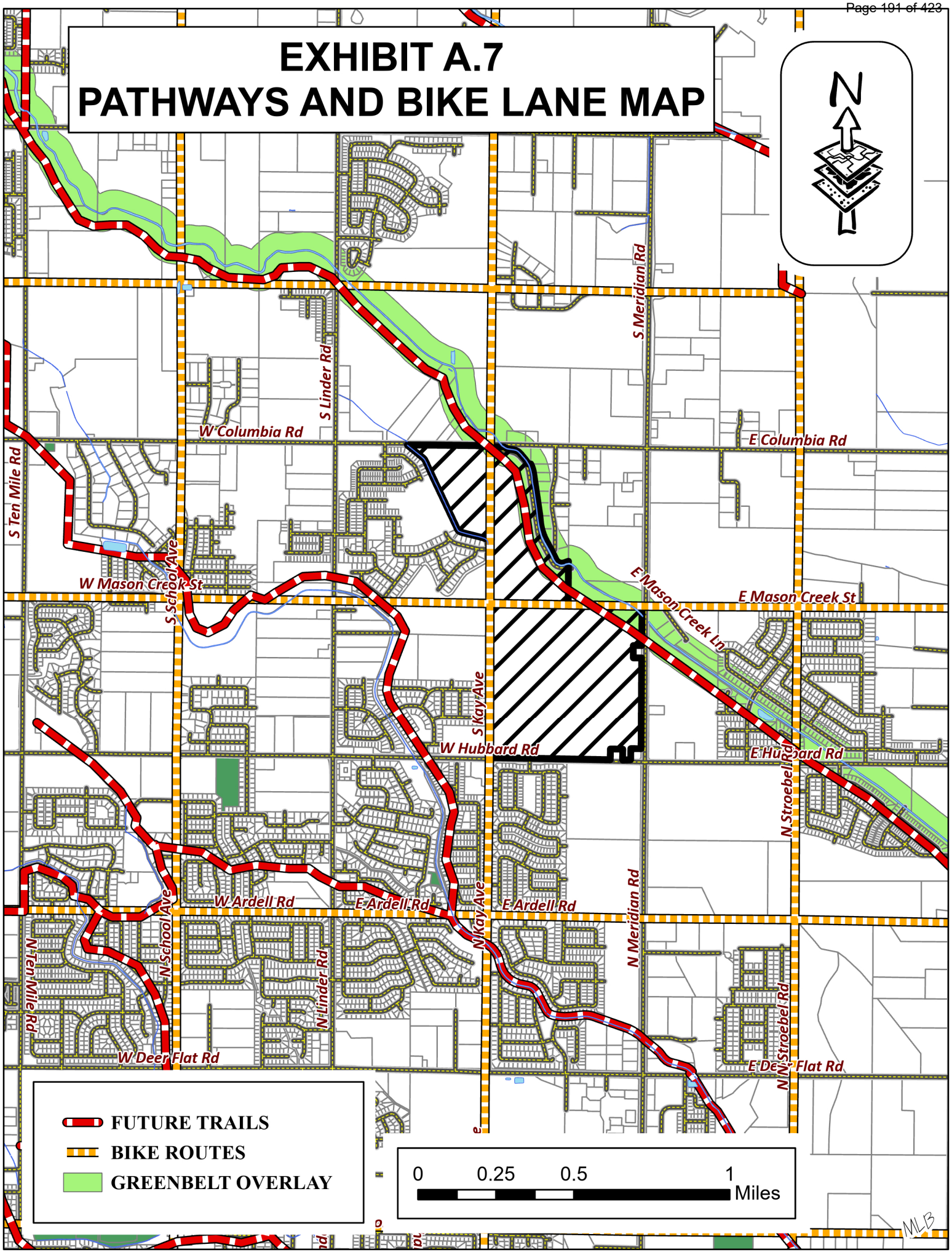

EXHIBIT A.6
COMP PLAN MAP
N
W Columbia Rd
E Columbia Rd
S Linder Rd
lason Creek St
E Mason Cree
S Meridian Rd
Mason Creek Ln
S Kay Ave
W Hubbard Rd
E Hubbard Rd
N Kay Ave
E Ardell Rd
N Meridian Rd
FUTURE LAND USE
AGRICULTURE
COMMERCIAL
MIXED-USE
LOW RESIDENTIAL
MEDIUM RESIDENTIAL
HIGH RESIDENTIAL
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
PUBLIC
STATE
FEDERAL
0 0.125 0.25 0.5
Miles
MLB

EXHIBIT A.7
PATHWAYS AND BIKE LANE MAP



Development Services Department

Project/File: **Napa Vineyard / KPP23-0007 / 25-01-PUD 25-04-S 25-02-SUP**
This is a preliminary plat, planned unit development, and design review application for a mixed-use subdivision, consisting of 653 single family building lots, 3 multi-family lots consisting of 842 multi-family units, 79 common lots, 2 school/park lots, and 8 commercial lots on 242 acres.

Lead Agency: City of Kuna

Site address: West of Meridian Road from Columbia Road to Hubbard Road

Staff Approval: October 23, 2025

Applicant: Stephanie Hopkins
KM Engineering, LLP
5725 N Discovery Way
Boise, ID 83713

Staff Contact: Mindy Wallace, ACIP
Phone: 208-387-6178
Email: mwallace@achdidaho.org

Sam Standal
Phone: 208-387-6384
Email: sstandal@achdidaho.org

Report Summary:

ACHD Planned Improvements 2
Level of Service Planning Thresholds 2
A. Site Specific Conditions of Approval 3
B. Vicinity Map 9
C. Site Plan 10
D. Traffic Impact Study – Summary and Findings.....11
E. Findings for Consideration 15
F. Policy.....27
G. Standard Conditions of Approval 37
H. Conclusions of Law.....38
Request for Appeal of Staff Decision 39

ACHD Planned Improvements

1. **Capital Improvements Plan (CIP)/ Five Year Plan (FYP):**

   - Hubbard Road is scheduled in the FYP for a pavement and pedestrian improvement project from Ten Mile Road to Meridian Road/SH-69 in 2025.
   - The intersection of Ten Mile Road and Hubbard Road is scheduled in the FYP to be reconstructed as a single-lane roundabout at a future date.
   - The intersection of Mason Creek Street and Lodi Avenue is scheduled in the FYP for a Rectangular Rapid Flashing Beacon pedestrian crossing across Mason Creek Street at a future date.
   - Hubbard Road is listed in the CIP to be widened to 3-lanes from Meridian Road to Locust Grove Road between 2036 and 2040.

Level of Service Planning Thresholds

1. **Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Meridian Road / SH-69	2,245-feet	State Highway	1,488	N/A
Columbia Road	1,645-feet	Minor Arterial	399	Better than “E”
Hubbard Road	2,195-feet	Minor Arterial	465	Better than “E”

* Acceptable level of service for a two-lane minor arterial is “E” (575 VPH).
* Acceptable level of service for a three-lane minor arterial is “E” (720 VPH).

** ACHD does not set level of service thresholds for State Highways.

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

Average daily traffic counts are based on ACHD’s most current traffic counts or the provided TIS.

- The average daily traffic count for Meridian Road / SH-69 south of Columbia Road was 29,444 on October 7, 2024.
- The average daily traffic count for Columbia Road west of Meridian Road was 5,970 on September 7, 2021.
- The average daily traffic count for Hubbard Road west of Meridian Road was 7,090 on November 11, 2022.

A. Site Specific Conditions of Approval

1. Work with ITD and the City of Kuna to determine if additional right-of-way dedication or improvements are required onSH-69/Meridian Road abutting the site.

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

- Kay Avenue
- Mason Creek Road
- Carignane Avenue
- Chenin Blanc Avenue
- Chappellet Street
- Greensprings Avenue
- Ice Wine Street
- French Oak Street
- Gewurz Avenue
- Grenache Street
- Malbet Avenue
- Napa Valley Street
- Opus One Street
- Petite Syrah Avenue
- Sangiovese Avenue
- Tempranillo Street

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

3. Prior to ACHD's signature on the final plat which contains the 220th lot, install an interim signal within the existing right-of-way at the Hubbard Road / Kay Avenue intersection. Plan approval and a signal agreement with ACHD are required.

The signal agreement shall note that the intersection be designed as 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach and that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

The following items must be in place prior plans acceptance for the final plat which contains the 220th building lot or equivalent trips:

- Signal Agreement
- Full design and approved plans for the intersection

ACHD's MSM identifies a single lane roundabout at this intersection. If there is enough right-of-way to accommodate the construction of a single lane roundabout, then a roundabout may be constructed as an alternative to the signalized intersection. The single lane roundabout shall be designed and constructed consistent with ACHD's Roundabout Design Guideline, section 5188 of the ACHD policy manual.

4. Prior to ACHD's signature on the final plat which contains the 300th lot install an interim signal within the existing right-of-way at the Columbia Road / Kay Avenue intersection. Plan approval and a signal agreement with ACHD are required.

The signal agreement shall note that the intersection be designed as 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, and that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

The following items must be in place prior plans acceptance for the final plat which contains the 300th building lot or equivalent trips:

- Signal Agreement
- Full design and approved plans for the intersection

ACHD's MSM identifies a single lane roundabout at this intersection. If there is enough right-of-way to accommodate the construction of a single lane roundabout, then a roundabout may be constructed as an alternative to the signalized intersection. The single lane roundabout shall be designed and constructed consistent with ACHD's Roundabout Design Guideline, section 5188 of the ACHD policy manual.

5. Dedicate right-of-way at Columbia Road/Kay Avenue, Hubbard Road/Kay Avenue, and Hubbard Road/Red Ruby Avenue to accommodate the future construction of single lane roundabouts intersections consistent with the MSM. See page 17.

6. Widen Columbia Road with 17-feet of pavement, 3-foot wide gravel shoulder, an 8-foot wide planter strip, and an 8-foot wide concrete sidewalk located a minimum of 45.5-feet from the centerline of Columbia Road abutting the site. Dedicate right-of-way to total 50-feet from the centerline of Columbia Road abutting the site.

7. Construct a dedicated right turn lane on Columbia Road at Dolce Avenue when Dolce Avenue is constructed to intersect Columbia Road.

8. Construct a dedicated right turn lane and a center left turn lane on Columbia Road at Kay Avenue when Kay Avenue is constructed to intersect Columbia Road.

9. Prior to submittal of the final plat that includes 340 single family building lots or equivalent trips (340 PM peak hour trips) provide an updated roadway segment analysis for Columbia Road. Additional improvements may be required as a result of the analysis.

10. Widen Hubbard Road with 17-feet of pavements, 3-foot wide gravel shoulder, an 8-foot wide planter strip, and an 8-foot concrete sidewalk located a minimum of 45.5-feet from the centerline of Hubbard Road abutting the site. Dedicate right-of-way to total 50-feet from the centerline of Hubbard Road abutting the site.

11. Construct a dedicated right turn lane on Hubbard Road at Viognier Avenue when Viognier Avenue is constructed to intersect Hubbard Road.

12. Construct a dedicated right turn lane and center left turn lane on Hubbard Road at Kay Avenue and at Red Ruby Avenue. Construct the turn lanes when Kay Avenue and Red Ruby Avenue are extended to intersect Hubbard Road.

13. Construct Kay Avenue as a complete 36-foot-wide collector street section with vertical curb, gutter, an 8-foot wide planter strip and a 5-foot-wide detached concrete sidewalk from Columbia Road south 1,850-feet where the applicant controls both sides of the roadway.

For the remainder of Kay Avenue, where the applicant controls only the east side of the roadway, construct Kay Avenue as half of a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip, and 5-foot-wide detached concrete sidewalk on the east side of the roadway, plus 12-feet of additional pavement to total 30-feet of pavement, 3-foot gravel shoulder, and a barrow ditch on the west side of the roadway. Right-of-way dedication should encompass the barrow ditch and extend to the west property line.

14. Coordinate with Development Review staff to utilize the road trust deposit to construct Kay Avenue as a complete 36-foot collector street section within the previously dedicated right-of-way dedicated as part of Timbermist Subdivision (KPP14-0003).

15. Construct dedicated right and center left turn lanes on Kay Avenue at Mason Creek. Construct the turn lanes when Mason creek is constructed to intersect Kay Avenue.

16. Construct Mason Creek Road as a complete 36-foot-wide collector street section with vertical curb, gutter, an 8-foot-wide planter strip and a 5-foot-wide detached concrete sidewalk from Kay Avenue east 1,320-feet where the applicant controls both sides of the roadway.

For the remainder of the roadway, where the applicant controls only the south side of the roadway, construct Kay Avenue as half of a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip, and 5-foot-wide detached concrete sidewalk on the south side of the roadway, plus 12-feet of additional pavement to total 30-feet, 3-foot gravel shoulder, and a barrow ditch on the north side of the roadway. Right-of-way dedication should encompass the barrow ditch and extend to the north property line.

17. Construct center left turn lanes on Mason Creek Road at Ruby Red Avenue and Malbet Avenue. Construct the turn lanes when the roadways are constructed to intersect Mason Creek Road.

18. Construct Red Ruby Avenue as a complete 36-foot-wide collector roadway with vertical curb, gutter, an 8-foot-wide planter strip, and 5-foot-wide detached sidewalk.

19. Construct center left turn lanes on Ruby Red Avenue at Franc Street and Reisling Street. Construct the turn lanes when the roadways are constructed to intersect Red Ruby Avenue.

20. Parking is prohibited on collector roadways. Coordinate a signage program with District Development Review staff for the installation of “NO PARKING” signs on Kay Avenue, Mason Creek Street, and Red Ruby Avenue.

21. Construct the entry portions of Fran Street and Semillon Street with two 22-foot-wide travel lanes, a 10-foot-wide center landscape island, vertical curb, gutter, an 8-foot-wide planter strip, and 5-foot-wide detached concrete sidewalk. Provide written fire department approval for use of the reduced street sections.

Plat the center landscape islands as right-of-way owned by ACHD. Enter into a license agreement with ACHD for any landscaping placed within the islands.

22. Construct Franc Street, Sangiovese Avenue, and Semillon Street as 36-foot-wide local commercial streets with vertical curb, gutter, and 5-foot-wide attached concrete sidewalk.

23. Construct the following streets as 24-foot-wide minor local street section with vertical curb and gutter:

- East/West between Chenin Blanc Avenue and Carignan Avenue
    i. Frantesca Street
    ii. Rocca Street
    iii. Red Wine Street
- North/South between Ice Wine Street and Petite Syrah Avenue
    i. Malbec Avenue
    ii. Pinot Gris Avenue
    iii. Rockledge Avenue
    iv. Zinfandel Avenue

Provide written fire department approval for use of a reduced street section. Parking is prohibited on both sides of minor local streets. Coordinate a signage program for the installation of "NO PARKING" signs with Development Review staff.

24. Construct the entry portion of Dolce Avenue, Consentino Street, Franc Street (east and west), Semillon Street, Viognier Avenue, and Reisling Street with two 22-foot-wide travel lanes, a 10-foot-wide center landscape island, vertical curb, gutter, an 8-foot-wide planter strip, and 5-foot-wide detached concrete sidewalk. Provide written fire department approval for use of a reduced street section.

Plat the center landscape islands as right-of-way owned by ACHD. Enter into a license agreement with ACHD for any landscaping placed within the islands.

25. Construct all other internal local streets as 36-foot-wide local street sections with rolled curb, gutter, and 5-foot-wide attached concrete sidewalks.

26. Terminate Consentino Court in a cul-de-sac turnaround with a minimum radius of 50-feet.

27. Dedicate right-of-way on all public roads to extend 2-feet behind the back of sidewalk. For detached sidewalk, the applicant may dedicate right-of-way to extend 2-feet behind the back of curb and provide a right-of-way easement from the edge of right-of-way extending to 2-feet behind the back of sidewalk.

28. Construct bulb-outs designed to provide a minimum 24-feet of pavement measured from back of curb to back of curb throughout the site at pathway crossing locations as proposed. The design and location of the bulb-outs will be reviewed and approved through the plan review process. Provide written fire department approval for the use of the reduced street sections.

29. Construct private "H" type alleys; Etude Stret, Amarone Avenue, and Schramsberg Street.

If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway in its full width and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Boise, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and

reconstruction costs may be necessary in order to qualify the roads for public ownership and maintenance.

30. Construct Dolce Avenue to intersect Columbia Road located 1,690-feet east of Linder Road.

31. Construct Kay Avenue to intersect Columbia Road at the half mile.

32. Construct Kay Avenue to intersect Hubbard Road at the half mile.

33. Construct Viogner Avenue to intersect Hubbard Road located 1,955-feet west of SH-69/Meridian Road and in alignment with Williamson Avenue on the south side of Hubbard Road across from the site.

34. Construct Red Ruby Avenue to intersect Hubbard Road located 1,240-feet west of SH-69/Meridian Road.

35. Construct Frantesca Street to intersect Kay Avenue located 575-feet south of Columbia Road.

36. Construct Consentino Street to intersect Kay Avenue located 1,035-feet south of Columbia Road.

37. Construct Opus One Street to intersect Kay Avenue located 1,815-feet south of Columbia Road.

38. Construct Mason Creek Street to intersect Kay Avenue at the half-mile between Columbia Road and Hubbard Road.

39. Construct Franc Street to intersect Kay Avenue located 2,125-feet north of Hubbard Road.

40. Construct Semillon Street to intersect Kay Avenue located 1,280-feet north of Hubbard Road.

41. Construct French Oak Street to intersect Kay Avenue located 695-feet north of Hubbard Road.

42. Construct Malbet Avenue to intersect Mason Creek Road located 1,680-feet west of SH-69/Meridian Road.

43. Construct Red Ruby Avenue to intersect Mason Creek Road located 1,245-feet west of SH/69/Meridian Road.

44. Construct Franc Street to intersect the east and west sides of Red Ruby Avenue located 505-feet south of Mason Creek Road.

45. Construct Semillon Street to intersect Red Ruby Road located 1,300-feet north of Hubbard Road.

46. Construct Resling Street to intersect Red Ruby Road located 430-feet north of Hubbard Road.

47. Construct one stub street to the west, Skyracer Drive, located 710-feet south of the site's north property line. Install a sign at the terminus of Skyracer Drive stating that "THIS STREET WILL BE EXTENDED IN THE FUTURE".

48. Construct one paved curb return type driveway onto Red Ruby Avenue located 430-feet north of Hubbard Road and in alignment with Riesling Street on the west side of Red Ruby Avenue across from the site. This driveway is restricted to a maximum width of 36-feet within the right-of-way and the center landscape island shall be located outside of the right-of-way.

49. Construct one paved curb return type driveway onto Red Ruby Avenue located 685-feet north of Hubbard Road. This driveway is restricted to a maximum width of 36-feet.

50. The preliminary plat includes a future school site located on Lots 27 and 28. If a public school is proposed then a traffic impact study and a school site checklist per Idaho Code 67-6519(3) is required or if a public charter school is proposed, then only a school site checklist per Idaho Code 67-6519(3) should be required. Additional improvements to accommodate the school site(s) may be required at that time.

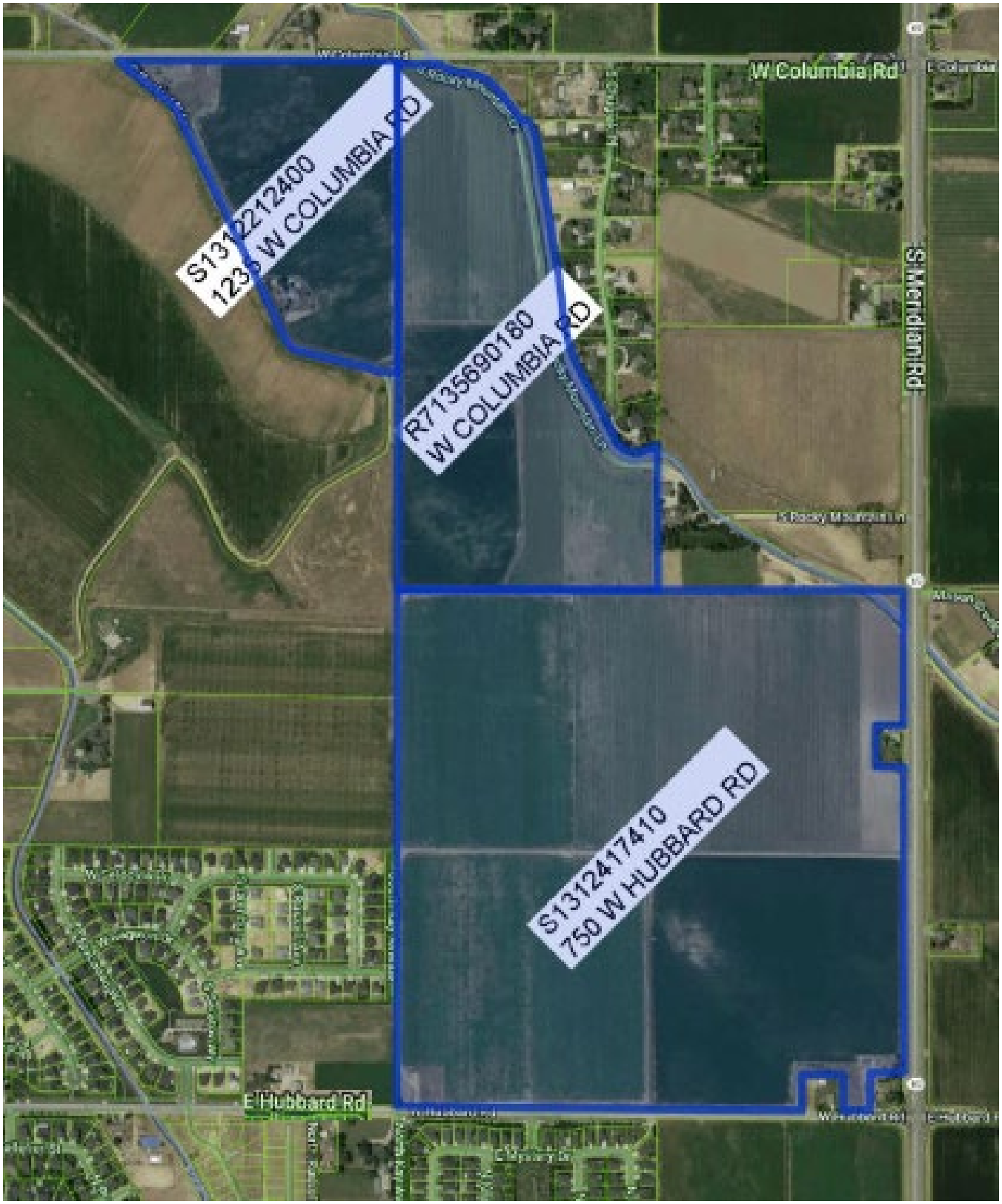
51. Other than access specifically approved with this application, direct lot access is prohibited to Columbia Road, Hubbard Road, Kay Avenue, and Mason Creek Street, and shall be noted on the final plat.

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

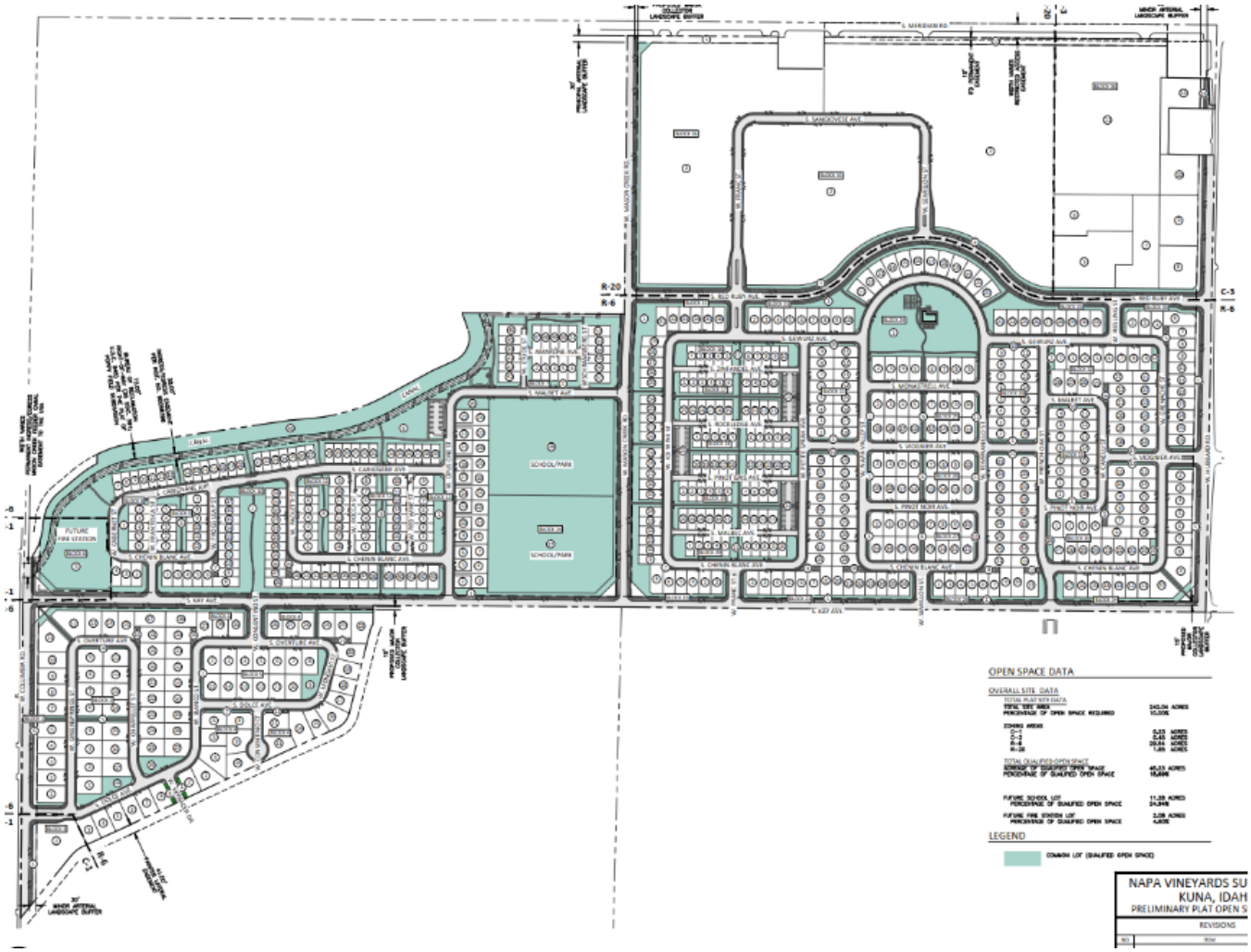
53. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

54. Comply with all Standard Conditions of Approval.

B. Vicinity Map



C. Site Plan


OPEN SPACE DATA
OVERALL SITE DATA
LEGEND
NAPA VINEYARDS SU
KUNA, IDAH
PRELIMINARY PLAT OPEN S
REVISIONS

D. Traffic Impact Study – Summary and Findings

1. Traffic Impact Study

Kittelson & Associates prepared a traffic impact study (TIS) for the proposed Napa Vineyards Subdivision. An executive summary of the findings **as presented by Kittleson & Associates** can be found as attachment A. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices and may have additional requirements beyond what is noted in the TIS. Staff comments and recommendations on the submitted traffic impact study can be found below.

a. Policy:

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

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

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

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

Level of Service Planning Thresholds: District Policy 7205.3.1 states that Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic

shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

b. TIS Findings: All study area intersections and roadway segments are expected to operate at an acceptable level of service planning thresholds in the AM/PM peak hours under existing, 2035 background, 2035 buildout, and 2035 total traffic conditions, except for those listed below. The recommended mitigation for total traffic conditions (2035) and staff's recommendations are noted below.

Intersections:

- **SH-69 / Lake Hazel Road:**
  The recommended mitigation includes constructing dedicated eastbound and westbound right turn lanes and widening Lake Hazel Road to two thorough lanes and SH-69 to three through lanes in each direction.

  Total site generated traffic entering the intersection is 4% and the widening of this intersection is listed as funded in the CIP.

- **SH-69 / Columbia Road:**
  The recommended mitigation includes constructing a dedicated eastbound right turn lane, a second eastbound left turn lane, and widening Columbia Road to two through lanes and SH-69 to three through lanes in each direction.

  Total site generated traffic entering the intersection is 6%.

- **SH-69 / Hubbard Road:**
  The recommended mitigation includes constructing a dedicated westbound right turn lane, a second eastbound left turn lane, and widening SH-69 to three through lanes in each direction.

  Total site generated traffic entering the intersection is 10%.

- **SH-69 / Deer Flat Road:**
  The recommended mitigation includes constructing a second eastbound left turn lane and adjustment to the signal timing to include an overlap phase for the southbound right movement.

  Total site generated traffic entering the intersection is 1%.

- **SH-69 / Kuna Road:**
  The recommended mitigation includes signalizing the intersection or constructing a multi-lane roundabout.

  Total site generated traffic entering the intersection is 1%.

- **Linder Road / Columbia Road:**
  The recommended mitigation includes constructing exclusive eastbound and northbound right turn lanes with overlap phases.

  Total site generated traffic entering the intersection is 11%.

- **Kay Avenue / Hubbard Road:**
  The recommended mitigation includes signalizing the intersection or constructing a single-lane roundabout.

Total site generated traffic entering the intersection is 10%.

- **Kay Avenue / Columbia Road**
  The recommended mitigation includes signalizing the intersection or constructing a single-lane roundabout.

  Total site generated traffic entering the intersection is 43%.

- **Kay Avenue / Deer Flat Road:**
  The recommended mitigation includes signalizing the intersection with an exclusive eastbound right turn lane or constructing a single lane roundabout.

  Total site generated traffic entering the intersection is 1%.

Roadways:

- **Columbia Road (Linder Road to SH-69):**
  Recommended mitigation includes widening of Columbia Road to 5-lanes.

  Total site generated traffic entering the roadway is 43%.

- **Hubbard Road (Linder Road to SH-69):**
  Recommended mitigation includes widening of Hubbard Road to 5-lanes.

  Total site generated traffic entering the intersection is 10%.

c. **Staff Comments/Recommendations:** No mitigation is required at the following intersections and roadway segments as the total site generated traffic entering the intersection under total traffic conditions is estimated to be less than 10% and/or listed as funded improvement in the CIP. This is consistent with ACHD's Level of Service Planning Thresholds (7205.3.1) and Alternative Mitigation (7106.7.3) policies which states that if a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning thresholds and that no mitigation is required for roadway segments and intersections and that if the impacted roadway segments and/or intersections are programmed as funded in the Five Year Plan (FYP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.

Intersections:

- SH-69 / Lake Hazel Road
- SH-69 / Columbia Road
- SH-69 / Hubbard Road
- SH-69 / Deer Flat Road
- SH-69 / Kuna Road
- Kay Avenue / Deer Flat Road

Roadways:

- Hubbard Road, Linder Road to SH-69

Intersections and Roadways which do not meet the policy criteria listed above or that require mitigation are discussed below.

- **Linder Road / Columbia Road**
  In addition to the proposed road widening on Columbia Road, it is recommended to review existing signal timing for safety optimization, construct eastbound and northbound right turn lanes with overlap phases, and construct a southbound left-turn lane.

  Typically, the applicant would be required to improve the intersection of Linder Road and Columbia Road with turn lanes as recommended in TIS. However, as there is not enough right-of-way available to accommodate the recommended mitigation, making this improvement infeasible. Therefore, no mitigation is required at this intersection.

- **Kay Avenue / Hubbard Road**
  Recommended mitigation includes signalizing this intersection or constructing a single lane roundabout when the site generates 222 PM peak hour trips.

  Staff believes this is a feasible improvement and needed to serve the site generated traffic. Therefore, the applicant should be required to install an interim signal (or single lane roundabout) at the Kay Avenue / Hubbard Road intersection prior to signature on the final plat which contains the 220th single family building lot or final platting of commercial or multifamily lots that generate equivalent trips.

- **Kay Avenue / Columbia Road**
  Recommended mitigation includes signalizing this intersection or constructing a single lane roundabout when the site generates 305 PM peak hour trips

  Staff believes this is a feasible improvement and needed to serve the site generated traffic. Therefore, the applicant should be required to install an interim signal (or single lane roundabout) at the Kay Avenue / Columbia Road intersection prior to signature on the final plat which contains the 300th single family building lot or final plating of commercial or multi-family lots that generate equivalent trips.

- **Hubbard Road / Red Ruby Avenue**
  The TIS recommends constructing this access as a full movement intersection which may potentially be signalized to relieve traffic from Site Access K, the intersection of Red Ruby and Mason Creek. No turn lanes were recommended at this intersection.

  The location of Red Ruby's intersection onto Hubbard Road meet's District policy, is shown on the MSM, and should be approved, as proposed. Although not recommended in the study the applicant should be required to construct a dedicated right turn lane and center left turn lane on Hubbard Road at Red Ruby Avenue. The turn lanes at the intersection will allow for safer access to the site without impeding through traffic. The potential mitigation of a signal in this location does not meet ACHD's requirements for signalized collector roadways intersecting a minor arterial, which when allowed requires new signalized intersections (collector onto minor arterial) to be located at the half mile.

- **Columbia Road**

The traffic impact study recommends widening Columbia Road to 5 lanes.

Columbia Road is currently listed on the Master Street Map (MSM) to be improved as a 3-lane minor arterial. Staff would typically recommend the applicant be required to improve this segment of Columbia Road since site generated traffic is anticipated to be 43% of the daily traffic under 2035 total traffic conditions. However, improvements to this roadway segment are not feasible at this time since there is not enough right-of-way to allow for the recommended widening of Columbia Road to five lanes.

To ensure improvements can be made if feasible the applicant should be required to provide an updated roadway segment analysis for Columbia Road prior to approval of the final plat that includes 340 single family building lots or generates equivalent trips (340 PM peak hour trips). The additional analysis should include a feasibility analysis of widening Columbia Road. Based on the updated segment analysis, additional mitigation may be required at that time.

If it is determined through the review of the updated segment analysis for Columbia Road that improvements are infeasible at that time, then alternative mitigation measures should be recommended.

Turn lanes:
The traffic impact study recommends turn lanes at the following intersections:

- Hubbard Road/Kay Avenue – westbound right and eastbound left turn lanes
- Columbia Road/Kay Avenue – westbound right and eastbound left turn lanes
- SH-69/Meridian Road and Mason Creek – southbound right turn lane
- Columbia Road/ Dolce Avenue – westbound left turn lane
- Hubbard Road/Viognier Avenue – westbound right turn lane

Although not recommended in the TIS staff recommends center left turn lanes be constructed at the following intersections:

- On Ruby Red at Reisling, Semillon Street, and Franc Street.
- On Kay Avenue at Mason Creek
- On Mason Creek at Malbet Avenue and Ruby Red

Constructing center turn lanes at these locations along collector roadways will reduce impacts to the traveling public as commercial, multi-family, and the school parcels develop.

E. Findings for Consideration

1. State Highway SH-69/ Meridian Road

SH-69 / Meridian Road is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69/Meridian Road.

The traffic impact study recommends the construction of a dedicated right turn lane on SH-69/Meridian Road at Mason Creek and the signalization of the SH-69/Meridian Road/Mason Creek intersection. If required by ITD, the applicant should construct the improvements as noted in the TIS.

2. Hubbard Road/ Kay Avenue

As noted above, prior to ACHD's signature on the final plat which contains the 220th lot, the applicant should be required to install an interim signal within the existing right-of-way at the Hubbard Road

/ Kay Avenue intersection. The applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should note that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach except for the westbound movement, which should have dedicated left turn, through, and right turn lanes, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

In order to ensure the Hubbard Road / Kay Avenue intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which contains the 220th building lot or equivalent trips:

- Signal Agreement
- Full design and approved plans for the intersection

ACHD's MSM identifies a single lane roundabout at this intersection. If there is enough right-of-way to accommodate the construction of a single lane roundabout, then a roundabout may be constructed as an alternative to the signalized intersection. The single lane roundabout should be designed and constructed consistent with ACHD's Roundabout Design Guideline, section 5188 of the ACHD policy manual.

3. Columbia Road/ Kay Avenue

As noted above, prior to ACHD's signature on the final plat which contains the 300th lot, the applicant should be required to install an interim signal within the existing right-of-way at the Columbia Road/ Kay Avenue intersection. The applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should note that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach except for the eastbound movement, which should have dedicated left turn, through, and right turn lanes, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

In order to ensure the Columbia Road / Kay Avenue intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which contains the 300th building lot or equivalent trips:

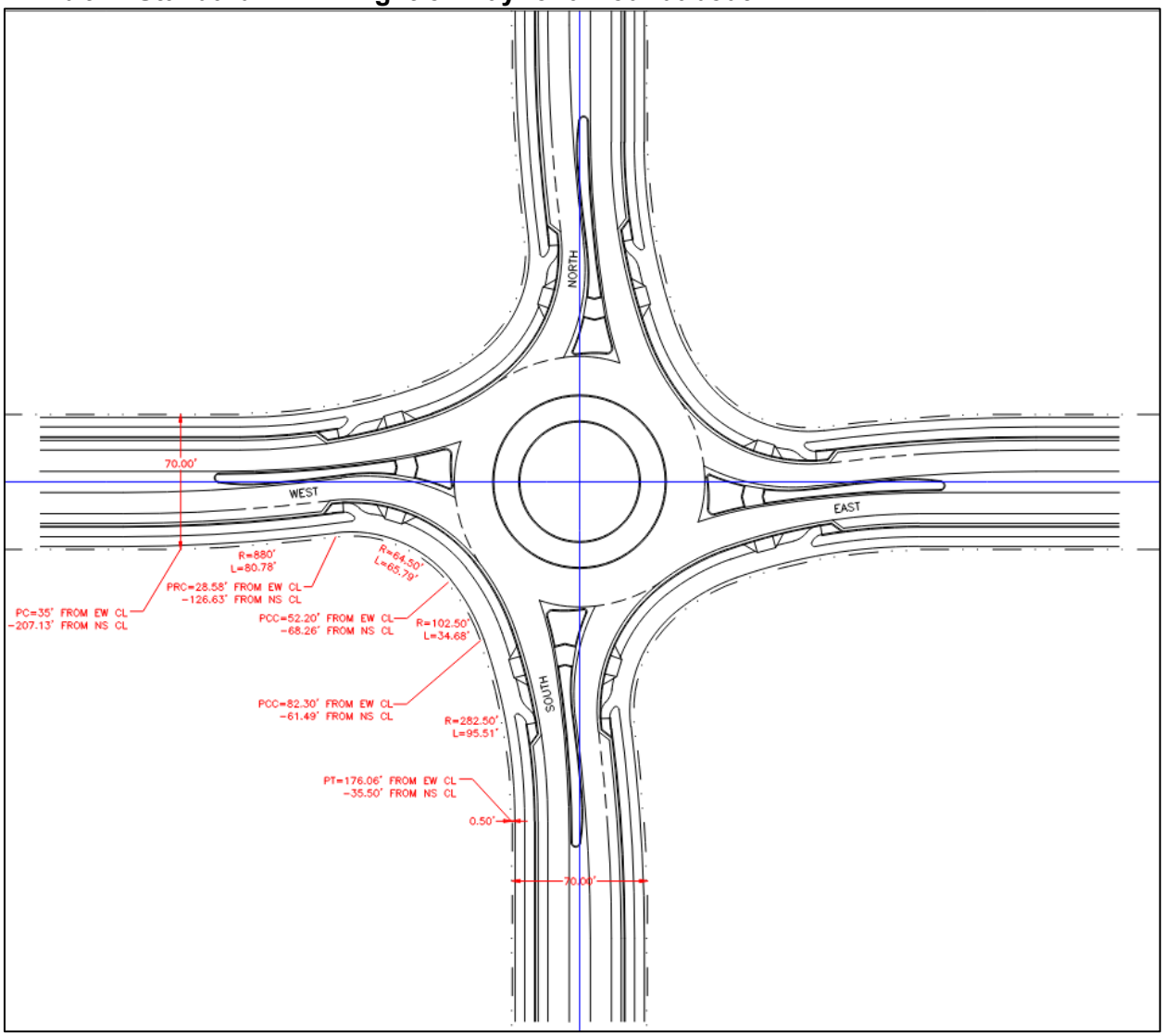
- Signal Agreement
- Full design and approved plans for the intersection

ACHD's MSM identifies a single lane roundabout at this intersection. If there is enough right-of-way to accommodate the construction of a single lane roundabout, then a roundabout may be constructed as an alternative to the signalized intersection. The single lane roundabout should be designed and constructed consistent with ACHD's Roundabout Design Guideline, section 5188 of the ACHD policy manual.

4. MSM Roundabouts

ACHD's Master Street Map (MSM) identifies 3 single lane roundabouts adjacent to the site. The future roundabouts are located at Columbia Road/Kay Avenue, Hubbard Road/Kay Avenue, and the Hubbard Road/Red Ruby Avenue intersections. Consistent with the MSM, the applicant should be required to dedicate additional right-of-way at these intersections to accommodate the future construction of the single lane roundabouts consistent with the exhibit shown below.

Exhibit A- Standard ACHD Right-of-Way for a Roundabout



5. Columbia Road

a. Existing Conditions: Columbia Road is improved with 2-travel lanes, 27-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50 to 67-feet of right-of-way for Columbia Road (26-feet from centerline).

b. Applicant Proposal: The applicant is proposing to construct Columbia Road abutting the site as half of a 70-foot-wide street section with vertical curb, gutter, 8-foot-wide detached sidewalk, and 8-feet of landscape buffer. The applicant is proposing to dedicate right-of-way extending to 2-feet behind the back of curb and to provide a right-of-way easement from the edge of right-of-way to 2-feet behind the back of sidewalk.

c. Staff Comments/Recommendations: The applicant's proposal exceeds District Policy, and should not be approved, as proposed. As curb and gutter are not required to be constructed on an arterial roadway. The applicant should be required to widen Columbia Road with 17-feet of pavement, 3-foot wide gravel shoulder, an 8-foot wide planter strip, and a 10-foot wide MUP located a minimum of 38.5-feet from the centerline of Columbia Road abutting the site.

ACHD's MSM identifies Columbia Road as a future 3-lane arterial roadway. However, the submitted traffic impact study indicates that 5-lane roadways will be needed to accommodate traffic at build out of the development in 2035.

Based on information provided in the traffic impact study, if the City approves this preliminary plat application, the MSM will need to be modified to change Columbia Road to a future 5 lane roadway from Linder Road east to Meridian Road/SH-69.

To accommodate the construction of a future 5 lane roadway the applicant should be required to dedicate 50-feet of right-of-way from centerline on Columbia Road abutting the site. Preserving right-of-way for Columbia Road will ensure the roadway will accommodate future traffic volumes and provide design options for the future.

Consistent with the findings above, the applicant should be required to provide an updated roadway segment analysis for Columbia Road prior to approval of the final plat that includes 340 single family building lots or generates equivalent trips (340 PM peak hour trips). Based on the updated segment analysis, additional mitigation may be required at that time.

Based on the recommendations provided in the traffic impact study, the applicant should be required to construct a dedicated right turn lane on Columbia Road at Dolce Avenue and a center left turn lane and dedicated right turn lane on Columbia Road at Kay Avenue. These turn lanes should be constructed when Dolce Avenue and Kay Avenue are constructed to intersect Columbia Road.

6. Hubbard Road

a. Existing Conditions: Hubbard Road is improved with 2-travel lanes, 26-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50 to 79-feet of right-of-way for Hubbard Road (27 to 44-feet from centerline).

b. Applicant Proposal: The applicant is proposing to construct Columbia Road abutting the site as half of a 70-foot-wide street section with vertical curb, gutter, 8-foot-wide detached sidewalk, and 8-feet of landscape buffer. The applicant is proposing to dedicate right-of-way extending to 2-feet behind the back of curb and to provide a right-of-way easement from the edge of right-of-way to 2-feet behind the back of sidewalk.

c. Staff Comments/Recommendations: The applicant's proposal exceeds District Policy, and should not be approved, as proposed. As curb and gutter are not required to be constructed on an arterial roadway. The applicant should be required to widen Hubbard Road with 17-feet of pavement, 3-foot wide gravel shoulder, an 8-foot wide planter strip, and a 10-foot wide MUP located a minimum of 38.5-feet from the centerline of Hubbard Road abutting the site.

ACHD's MSM identifies Hubbard Road as a future 3-lane arterial roadway. However, the submitted traffic impact study indicates that a 5-lane roadway will be needed to accommodate traffic at build out of the development in 2035.

Based on information provided in the traffic impact study, if the City approves this preliminary plat application the MSM will need to be modified to change Hubbard Road to a future 5 lane roadway from Linder Road east to Meridian Road/SH-69.

To accommodate the construction of a future 5 lane roadway, the applicant should be required to dedicate 50-feet of right-of-way from centerline of Hubbard Road abutting the site. Preserving right-of-way for Hubbard Road will ensure the roadway will accommodate future traffic volumes and provide design options for the future.

Based on the recommendations provided in the traffic impact study, the applicant should be required to construct a dedicated right turn lane on Hubbard Road at Viognier Avenue. Dedicated center left turn lanes and dedicated right turn lanes should be constructed on Hubbard Road at Kay Avenue and Ruby Red Avenue. These turn lanes should be constructed when Viognier Avenue, Ruby Red Avenue, and Kay Avenue are constructed to intersect Hubbard Road.

7. Kay Avenue

a. Existing Conditions: Kay Ave does not exist abutting or internal to the site. There is 40-feet of unopened right-of-way for Kay Avenue abutting the site's west property line. This right-of-way begins 555-feet north of Hubbard Road and extends 760-feet to the north. It was previously dedicated as part of KPP14-0003, Timbermist Subdivision.

b. Applicant Proposal: From Columbia Road extending south approximately 1,580-feet, where the applicant controls both sides of the roadway, Kay Avenue is proposed to be constructed as a complete 36-foot-wide collector street section with vertical curb, gutter, an 8-foot wide planter strip and a 5-foot-wide detached concrete sidewalk.

For the remainder of the roadway, where the applicant controls only the east side of the roadway, Kay Avenue abutting the site is proposed to be constructed as half of a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip, and 5-foot-wide detached concrete sidewalk, plus 12-feet of additional pavement widening beyond centerline.

c. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed.

For the half street segment of Kay Avenue, in addition to the 12-feet of pavement on the west side of the roadway, a 3-foot-wide gravel shoulder and barrow ditch are required. Right-of-way dedication should encompass the barrow ditch and extend to the west property line. Parking is prohibited on both sides of a collector roadway. The applicant should be required to coordinate a signage program with District Development Review staff for the installation of "NO PARKING" signs on Kay Avenue.

As part of development of the Timbermist Subdivision located directly west of the site, a road trust was provided to ACHD for the construction of Kay Avenue as half of a 36-foot-wide collector street section abutting that site. The applicant should be required to coordinate with Development Review staff to utilize the road trust deposit to construct Kay Avenue as a complete 36-foot wide collector street section within the previously dedicated right-of-way.

The applicant should be required to dedicate right-of-way on Kay Avenue extending to 2-feet behind the back of sidewalk. For detached sidewalk, the applicant may instead dedicate right-of-way to 2-feet behind the back of curb and provide a right-of-way easement from the edge of right-of-way to 2-feet behind the back of sidewalk.

The applicant should be required to construct a dedicated right turn lane and center left turn lane on Kay Avenue at Mason Creek as this will provide direct access to the future school lots. The turn lane should be constructed when Mason Creek is constructed to intersect Kay Avenue.

8. Mason Creek Road

a. Existing Conditions: Mason Creek Road does not exist internal to or abutting the site.

b. Applicant's Proposal: From Kay Avenue extending east approximately 1,320-feet, where the applicant controls both sides of the roadway, Mason Creek Road is proposed to be constructed as a 36-foot-wide collector street section with vertical curb, gutter, an 8-foot-wide planter strip and 5-foot-wide detached concrete sidewalk.

For the remainder of the roadway, where the applicant controls only the south side of the roadway, Mason Creek Road is proposed to be constructed as half of a 36-foot-wide collector street section with vertical curb, gutter, an 8-foot-wide planter strip, 5-foot-wide detached concrete sidewalk and 12-feet of additional pavement beyond centerline.

Staff Comments/Recommendations: The applicant's proposals meet District Policy and should be approved, as proposed.

For the half street segment of Mason Creek Road, in addition to the 12-feet of pavement on the west side of the roadway, a 3-foot wide gravel shoulder and barrow ditch are required. Right-of-way dedication should encompass the barrow ditch and touch the property line for parcels S1312142306 and S1312142304.

Parking is prohibited on both sides of collector roadways. The applicant should be required to coordinate a signage program with District Development Review staff for the installation of "NO PARKING" signs on Mason Creek Road.

The applicant should be required to dedicate right-of-way on Mason Creek Road extending to 2-feet behind the back of sidewalk. For detached sidewalk, the applicant may instead dedicate right-of-way to 2-feet behind the back of curb and provide a right-of-way easement from the edge of right-of-way to 2-feet behind the back of sidewalk.

The applicant should be required to construct center turn lanes on Mason Creek Road at Malbet Avenue and Ruby Red Avenue, as these roadways provide access to the future school, multi-family and commercial lots. The turn lanes should be constructed when Malbet Avenue and Ruby Red Avenue are constructed to intersect Mason Creek Road.

9. Red Ruby Avenue

a. Existing Conditions: Red Ruby Avenue does not exist internal to or abutting the site.

b. Applicant's Proposal: The applicant is proposing to construct Red Ruby Avenue as a complete 36-foot-wide collector roadway with vertical curb, gutter, an 8-foot-wide planter strip and 5-foot wide detached concrete sidewalk.

c. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. The MSM identifies a new residential collector roadway in the general location and alignment of Red Ruby Avenue.

Parking is prohibited on both sides of collector roadways. The applicant should be required to coordinate a signage program with District Development Review staff for the installation of "NO PARKING" signs on Red Ruby Avenue.

The applicant should be required to dedicate right-of-way on Red Ruby Avenue extending to 2-feet behind the back of sidewalk. For detached sidewalk, the applicant may instead dedicate

right-of-way to 2-feet behind the back of curb and provide a right-of-way easement from the edge of right-of-way to 2-feet behind the back of sidewalk.

The applicant should be required to construct center left turn lanes on Ruby Red Avenue at Reisling Street, Semillon Street, and Franc Street, as these roadways provide direct access to commercial and multi-family lots. The turn lanes should be constructed when Reisling Street, Semillon Street, and Franc Street are constructed to intersect Ruby Red Avenue.

10. Local Commercial Streets

a. Existing Conditions: There are no existing local commercial streets internal to or abutting the site.

b. Applicant's Proposal: The applicant is proposing to construct Franc Street, Sangiovese Avenue, and Semillon Street as 36-foot-wide local commercial streets with vertical curb, gutter, and 5-foot-wide attached concrete sidewalk. The entry portions of Fran Street and Semillon Street are proposed to be constructed with 22-foot-wide travel lanes, a 10-foot-wide center landscape island, vertical curb, gutter, an 8-foot-wide planter strip, and 5-foot-wide detached concrete sidewalk.

c. Staff Comments/Recommendations: The applicant's proposals meet District policy, as these roadways are anticipated to serve commercial and multifamily portions of the development. The applicant should be required to plat the center landscape islands as right-of-way owned by ACHD and enter into a license agreement with ACHD for any landscaping proposed within the center landscape islands.

The applicant should be required to dedicate right-of-way on all internal commercial streets extending to 2-feet behind the back of sidewalk. For detached sidewalk, the applicant may instead dedicate right-of-way to 2-feet behind the back of curb and provide a right-of-way easement from the edge of right-of-way to 2-feet behind the back of sidewalk.

11. Internal Local Streets

a. Existing Conditions: There are no existing local roads internal to or abutting the site.

b. Applicant Proposal: The applicant is proposing to construct the entry portion of Dolce Avenue, Consentino Street, Franc Street (east and west), Semillon Street, Viognier Avenue, and Reisling Street with two 22-foot-wide travel lanes, a 10-foot-wide center landscape island, vertical curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached concrete sidewalks.

The applicant is proposing to construct the internal local streets as 36-foot-wide local street sections with rolled curb, gutter, and 5-foot-wide attached concrete sidewalks. The applicant is proposing to terminate Consentino Court in a cul-de-sac turnaround.

The applicant is proposing to construct the following streets as 24-foot-wide minor local street sections with vertical curb and gutter, and no sidewalk:

- East/West between Chenin Blanc Avenue and Carignane Avenue
    - Frantesca Street
    - Rocca Street
    - Red Wine Street
- North/South between Ice Wine Street and Petite Syrah Avenue
    - Malbec Avenue
    - Pinot Gris Avenue

- Rockledge Avenue
- Zinfandel Avenue

The applicant is proposing to construct a pathway network though the mews/open space areas adjacent to the building lots to provide pedestrian connectivity in lieu of sidewalks.

c. **Staff Comments/Recommendations:** The applicant's proposal to construct the entry portions of Dolce Avenue, Consentino Street, Franc Street (east and west), Semillon Street, Viognier Avenue, and Reisling Street with 2 travel lanes and a center landscape island meets District policy and should be approved, as proposed. The applicant should be required to plat the center landscape islands as right-of-way owned by ACHD and enter into a license agreement if landscaping is desired within the islands.

The applicant's proposal to construct the internal local streets as standard 36-foot-wide local street sections meets District policy and should be approved, as proposed. The cul-de-sac at the terminus of Consentino Court should be constructed with a minimum radius of 50-feet.

The applicant's proposal to construct the 24-foot wide minor local streets as noted above meets District policy and should be approved, as proposed, with the exception of the right-of-way width. The applicant should be required to dedicate right-of-way to extend 2-feet behind the back of curb totaling 28-feet. If it is determined by the City of Kuna that the proposed pathways near the above roadways satisfy their requirements for pedestrian connectivity, then no additional pedestrian improvements are required. The applicant should be required to provide written fire department approval for use of the reduced street section.

If the City of Kuna determines that the proposed pathways do not satisfy their requirements for pedestrian connectivity, then consistent with ACHD Policy, the applicant should be required to construct the above roads as 24-foot-wide local street sections with curb, gutter, and 5-foot-wide attached concrete sidewalk.

Parking is prohibited on both sides of minor local streets. The applicant should be required to coordinate a signage program with District Development Review staff for the installation of "NO PARKING" signs on all minor local streets.

The applicant should be required to dedicate right-of-way on all internal local streets extending to 2-feet behind the back of sidewalk. For detached sidewalk, the applicant may instead dedicate right-of-way to 2-feet behind the back of curb and provide a right-of-way easement from the edge of right-of-way to 2-feet behind the back of sidewalk.

12. Private Road

a. **Existing Conditions:** There are no existing private roads within the site.

b. **Applicant's Proposal:** The applicant is proposing to construct an "H" type alley that is made up of private roads; Etude Street, Amarone Avenue, and Schramsberg Street.

c. **Staff Comments/Recommendations:** Staff is supportive of the applicant's proposal to construct the "H" type alleys as private roads, as they do not meet District policy. ACHD's Alley policy doesn't allow for dead-end alleys or for alleys to provide sole access. Additionally, ACHD would not be able to accept the alleys as Minor Local Streets, as ACHD policy requires that a minor local street intersect 2 standard streets on either end (no dead ends).

If the City of Kuna approves the private roads, the applicant shall be required to pave the private roadways their full widths and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to be revise and resubmit the preliminary plat to provide public standard local streets in these locations. The roads are restricted to a maximum width of 24-feet within the right-of-way.

Street name and stop signs are required for the private roads. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private roads, which are part of this application, will be accepted as a public roads if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify the roads for public ownership and maintenance.

13. Roadway Offsets

a. Existing Conditions: There are no existing streets internal to or abutting the site.

b. Applicant's Proposal: The applicant is proposing to construct the following roadways to intersect Columbia Road:

- Dolce Avenue located 1,690-feet east of Linder Road
- Kay Avenue located at the half mile between Linder Road and SH-69

The applicant is proposing the following roadways to intersect Hubbard Road:

- Kay Avenue located at the half mile between Linder Road and SH-69
- Viognier Avenue located 1,955-feet west of SH-69 and in alignment with Williamson Avenue on the south side of Hubbard Road across from the site.
- Red Ruby Avenue located 1,240-feet west of SH-69

The applicant is proposing to construct the following roadways to intersect Kay Avenue:

- Frantesca Street located 575-feet south of Columbia Road
- Consentino Street located 1,035-feet south of Columbia Road
- Opus One Street located 1,815-feet south of Columbia Road
- Mason Creek Street to intersect Kay Avenue at the half-mile between Columbia Road and Hubbard Road
- Franc Street located 2,125-feet north of Hubbard Road
- Semillon Street located 1,280-feet north of Hubbard Road
- French Oak Street located 695-feet north of Hubbard Road

The applicant is proposing to construct the following roadways to intersect Mason Creek Road:

- Malbet Avenue located 1,680-feet west of SH-69
- Red Ruby Avenue located 1,245-feet west of SH-69

The applicant is proposing to construct the following roadways to intersect Ruby Red Avenue:

- Franc Street on both the east and west sides of Red Ruby Avenue located 505-feet south of Mason Creek Road
- Semillon Street located 1,300-feet north of Hubbard Road
- Riesling Street located 430-feet north of Hubbard Road

c. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed, as all of the local streets are proposed to align or offset by a

minimum 660-feet on Columbia and Hubbard Road and 330-feet on Kay Avenue, Mason Creek Road, and Red Ruby Avenue.

14. Stub Streets

a. **Existing Conditions:** There are no stub streets to or from the site.

b. **Applicant Proposal:** The applicant is proposing to construct one stub street to the west, Skyracer Drive, located 710-feet south of the site's north property line.

c. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed. A temporary turnaround is not required at the terminus of Skyracer Drive, as it does not extend greater than 150-feet. The applicant should be required to install a sign at the terminus of Skyracer Drive stating that "THIS STREET WILL BE EXTENDED IN THE FUTURE".

15. Driveways

15.1 Hubbard Road

a. **Existing Conditions:** There are no existing driveways from the site onto Hubbard Road.

b. **Applicant's Proposal:** The applicant is proposing to construct a paved, 46-foot wide driveway with 2 travel lanes and a center landscape island onto Hubbard Road located 770-feet west of SH-69/Meridian Road.

c. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Access Management Policies, which require that when a site has frontage on more than one roadway that access be taken from the less classified street. In this case, Hubbard Road is classified as a minor arterial roadway, and the applicant will be constructing Red Ruby Avenue which will be classified as a collector roadway. Additionally, the site access analysis provided in the traffic impact study did not include this driveway demonstrating that it is not needed to serve the site.

Therefore, the applicant's proposal to construct a driveway onto Hubbard Road is not approved and access to the commercial portion of the site should be provided via Red Ruby Avenue.

15.2 Red Ruby Avenue

a. **Existing Conditions:** Red Ruby Avenue is not yet constructed within the site.

b. **Applicant's Proposal:** The applicant is proposing to construct two paved driveways from the site onto Red Ruby Avenue. The first driveway is proposed to be 47-feet wide and constructed with 2 travel lanes and a center landscape island located 430-feet north of Hubbard Road and in alignment with Riesling Street on the west side of Red Ruby Avenue. The second driveway is proposed to be 32-feet wide and located 254-feet north of the first driveway.

c. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved. The driveways should be constructed as paved curb return type driveways and are restricted to a maximum width of 36-feet within the right-of-way.

16. Traffic Calming

a. **Applicant's Proposal:** The applicant is proposing to narrow travel lanes with the construction of bulb-outs to a width of 25-feet in locations where a pathway is proposed to cross a street to provide traffic calming. The bulb-outs are proposed on the following streets:

- Carignane Avenue
- Chenin Blanc Avenue
- Chappellet Street
- Greensprings Avenue

- Ice Wine Street

b. Staff Comments/Recommendations: Staff is supportive of the applicant's proposal to construct bulb-outs at pathway crossing locations. The bulb-outs should be designed to provide a minimum 24-feet of pavement measured from back of curb to back of curb. The applicant should be required to provide written fire department approval for the use of the reduced street sections.

Additionally, there are several long sections of both collector and local roadways proposed within the Napa Vineyards Subdivision, which are greater than 750-feet in length and will need to be redesigned to reduce the length of the roadways or to include the use of passive design elements. The following roadways should be redesigned:

- Kay Avenue
- Mason Creek Road
- French Oak Street
- Gewurz Avenue
- Grenache Street
- Malbet Avenue
- Napa Valley Street
- Opus One Street
- Petite Syrah Avenue
- Sangiovese Avenue
- Tempranillo Street

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

The applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval prior to plan submittal for the first final plat.

17. Future School Site

The preliminary plat includes a future school site located on Lots 27 and 28. If a public school is proposed then a traffic impact study and a school site checklist per Idaho Code 67-6519(3) is required or if a public charter school is proposed, then only a school site checklist per Idaho Code 67-6519(3) should be required.

18. Other Access

Columbia Road and Hubbard Road are classified as minor arterial roadways, Kay Avenue, Red Ruby Avenue and Mason Creek Street are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

F. Policy

1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, https//www.access-board.gov/prowag and https//www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf for additional information).

2. Minor Improvements

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. Livable Street Performance Measures

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. Columbia Road and Hubbard Road

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with the current version of PROWAG.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map, Livable Streets Design Guide, and the most current ACHD Livable Streets Performance Measures Plan as adopted by the ACHD Commission. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 37-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, and a continuous center left-turn lane, and curbs and gutters. A 3-lane road shall also include a minimum 10-foot wide multi-use path on both sides with at 8-foot wide buffer from back-of-curb. Other bike facility treatments as defined in the ACHD Bike Master plan may be approved at the discretion of the ACHD Development Review Supervisor. If an interim on-street bike lane is required in order to connect to existing facilities, the street section shall be 53-feet to allow for a 5-foot wide bike lane and 3-foot wide painted buffer. Landscaped medians with intermittent turn lanes may be allowed when a minimum of 20-feet of pavement on both sides of the median is provided.

If a landscaped median is included in any of these cross sections, the landscaping shall be maintained by license agreement with the adjacent HOA, property owner, or by interagency agreement with the corresponding land use jurisdiction.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathway and buffers.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Pedestrian Facilities: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide are required on both sides of all arterial streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Alternatively, on roadways identified for improvement in the Capital Improvement Plan, a minimum 10-foot wide multi-use path may be required. The path shall be placed in accordance with planned buildout in the Master Street Map with a minimum 8-foot wide planter strip as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Consult the District's planter width policy if trees are to be placed within the parkway strip. In some instances, to match existing conditions, a minimum 7-foot wide sidewalk may be constructed next to the back-of-curb. ACHD Development Review staff will be responsible for determining the required facility. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Detached sidewalks and multi-use paths are encouraged and should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line parallel to the roadway when authorized by Development Review staff to accommodate site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public pedestrian facilities are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the pedestrian facility. Pedestrian facilities shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. These segments of Columbia Road and Hubbard Road are designated in the MSM as Residential Arterials with 3-lanes and on-street bike lanes, a 37-foot street section within 78-feet of right-of-way.

5. Kay Avenue, Mason Creek Road, and Red Ruby Avenue

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk or multi-use path and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk or multi-use path is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 47-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the top back of curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian Facilities: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a

minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

Kay Avenue ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Kay Avenue on the south side of Hubbard Road and continue north through the property to connect with Columbia Road. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 66-feet of right-of-way.

Mason Creek Road ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Commercial Collector. The new collector roadway should align with Mason Creek Road on the east side of Meridian Road and continue through the property to intersect Kay Avenue. The Commercial Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50-feet of right-of-way.

6. Local Commercial Streets- Franc Street, Sangiovese Avenue, and Semillon Street

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.

- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Landscape Medians Policy: District policy 7208.5.15 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

7. Internal Local Streets and Minor Urban Local Streets

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case

a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

Minor Local Street Policy: District policy 7207.5.2 states that a minor local street is defined as a reduced width local street that provides direct lot access for residential uses, and in limited circumstances, commercial or mixed use as described below.

Pavement Width and Curb Type: A minor local shall be constructed with a reduced width of 24-feet from back-of-curb to back-of-curb with curb and gutter. Where the minor local street is utilized in a gridded street system with alleys, vertical curb shall be required, and direct lot access shall be restricted. Where the minor local street is utilized, with residential open space scenarios, rolled curb or ribbon curbing (with an inverted crown), is allowed if access to the rear of the parcels is provided from the minor local street.

Sidewalk and Right-of-Way: Five-foot wide concrete sidewalks are required on both sides, unless as otherwise described below or approved by ACHD and the lead land use agency. The sidewalk for this street section may be located within a permanent right-of-way easement. If the sidewalk is located within an easement, the minimum right-of-way width for this street section is 28-feet, to allow for 2-feet behind the back-of-curb on each side. Sidewalk may not be required, or may be required on one side only as determined by the lead land use agency, if the minor local street is used in residential areas where houses accessing the minor local street are built with the front of the house (including the front door) facing the common or open space lots that include a connected system of sidewalks or paved pathways and the lotting pattern is mirrored on both sides of the street.

Parking: Parking is prohibited on both sides of this street section. "No Parking" signs are required. Alternative parking for guests, visitors, auxiliary residential parking, and deliveries shall be provided and shall be designated and located in coordination with the lead land use agency. Typically, this parking will be provided via community parking spaces located within walking distance of these types of residences. Walking distance shall be defined by the lead land use agency.

Requirements (This street section may only be used if the following conditions are met):

- The maximum projected ADT is less than 400.
- The street connects to two other standard size streets.
- There is support from the lead land use agency (either from staff or Commission/ Council).
- Maximum block length of 600-feet.
- In commercial or mixed use areas where urban designs utilizing alleys are desirable but may be impractical due to access restrictions to classified roadways (arterials, collectors, and residential collectors). In this example, the minor local street would parallel the access-restricted roadway and would provide direct access to the commercial or mixed-use lots.
- No portion of a building shall be over 30-feet in height. If any portion of a building is over 30-feet in height, aerial fire apparatus is required and a 26-foot wide street is required (International Fire Code Appendix D Section C105). However, a 26-foot wide street, with a minimum right-of-way of 30-feet, is allowed if all other requirements for a minor local street are met.

8. Roadway Offsets

Local Street Intersection Spacing on Principal Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 1,320-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

District policy 7206.4.3 states that access is typically prohibited within the influence area of an existing or future roundabout intersection, which is generally considered the area from the intersection to the far end of the splitter islands.

District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

District policy 7208.4.2, requires commercial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

District policy 7209.4.2, requires industrial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

9. Stub Streets

Stub Street Policy: District policy 7207.2.4.3 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

10. Driveways

10.1 Hubbard Road

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 45 MPH to align or offset a minimum of 380-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

10.2 Red Ruby Avenue

Access Policy: District Policy 7206.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Signalized Intersection): District policy 7206.4.3 requires driveways located on collector roadways near a signalized intersection to be located outside the area of influence; OR a minimum of 440-feet from the signalized intersection for a full-access driveway and a minimum of 220-feet from the signalized intersection for a right-in/right-out only driveway. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1 requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

10.3 Internal Local Streets

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

11. Traffic Calming

Speed Control and Traffic Calming Policy: District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation

by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

Speed Control and Traffic Calming Policy: District policy 7206.3.8 states that collector streets should be designed to discourage speeds above 35 MPH and in a residential area, collector streets should be designed to discourage speeds above 30 MPH. The design of collector street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require a maintenance and/or license agreement.

12. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

13. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

14. Pathway Crossings

United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

G. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

H. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

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Your Economic Opportunity

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

October 23, 2025

Sonia Hennum Daleiden
Kittelson & Associates, Inc.

RE: Napa Vineyards Subdivision - ITD Development Staff Report

Dear Sonia,

The Idaho Transportation Department (ITD) has completed our review of the Napa Vineyards Subdivision Traffic Impact Study. The proposed development will be located on the west side of SH-69 between Columbia Road and Hubbard Road in Kuna, Idaho.

Development Summary

- The development will include 675 single-family lots with potential for future multi-family and commercial development in the southeast portion of this site. The anticipated buildout of the 675 residential lots is 2035.

ITD Staff Requirements

- At SH-69 & Hubbard Road, construct a southbound right-turn lane with the following specifications:
  - 12’ Width
  - 340’ Deceleration Length
  - 180’ Gap/Taper Length
  - Must be installed prior to residential occupancy permits.
- At SH-69 & Columbia Road, improve the existing southbound right-turn lane to meet current ITD standards and anticipated traffic demand:
  - 340’ Deceleration Length
  - 180’ Gap/Taper Length
  - Must be improved prior to residential occupancy permits.
- At SH-69 & Mason Creek, install a full movement signal.
  - Must be installed prior to full buildout of site, which includes the multi-family and/or commercial development.

Mitigation Funding

- The developer will be required to enter into a Transportation Mitigation Agreement with ITD for necessary improvements along SH-69. These improvements include future intersection upgrades at SH-69 and Columbia Road, SH-69 & Hubbard Road, and additional lane widening between these intersections. Funding amounts are based on ITD’s Corridor Study and cost estimates for said improvements.
  - Based on the estimated project costs and anticipated site traffic contribution, the total contribution amount will be $465,429.23.
  - Permits for the above-mentioned turn lanes shall not be approved prior to the execution of a Transportation Mitigation Agreement.

Right-of-Way (ROW) Dedications

- The developer must dedicate right-of-way equal to all land used in the construction of the right-turn lane. Additionally, ROW dedication is required for any drainage necessary for the construction and operation of the right-turn lane.

Expiration of Staff Report

- This staff report shall expire one 1 year from the date of issuance. Upon expiration, it shall be the burden of the developer to demonstrate that their project is on schedule to meet the original timelines submitted for full build-out and that no substantial changes to the site plan, or traffic data have occurred. If so demonstrated, staff should automatically renew the staff report with the original conditions. Upon expiration, if a developer cannot demonstrate these requirements staff should perform a new review and may require additional or updated analysis as needed. Additionally, if a staff report

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

expires and ITD projects or other long-range planning efforts become newly applicable, staff should complete a new staff report and may require additional or updated analysis as needed.

Permit Requirements

- Once Civil Plans have been drafted for any work occurring in ITD's Right-of-Way, submit an access permit application via our online permitting tool here.
    - ITD staff will receive the application and all submitted supportive documents, which should include:
        - Civil Plans
        - Parcel Deed
        - Cross-Access or Access Easement, if applicable
        - Traffic Control Plan designed by a certified Traffic Control Supervisor
    - Access and Utility Permits
        - If required, both access and utility permits will need to be reviewed and approved prior to any work in ITD's ROW.

Notices

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

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

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

Sincerely,

Brian Duran
Development Services Manager
Idaho Transportation Department | District 3

CC: Troy Behunin, City of Kuna

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
JUL 24 2025
CITY OF KUNA

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

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

TEL: (208) 344-1141
FAX: (208) 344-1437

22 July 2025

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

RE: Napa Vineyards **25-01-PUD**
West of Meridian and North of W Hubard Rds.
New York Irrigation District NY-026-002-00, 149-004-00, 149-006-00
Mason Creek 188+70
Painter Lateral 33+50
Sec. 12, T2N, R1W, BM.

Doug Hanson:

The United States' Mason Creek Feeder Canal and Painter Lateral lie within the boundary of the above-mentioned location. The easement for this canal and lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the Federal easement 35 feet both directions from center on the Mason Creek Feeder and 25 feet both directions from the centerline of the Painter Lateral. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (gravel only) within its easements, as this will certainly increase the cost of maintenance. Easements must remain a flat drivable surface. No variances will be granted.

Fencing, gates and pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments. No variances will be granted.

Please note the appropriate easements on all future preliminary/final plats.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Project facilities and/or easements that parallel and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a hard copy of all plans including irrigation and drainage plans.

Whereas this property lies within the New York Irrigation District it is important that representatives of this development contact the NYID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the New York Irrigation District and the City of Kuna as to who will own and operate the pressure

irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

Prior to any construction being done next to or within the easements listed previously the contractor and/or developer must contact our Division 2 watermaster at 208-342-5086.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc:	Kevin Reeves	Watermaster, Div; 2 BPBC
	Dawn Harmon	Secretary – Treasurer, NYID
	File	

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-01-PUD

Development Name/Section Napa Vineyards CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____

_____

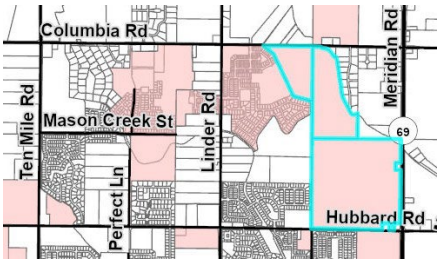
_____

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

3/22 lb

Communities in Motion (CIM) Development Review Checklist

Development Name:	Napa Vineyards		
CIM Vision Category:	Existing Neighborhood		
Consistent with CIM Vision?	YES		
New Households:	1495	**New Jobs:**	±380





Safety
How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

Hubbard Road

Pedestrian level of stress	✗
Bicycle level of stress	✗



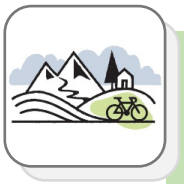
Economic Vitality
To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access	✗
Impact on Existing Surrounding Farmland	✓
Net Fiscal Impact	✓



Convenience
What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop	✗
Nearest public school	✗
Nearest public park	✓



Quality of Life
Checked boxes indicate that additional information is attached.

Active Transportation	
Automobile Transportation	✓
Public Transportation	
Roadway Projects	✓

✓ **Improves performance** ✓ **Does not improve or reduce performance** ✗ **Reduces performance**

Comments:
The red and yellow marks in the Convenience section above reflect the current land use. This project is providing land for a public school and a public park. Upon construction of the school and the park, this project would receive a green "Improves performance" checkmark for nearest school and park. Please visit the Idaho Transportation Department's website for more information on the State Highway 69 Corridor Traffic Study. https://itdprojects.idaho.gov/pages/id69corridor

Who we are: *The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with Communities in Motion, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available online. See the Development Review User Guide* for more information on the red, yellow, and green checklist thresholds.

https://compassidaho.org/
info@compassidaho.org
COMPASS COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Sent: 8/18/25

Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the COMPASS Complete Network Policy (No. 2022-01). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network map for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

Corridor Name:	N/A
Primary Use:	
Secondary Use:	

Bicycle and Pedestrian Infrastructure

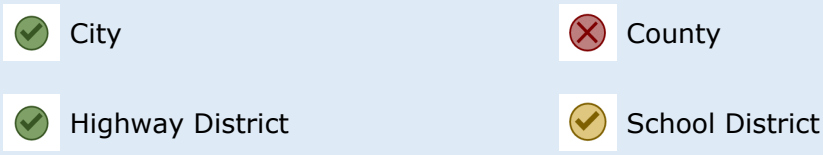
✓ Apply traffic calming measures to discourage speeding on local roads

Fiscal Impact Analysis

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Net Fiscal Impact by Agency



Breakeven point across all agencies: 1 Year

Disclaimer*: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at: https://compassidaho.org/fiscal-impact-tool/*

Long-Term Funded and Unfunded Capital Projects

CIM Priority Corridor:	State Highway 69 (Kuna-Meridian Road) (Columbia Road to Victory Road)

Widening State Highway 69 (Kuna-Meridian Road) from Columbia Road to Victory Road to 6 travel lanes with a center median barrier and detached pedestrian facilities. It is a funded project.

More information on transportation needs and projects based on forecasted future growth is available at: https://cim2050.compassidaho.org/projects-and-priorities/project-priorities/

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

Brad Little, Governor
Jess Byrne, Director

July 21, 2025

Troy Behunin, Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaID.Gov

Subject: Napa Vineyards PUD Request for Official Comments

Dear Mr. Behunin:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells are included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

KUNA RURAL FIRE DISTRICT
EST. 1951

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

Date: 7/21/2025
From: Kuna Rural Fire District

Regarding: Fire District Comments
25-01-PUD, 25-04-S, 25-02-SUP
Napa Vineyards Subdivision

Comments:
The Kuna Rural Fire District can support the proposed project with the following conditions:

- The Fire District shall be included in the subsequent Subdivision review & approval process and commercial building permit review & approval process. Final conditions of approval will be established during a more detailed architectural fire code plan review of each plat of residential subdivision and each individual commercial building permit. See Fire District Website for associated fees.

- Building designs shall comply with the adopted fire code at the time of application for plat approval and commercial building permit by the City of Kuna public works department and building department. If applicable, fire protection system permits will be deferred and issued directly through the Fire District.

- Available firefighting water supply for the project site shall be included with each proposed subdivision plat review and at the building permit application for new commercial structures.

Regards,

Kuna Rural Fire District
150 W Boise Street
Kuna, ID 83634
1.208.922.1144

Kuna School District
Future Ready

Kuna School District

Empowering students to lead productive lives.

Date: 08/22/25

RE: Napa Vineyards

Dear Commissioners or City Council Members,

Kuna School District has reviewed the application of Napa Vineyards and provides the following comments for your consideration.

Kuna School District has experienced rapid growth over the last ten years. Our March 2023 bond measure to increase student capacity did not pass. We are currently at or near district capacity in many of our schools, and those populations will continue to grow given the current approvals the City of Kuna, City of Meridian, and County agencies have granted. To be able to serve this development, the Kuna School District Board of Trustees requests that developers assist the taxpayers to mitigate the costs of growth through a partnership, which can be in the form of a donation of land, money, or in-kind facility work. This development will increase the population of Silver Trail, Fremont, and Kuna High School.

School	Educational Capacity by School	2025-26 Current Enrollment	2025-26 Capacity Utilization
Crimson Point	494	410	83%
Hubbard	391	274	70%
Indian Creek	322	262	81%
Reed	676	634	94%
Ross	270	267	99%
Silver Trail	676	598	88%
FMS	473	498	105%
SMS	100	88	88%
KMS	765	723	95%
IPHS	120	120	100%
KHS & SFHS	1688	**1851**	110%
Total	**5897**	**5727**	90%

*Last updated 8/22/25

Kim Bekkedahl, Superintendent
Brian Graves, *Asst. Superintendent*
Jason Reddy, *Asst. Superintendent*
Allison Westfall, *Communications Director*
Brad Steadman, *Chief Financial Officer*
Kelly Schamber, *Special Education Director*
Kevin Gifford, Curriculum, Instruction & Assessment Director

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

Kuna School District
Future Ready

Kuna School District

Empowering students to lead productive lives.

The 2019 City of Kuna Comprehensive Plan, approved by the City Council, provides, as it relates to schools: "School facilities will expand, as needed, to keep pace with Kuna's growing population." In order to expand, the Kuna School District requires partnerships with the developers and, most importantly, the passing of bonds.

To reduce our reliance on bonds and to promote reasonable growth within our district, we generally seek partnerships with residential developers. Partnerships with developers mitigate the impact homes will have on the Kuna School District and our ability to deliver services without compromising the quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate proposed subdivisions or other developments. (*See* Idaho Code §67-6513). The developer of this project has agreed to partner with Kuna School District; therefore, receives our support for this application.

Regards,

Jason Reddy
Assistant Superintendent

&

Danielle Horras
School District Planning Team

Kim Bekkedahl, Superintendent
Brian Graves, *Asst. Superintendent*
Jason Reddy, *Asst. Superintendent*
Allison Westfall, *Communications Director*
Brad Steadman, *Chief Financial Officer*
Kelly Schamber, *Special Education Director*
Kevin Gifford, Curriculum, Instruction & Assessment Director

From: Doug Hanson
To: Troy Behunin
Subject: FW: Online Form Submittal: Public Testimony Form
Date: Thursday, August 21, 2025 7:02:08 AM
Attachments: image002.png

DEVELOPMENT SERVICES KUNA IDAHO

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

Doug Hanson
Planning & Zoning Director
City of Kuna | Development Services

Phone: 208-287-1771
Email: dhanson@kunaid.gov
www.kunacity.id.gov

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, August 19, 2025 7:41 PM
To: Doug Hanson <dhanson@kunaid.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	Case Nos. 25-01-PUD, 25-04-S & 25-02-SUP Napa Vineyards Subdivision
Public Hearing Date	8/26/2025
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Neutral
Email	gingeryore@yahoo.com

Phone Number	2082508299
First Name	Ginger
Last Name	Yore
Address1	8799 S. Rocky Mountain Lane
City	Meridian
State	ID
Zip	83642
Written Testimony	My name is Ginger Yore and I live at 8799 S. Rocky Mountain Lane, directly adjacent to the proposed development, bordering the east and south sides of our property. I recognize that growth will happen, but I have serious concerns about the scale of this project and negative impact it will have on not only our property, but traffic, safety, infrastructure and services and compatibility with the surrounding area. Traffic & Safety: The east/west roads are not designed to handle the amount of traffic they experience today, let alone the addition of 1,495 units consisting of 653 single family homes and 842 multi-family units. I understand a traffic study has been completed but last fall they had not received ACHD or ITD's comments on whether they agree or disagree with the proposed requirements. Without completion of major upgrades to the roads prior to the development, we will see extreme congestion, additional accidents, cut-through traffic and unsafe conditions for drivers, cyclists and pedestrians. Additionally, the future trail shown through our property on one of the plats we oppose. Infrastructure and services: I understand that services will be brought to the development, but without proper planning and consideration, this area and future homeowners will be negatively impacted. Kuna has experienced water and sewer issues, including violations by Idaho DEQ in recent years due in part by excessive growth putting a strain on the existing system. It is overburdened with growth already, and I do not want to see the taxpayers footing the bill in the form of higher utility fees in order to build out the infrastructure necessary to support the proposed development. Schools, police and fire services are also already overcapacity in this part of the county, even with the addition of a school and fire station as proposed – the area is growing faster than these services can keep up. Beyond existing easements for public utilities on our property, we are opposed to

the incorporation and establishment of other easements directly affecting our property or requiring access to or through our property without our knowledge or consultation.

Third is compatibility with the surrounding area and aesthetics. This development will forever change the landscape as you enter Kuna. To help transition from existing low-density home sites, I would like to see more open space available in the development, i.e. not include the canal area in calculation of open space, and a transition between existing low density home sites by having larger lots against existing sites (R-4 designation as originally designed) and higher density towards middle of development, away from existing homes. As it sits today, I will have 7 homes looking into my property to the east – even with 65 feet of clearance. I am opposed to a high-density housing project within this development, as well as the placement along Meridian Road and bordering the south side of our property. This development needs to be a clean, livable environment of high quality, visually appealing and create the “wow” factor as you enter Kuna vs. another car-centric sprawl with no character.

Emphasis needs to be placed on taking the necessasry steps to protect the existing property owners’ investments. At a minimum, this project should include buffer areas, intentional landscaping and fencing along the property line to provide separation and preserve the land value, privacy and quality of life for us and others impacted. The increased noise, light pollution and traffic will negatively change the character of the area and take away from the peace we have enjoyed for so many years. Additionally, as submitted previously for hearing on 10/15/24, but I want to reiterate, Rocky Mountain Lane (off Columbia Road) is our legal access, indispensable and follows the Mason Creek feeder canal back to our property and must remain in place along the canal.

Finally, if this project moves forward, I urge the Commission to require enforceable conditions on traffic improvements, infrastructure management, open space and buffering, so these protections are not just developer promises, but binding commitments. We are open to working with the developer to ensure a mutually agreeable outcome for both of us in areas where we are directly impacted.

Thank you for your time and for considering the perspective of homeowners directly affected. Once farmland and open space are lost, they cannot be replaced. Thank you!

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be

considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

OFFICIALS
Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Vacant, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634

Find Red Outline Below

Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday, October 14, 2025, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5546.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:15)

Chairman Dana Hennis Okay, looks like it's about time. We'll go ahead and call to order the regularly scheduled Planning & Zoning meeting for Tuesday, October 14th, 2025.And we'll start with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rosadillo.

Commissioner Bobby Rosadillo Present.

Chairman Dana Hennis Thank you.

COMMISSIONERS PRESENT
Chairman Dana Hennis - Present
Vice Chairman Bryan Clark - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present
Vacant Commissioner Seat - Vacant

CITY STAFF PRESENT
Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, Planner
Matt Johnson, City Attorney

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.
(Timestamp 00:00:39)

A. Regular Commission Meeting Minutes Dated September 23, 2025

B. Decision and Reasoned Statement(s)
1. Case No. 25-04-SUP & 25-27-DR; Caliber Collision
2. Case No. 25-05-S & 25-25-DR; Newberry Place
3. Case No. 25-23-DR; Falcon Crest Golf Village Amenity

Potential Motion:
- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

(Timestamp 00:00:39)

Chairman Dana Hennis And first up on our agenda tonight is the consent agenda.

Commissioner Bobby Rosadillo Mr. Chairman, I'll make a motion to approve the consent agenda.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:00:43)
Motion To: Approve The Consent Agenda
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Bryan Clark
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: None
4-0-0

3. PUBLIC HEARINGS:

(Timestamp 00:00:53)

A. Case No. 25-08-S & 25-28-DR Valor North Subdivision - Marina Lundy - Planner

Applicant requests Subdivision and Design Review approval for 181 buildable lots, 19 common lots, 3 common driveway lots, 3 emergency driveway lots, and 2 private road lots on approx. 50.10 acres. The site is located at S Cloverdale Road (APNS: S1415336001, S1415341101, S1415438401, and S1415336300).

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-08-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny 25-28-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis We'll go ahead and move on, on the agenda to public hearings. First up is going to be case number 25, *excuse me,* #25-08-S and #25-28-DR for Valor North Subdivision, Marina.

Planner Marina Lundy Good evening, Members of the Commission. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests preliminary plat approval for approximately 50.10 acres already zoned R-6. *medium density* or medium residential density, and to subdivide the site into 208 total lots, including 181 buildable lots, 19 common lots, 3 common lots, 3 emergency driveway lots, and two private road lots. The site is located at the northeast corner of East Kuna Road and South Cloverdale Road. The project will consist of approximately 7 acres of open space and an eight-foot walking path that connects the entire community to the existing and proposed amenities. This pre-plat request is part of the overall Falcon Crest master-planned community and staff has reviewed the proposed plat for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the commission approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have about the application, and the applicant is present and has prepared a presentation tonight.

Chairman Dana Hennis Okay, thank you. Does Commission have any questions for staff, at this time? No? If the applicant would like to come up, go ahead and hit the bottom of the microphone to turn green, the light, and then go ahead and state your name and address if you would.

Travis Jeffers, M3 Companies Good evening, Commissioners. For the record, Travis Jeffers with M3 Companies. We're the developer of the Falcon Crest Master Plan. I'm sure it's not the first time you've heard this project. This is come before you a few times. But if you'll indulge me, I'll go through a little bit of background, and then I'd like to give a project update. We got some new photos to show just from the progress in the community, and then we'll get more into the Valor North specifics that we're going to talk about tonight -- *Is this for me? Awesome. Thank you. Oh, scroll. Sorry. Is there a way to zoom out? I got you. All right. Yeah, please. Love it. Perfect. Thank you. That's what I was looking for.* So here is a view of the overall master plan that was approved. And what I just wanted to highlight real quick is the different colored areas. These are all existing preliminary plats that have been approved so far. And it's kind of hard to tell I kind of ran out of different colors to use, but the clouded area on the north side, that is the Valor North preliminary plat area. It does include an area that was part of the original Valor, or the villages, pre-plat. And I'll get into some of the minor specifics on what changed there. But I just wanted to give an overall sense of the project before we got started.

The reason why we've done preliminary plats in the way that we have, and you probably got this before, is just because the size of the project, the flexibility to be able to adjust to market conditions as we go. The development agreement lines all this out very, very clearly, but every single one of these plats is being built in some way, shape, or form, and I'll go through the different neighborhoods, but there's a lot of activity going on out there and it's pretty cool to see. I just wanted to give a couple, just I got some new drone footage and I just thought I'd show you guys around a little bit if you haven't been out there in a while. This is the Reveille community. You may have heard of it as Robin Hood. The Valor North property is to the north. You can see it's sort of just bare dirt at this point. The Valor Club is just South, South of it and then the Medallion neighborhood, which we've completed five phases in, is to the east. *Oops.* Here's a look down the main collector road, Tercel Drive. This is the roundabout looking east. You can see this is the Trilogy Club right here and the River Six restaurant that's open to the public. They've got their full facility built now. This is the collector road that's continuing on Tercel Drive out to Five Mile and down to Kuna Road. We'll be finishing those collector roads this month actually paving both extensions of that. And you can see the Medallion neighborhood, and then part of the Valor North area is just up here. Here's another view. This one looking more south and east. This is the Trilogy 55 and older neighborhood. We've finished 7 phases in here, about to pave the eighth. They're going really well. These neighborhoods are pretty much all surrounded by golf course. So a ton, a ton of open space, you know, in addition to all the common areas that we're developing. If you're into golf, we just finished a new putting green and a new putting course that's opening next spring. This is at the Valor Club. We'll be breaking ground on the Valor Club, doing a ribbon cutting next month on veteran's day if anybody's interested. We'll be starting with a new cart barn, and pro shop and moving into fitness and social and a whole bunch of other stuff that'll be coming before you guys, I'm sure, if it hasn't already.

Moving on to the actual project location, I just wanted to give you a kind of an aerial view and a sense of where this is at. It's on the north end of the project. This was the Reveille community I was talking about. This is Medallion. Obviously, this doesn't show all the homes that are built, but this is the general location of the project. This part was already platted once before. We'll go into that on -- *sorry, switching on me. There we go.* Not to backtrack too far, but this was part of the original development agreement. This was the land use projections in the development agreement. So I think Marina touched on the different zones. We do have an R-12 zone, high density, around the club and around both clubs considered, and then R-6 and some commercial down here at the corner. The land use summary little snip here is from the preliminary plat that's before you this evening. We're well below the densities that we could be doing. We decided that the R-12, which allows 12 dwelling use per acre, really wasn't what we wanted to do around the club. And so, the overall density for this Valor North pre-plat is under 4 units per acre, even below the R-6 zoning.

Here's a look at the other preliminary plat. This is what you have in your packet. These are the two different zones of Valor North. I won't touch too much more on it other than the product over here. This is the club area right here. So, the single-family product over here, there's a little -- they're a little smaller lots, but that's intentional. They're kind of meant to be more of a lock and leave, or low maintenance lifestyle, that you're just living by the club. You want to use those amenities. You want a big backyard, but they are still detached units. And then you get over into the Medallion area, and this is kind of an extension of what you've probably heard as the villages, these are bigger, more custom lots. There's a lot of terrain in some of these areas along the slopes of the golf course. So, there's a ton of interesting terrain and view lots that we're going to do some really cool things with. So, it'll be very custom. There’s a phase summary breakdown. Overall, it's a reduction of three lots from the preliminary plat we had before on this east side. So, the lots got bigger and there's three less of them.

The other thing I wanted to note was this is the this is kind of a view -- *Sorry.* Original primary plat is over here. This is the new one for this side. There's now a full access that goes through here and out and out. So, there's two primary access points into the Medallion neighborhood. It was going to be a cul-de-sac with a fire access. It's now a full access. Here's an illustrated view of the plan for the Valor North community. This will really just be an extension of what's existing and being built in Medallion. This is really an extension of the club on the north side. It's

surrounded by golf. It's, you know, going to be surrounded by an amazing club. And in final, like I was mentioning earlier, we're going to do a groundbreaking event for the Valor Social Club on veteran's day, and all are invited. We've already built these two facilities, the putting green, and the putting course. This is the cart barn pro shop that's going to be built first, followed by the social club, fitness pool, and so on. So I've reviewed the staff reports, all the agency comments. We don't have any issues with those. I think Marina did a great job of summarizing it. Overall, it's already zoned, part of the development agreement, and just kind of a continuation of the overall master plan. And with that, I'll take any questions.

Chairman Dana Hennis Thank you. Does the Commission have any questions for the applicant?

Commissioners No.

Chairman Dana Hennis No? You got lucky.

Travis Jeffers, M3 Companies I like it.

Chairman Dana Hennis Thank you for the presentation. With that, I'll go ahead and open this up to the public testimony at 6:11. And on the list I have marked to testify outside of Mr. Jeffers is Tim Jensen. And just to remind everybody, you all have 3 minutes in order and please state your name and address at the beginning so that we have it on record. Thank you.

Tim Jensen, Kuna School District Thank you. Good to see you guys again, and Tim Jensen with Kuna School District, 711 East Porter Street here in Kuna. Just want to come up, represent the district, and we've sent letters of non-support of these. Just the impact, obviously the numbers of homes we know are fully aware, they've got Valor Academy going out there. But as we've explained in other projects as well that have, you know, charter schools in them there's still an impact they're not everybody's going to go to those to that school they're not forced to they've got the choice to either go there or any other school honestly in the state of Idaho and the developer has not agreed to partner with the district and so I just want to come forward and speak on behalf of the letter that was submitted on this a while back for the district so I'll stand for any questions.

Chairman Dana Hennis Thank you, any questions?

Commissioner Jim Main No.

Tim Jensen, Kuna School District Thanks, gentlemen.

Chairman Dana Hennis Thank you. With that, no one else is on the list to testify on this application. Is there anybody in the audience that did not get a chance to sign up that would like to testify on this application? Nope, and seeing none, I will go ahead and close the public testimony at 6:12 and that brings up our deliberation. I think we've seen this one kind of through from the beginning, and this is just a, not any new areas, it's just specifying the details of the areas in which actually have a reduction from the original anticipated zoning and the amount of residences and we've seen that this development has been progressing very nicely and is kept to very nice quality out there. So, I don't see anything wrong with this, in my opinion.

Vice Chairman Bryan Clark No, and actually this, one of my biggest concerns about the previous plat, and they directly address it, was the long cul-de-sac lines with fire access. No secondary fire access roads are nice, but this is better for circulation for both the public and for EMS.

Chairman Dana Hennis Any other comments?

Commissioner Jim Main No, I think it's a good-looking project. Yeah, I realize it's on a golf course, but the amount of green space really, really makes me happy.

Chairman Dana Hennis Yeah, I mean, there's a lot of provided green space that's not the golf course. So, it's nice.

Commissioner Bobby Rosadillo Yeah, I mean, I agree with you guys. It's consistent with everything else that they've done. You know, I do like the reduction in total lots, but, you know, all-in-all, it fits in well with that area and what it was approved to do.

Chairman Dana Hennis With that, if there's no other comments or concerns, I'd stand for a motion.

Commissioner Bobby Rosadillo Sure. I'll make a motion to recommend approval of #25-08-S with conditions as outlined in the staff report.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? No? Motion carries. Thank you.

(Timestamp 00:14:31)
Motion To: Recommend Approval Of Case #25-08-S With Conditions
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Bryan Clark
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: None
4-0-0

Commissioner Bobby Rosadillo Then I'll make a motion to approve #25-28-DR with conditions as outlined in the staff report.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you. Any opposed? Nope. Motion carries. Thank you for your presentation.

(Timestamp 00:14:48)
Motion To: Approve Case #25-28-DR With Conditions
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Bryan Clark
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: None
4-0-0

B. Case No. 25-01-PUD, 25-04-S, 25-03-ZC & 25-06-DR, Napa Vineyards - Troy Behunin – Senior Planner

Applicant requests PUD, ZC, Preliminary Plat & Design Review approval for approx. 242 acres in Kuna City using the following zones P, R-6, R-20, C-1 & C-3. The Preliminary Plat proposes to subdivide the lands into 1,495 total residential, multiple common lots & common driveways, a School Site, Fire Station & a City Park in compliance with the approved Development Agreement. The site is in Sec. 12, Township 2 North, Range 1 West (APN numbers; S1312212400, R7135690180, S1312417410.

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-01-PUD, 25-04-S,* & 25-03-ZC *with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny & 25-06-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:15:06)

Chairman Dana Hennis Next up on the agenda is going to be case number #25-01-PUD, #25-04-S, #25-03-ZC, and #25-06-DR for the Napa Vineyards, Troy.

Senior Planner Troy Behunin *Sorry, second*. Good evening, Commissioners. For the for the record, Troy Behunin, Kuna Development Services Department. So the applications before you this evening are requesting PUD, which is planned unit development, preliminary plat, a rezone for a small portion of the site, design review approval for approximately 242.30 acres that are already in the city of Kuna using the following zones: Public, R-6, R-20, C-1, and C-3. The preliminary plat proposes to subdivide the lands into 1,495 total residential uses or units, multiple common lots and driveways, a school lot, and also a fire station along -- with an accompanying city park next to the school that it would be in compliance with the approved development agreement. The site is adjacent to Meridian Road between Hubbard Road to Columbia Road. The city's comprehensive plan map or the FLUM identifies the subject property as mixed-use and medium density residential on the City's map and the application appears to comply completely with the future land use map.

If the Commission would indulge staff, I would like to take a moment to highlight the history with this property and with this project, Dana might recognize it from a few years ago. This project originally came before the Commission as a planned unit development with a rezone or pre-plat special use permit and a design review application in August of 2008 and that was under a different owner. It was continued until September 11th of 2008. The application was later approved by City Council in January of 2009. In 2008, the developer had proposed C-3, C-1, R-6, and R-12 zones to include a senior and assisted living facilities, a school lot, a fire station lot, and approximately 25 acres of commercial with 1,496 total residential lots . It was proposed to have a net density of approximately 6.2 dwelling units per acre project wide. A development agreement was also agreed to and was recorded with the county recorder's office in April of 2009. The project was annexed into the city in March of 2009. -- *Sorry.*

The project was acquired by the current owner approximately in 2019. And on October 20 -- in October of 2024, it went before the city council for a development agreement modification and they applied the public hearing process in order to modify it and the purpose of that modification was to move the fire station and the C-1 along Columbia Road to more appropriate locations that would function better for the public and also for Kuna Rural Fire District. They also requested to remove the housing, the senior housing, and the age restriction for the R-20 zone. The Council determined in at that time that the project does meet the city's mixed-use goals and in November of 2024,

the council approved a development agreement modification, which included a project infrastructure condition providing a corridor for the future Mason Creek sewer trunk line.

The applicant proposes a rezone of approximately 1.84 acres from public to C-1 and to rezone approximately 2.89 acres from C-1 to Public for purposes of a future fire station. The remainder of the site will keep its original boundaries. The developer proposes a preliminary plat to subdivide the property into approximately 17.49 acres of C-3 commercial and 653 single-family residential lots, 65 common lots, 14 common driveways, with a proposed density of about 3.79 dwelling units per acre. The proposal also includes a request for up to 842 units within the R-20 zone with a proposed density of approximately 17.8 units per acre. This proposal provides approximately a 5 acre -- 5.6 acre school lot and 5.67 acre city park lot. The applicant is proposing a rezone of the, in the northern part that I already talked about, the remainder -- *Sorry.*

This project was annexed into the city in 2009 with those zones and staff would just like to highlight that and also that the development agreement modification was approved in 2024. Staff has reviewed the proposed PUD, the rezone, the pre-plat, and the design review applications for compliance with Kuna City Code and Kuna Comprehensive Plan, and should the Commission recommend approval of these applications and approve the design review for this application, staff recommends that the applicant be subject to the proposed recommended conditions that are outlined in staff's report. Because there are no ACHD, ITD, or Public Works comments, Staff does request that this, and since it's been advertised and noticed, that the applicant be given a chance to present tonight and the public also given a chance to present their testimony. And then also staff requests to continue this to a date certain where the applicant and public would be able to testify after receiving those critical agency comments. If the Planning & Zoning Commission would like to see some material changes, there would be a chance to implement some of those changes between now and that date certain meeting. I will be here for any questions that you might have and the applicant is present and has a presentation to make.

Chairman Dana Hennis Thank you, Troy. Is there any questions from the Commission at this time? I have one question, Troy. A lot of the times when we look at future projects, traffic, and the studies and infrastructure studies and the school, we look at projects that have already been proposed. You know, like, okay, we know one's coming, so we account for that many dwelling units in the area. Was this one ever accounted for because it had been previously approved? You understand kind of what I'm asking I'm kind of vague.

Senior Planner Troy Behunin So, are you asking, sorry for the record Troy Behunin, are you asking in terms of traffic and like sewer and other utilities?

Chairman Dana Hennis That and schools and stuff.

Senior Planner Troy Behunin I would say at one time it was however um it's such an old project I couldn't even begin to guess if…

Chairman Dana Hennis If it's….

Senior Planner Troy Behunin If it's still relevant in the things that they would have to comment on it today.

Chairman Dana Hennis Okay, it had been, but it's probably fallen off the radar. Okay, thank you. If the applicant would like to come up.

Stephanie Hopkins, KM Engineering Good evening, Chairman, Members of the Commission. Stephanie Hopkins with KM Engineering. Our address is 5725 North Discovery Way in Boise. I'm here on behalf of the developer, our client, and we've been working on this project for a long time, so I am very excited…we're all very excited to talk with you this evening about it. I just remember you had, I think it's up on full screen, but now it's, so I'll scroll through. Troy has been wonderful to work with, as always, and did a really great job summarizing our request.

So, I'll try to kind of keep it brief into things that you haven't already heard. The applications we're requesting this evening, planned unit development, and design review. And then, as Troy mentioned, we are planning to rezone a portion to allow for a fire station lot that is planned. We do have the traffic engineer, Sonia, with Kittleson here this evening to kind of address some traffic discussion as well. And then other members of the development team will all be here for questions and can discuss further after I'm done presenting.

So, the site is adjacent to a number of residential developments. This was originally contemplated in 2009. At the time it was included in the LID. So, it was accounted for with the annexation that occurred back then when it was assigned the R-6, R-20, C-3, C-1 zones. And since then, there has been considerable development that has occurred. A lot of residential subdivisions that are currently being developed as well. The zoning that has occurred in the areas consistent with Napa Vineyards, and so it'll be compatible. I won't go through the site and approval history because Troy already covered that. The development agreement modification that was recently modified or the development agreement that was recently modified includes a provision in there that says that the site plan or the preliminary plat has to be consistent with what was approved and that is what we've modeled our preliminary plat on. So, it is consistent with that provision. The existing zoning districts, the C-1 district is switched from what it was originally in the development agreement. So those P areas where the fire station lot is contemplated, and this was switched with the development agreement modification that was approved last year. So, this is already approved, but this layout's reflective of that approval and then R-6 is in yellow here. That includes the school and park lot that's in the center of the development. And then R-20 is the multifamily designation that exists. We are not proposing any multi-family units this evening. It's all single-family residential as well as the commercial lots, the public lot, and the C-3 lots down at the southeast corner of the site. So, the R-20 district is about 47 acres. R-6 district is about 172. C-3 is about 18 acres, which will provide a nice commercial area right up against Meridian, which is the state highway, and Columbia that's, *or I'm sorry*, Hubbard that's on the south boundary. Columbia is on the north, and Kay Avenue is a new collector roadway that will be constructed as part of the project that bisects the site through the center.

This is the preliminary plat. In total, there are 747 lots proposed, one C-1 lot that's in the northwest corner, eight C-3 lots in the southeast corner, 655 buildable R-6 lots. Two of those are the school and park lot. So there are 653 single family residential buildable lots. 375 of those are considered single family standard. So, they're detached, kind of your traditional lot sizes. And then we have 254 park side lots. I'll show you a diagram or an exhibit later that shows them, but they're here, they're a little bit more compact than a traditional single-family home. And then we have 24 courtyard lots that are right north of the school and park lots that'll provide a nice variety of housing types.

The planned unit development that we're requesting this evening is to allow for this park side product. The sizes range from about 3,600 square feet to 5,400 square feet, and the average lot size is 4,000 square feet. So typically in the R-6 district, 4,000 square feet is the minimum lot size. We're asking for a planned unit development to allow a little bit of flexibility on that standard to allow for those lots that go a little bit below the 4,000 square feet. So the 3,600 square foot lot. Open space exceeds requirements for providing 45 acres, which is about 19% of the overall site. There is essentially located open space lot here that will include a clubhouse and pool for the single-family residential component. And then as mentioned, there's the school and park lot. And then there is a large city pathway that will be along the Mason Creek lateral on the north is going to the left. So this is the east side of the development, which will provide a nice buffer to existing homes as well as a great amenity for the community, current and future residents. And then there are pedestrian walkways throughout the development and a dog park that's adjacent with them. It's right over here. You can't really see it with the ancillary parking for the dog park as well as residential units. And then as mentioned the multifamily development will be coming in later that will include its own set of amenities it'll likely have a clubhouse with pool and some other amenities that will be proposed at that time. They'll be required to do a special use permit so you will see that application when it comes through and we'll and have an opportunity to review it at that time. Access and connectivity is going to be a huge benefit of this project as This is just west of Meridian, which is the state highway. We've been coordinating with ITD and ACHD, and we're in agreement with the conditions that they are going to impose. They've reviewed the traffic

impact study. They just haven't they haven't issued their comments yet. It's been a lot of coordination between Kittleson and the entities, and it just takes some time. So but the -- So the purple is Columbia Road. That's a principal arterial that exists that'll be expanded as part of this project, as will Hubbard, which is on the south boundary of the site. And then Kay Avenue is shown in yellow here. That's actually a new collector roadway that will be that will connect Columbia to Hubbard. It'll be a huge benefit. The Napa Bent Vineyard springs along. A full section will be connected in the northern portion and then a portion of the collector will be constructed in the south. And the green road is Mason Creek, which is another new collector roadway that will be constructed as part of this development. And Sonia's going to come up and kind of give you a little bit of information about the traffic impact study.

Sonia Daleiden, Kittleson & Associates Thank you, Chair, Commissioners. My name is Sonia Daleiden, and I'm with Kittleson and Associates. We are the transportation engineers who completed the transportation impact study for this development. Stephanie mentioned a detailed transportation impact study has been completed. That study has been reviewed and accepted by both ACHD and ITD. The study included multiple time frames under which traffic operations and safety were reviewed, existing conditions, future year 2030 background conditions, what future year -- in the future year what the transportation system would look like without the development. And then future year 2035 total traffic conditions with the development, with the residential commercial components that are being proposed today, as well as a 2035 full build out transportation scenario, assuming the multifamily that may be proposed in the future, even though it's not part of the consideration tonight. The traffic study reviewed 12 total study intersections. You can see those here on the screen.

There were six kind of -- Going off the page a little bit, but there were six total intersections along State Highway 69, Meridian Road, as well as several intersections along Columbia, Hubbard, and Deer Flat between Linder Road and State Highway 69, and then multiple intersections along those two new collector roadways that Stephanie highlighted, both Kay Avenue as well as Mason Creek Road. As I mentioned, the study has been reviewed and approved by both ACHD and ITD. Just unfortunately due to staff constraints and some time out of the office, we unfortunately just don't have their formal reports and memos for you tonight. But as city staff mentioned, that's why we'll be coming back at a point certain in the future to make sure you have a chance to see those detailed reports from the transportation agencies. The transportation study identified several mitigations and transportation improvements that need to be in place and go along with the development.

For the ACHD arterial street intersections and roadways, this development will be funding over $2.2 million in ACHD traffic impact fees that would pay for future capital improvement plan projects on the arterial system. They have also agreed with ITD to fund approximately $465,000 worth of basically a proportional share contribution towards future improvements on State Highway 69. And then there's very specific mitigations that are being proposed that I can go into in more detail if you need. So with that, I'll go back to Stephanie.

Stephanie Hopkins, KM Engineering I have a couple of additional slides on impact fees and developer or development benefits if anyone's interested, but we can kind of discuss that as we go along too if you have questions. So we really appreciate your consideration this evening and we're very excited for this project and look forward to continuing to work with the city on it. Thank you.

Chairman Dana Hennis Commission have any questions for the applicant?

Vice Chairman Bryan Clark Just a kind of general question for Sonia regarding the traffic impact study. Just so I understand, When we're going through and doing the traffic impact studies, these are all going to ACHD. I'm assuming they're providing you some level of anticipated traffic for the 2035 based on the other projects in the area that are already on the books?

Stephanie Hopkins, KM Engineering Yeah, Chair and Commissioner Clark, that is exactly right. When we complete the traffic impact study, there are multiple data points that get included into that. Part of it is from ACHD,

where they identify all of the approved, anticipated, but not yet built developments in the area that will have traffic in the future above and beyond what's counted. We also incorporate the Community Planning Association of Southwest Idaho, COMPASS, your MPO. They have a regional travel demand model, which also anticipates not only that development that is approved but not yet built, but also just area build out from Kuna, Meridian, Nampa, all of the agencies within here, all of their future land use visions, and that That is what goes into building those 2035 traffic forecasts.

Vice Chairman Bryan Clark Perfect. So, we're not working on a frictionless vacuum. Thank you. Appreciate it.

Commissioner Bobby Rosadillo While you're standing up, I have another question for you. So, looking at the overview of the transportation study, the six study roadway segments, I noticed that on that Hubbard isn't included in there. You have the two.

Stephanie Hopkins, KM Engineering Sorry, I'll go back here.

Commissioner Bobby Rosadillo You have the two intersections that would be at Kay and Meridian. But can you explain why the either from Kay to Meridian or Kay to Linder wasn't studied as well? Because that's a pretty busy section of road.

Stephanie Hopkins, KM Engineering Yes, Chair and Commissioner. Excellent question. It absolutely was studied Hubbard Road between Linder and State Highway 69. It was just unfortunately omitted from the slide, but it was included in the study and was part of that study.

Commissioner Bobby Rosadillo Thank you.

Chairman Dana Hennis I think it might be kind of important. You were on the developer-funded road improvement slide there a minute ago. I don't know if that's your slide or Stephanie's. That one.

Stephanie Hopkins, KM Engineering Yes.

Chairman Dana Hennis That maybe briefly kind of go over that if you could. I think it's important too for the citizens to understand kind of what your what your impact might bring.

Vice Chairman Bryan Clark And then this is just to be specific so this is beyond the development impact fees this is actual developer funded and installed or developer funded correct beyond the diff fees.

Stephanie Hopkins, KM Engineering Thank you Mr. Chair, Commissioner Clark, yes that's exactly correct and that's why we included this slide because I think a lot of times that detail kind of gets missed with you know just all the different details that go into these projects. So, the developer will be required to contribute. Every box on here shows an area where the developer will have to contribute funds to either improve intersections or improve roadways that were required based on the analysis and the traffic impact study. So just for example, the developer is going to be required to widen Columbia Road from Linder to Meridian Road to a five-lane section. There will need to be a traffic signal or roundabout at Kay and Hubbard. There's going to be widening of Hubbard to a five-lane section between Linder and Meridian Road, and there are just many other improvements that'll be required. So I can kind of…

Chairman Dana Hennis And this is outside of the final report that you've got from ACHD and ITD, correct? This is just kind of a preliminary?

Stephanie Hopkins, KM Engineering This is what was included in the traffic impact study as far as the medications and maybe Sonia can get a little bit more information.

Sonia Daleiden, Kittleson & Associates Yeah. So, as Stephanie said, this is what was studied and was the findings in the transportation study. This was also what has been discussed through ACHD and ITD's detailed review and coordination of the studies. And I think this is what you will likely see in their reports when we have them.

Chairman Dana Hennis Okay, thank you. Because I think this is an important slide to kind of illustrate that there is -- it's kind of hard to get traffic fixed until the traffic's there sometimes, and the funding for it, and the one thing I do agree on this this development is it's providing a lot of these traffic mitigations that I wanted to kind of bring out…

Stephanie Hopkins, KM Engineering Absolutely.

Chairman Dana Hennis Because you kind of ran out of time.

Vice Chairman Bryan Clark Yeah and the other aspect of this is it's nice seeing the specific requirements that are required as part of the project because unfortunately the fact of the matter is with diff fees they go to the County to improve the overall road system and they aren't guaranteed to deal with Columbia…

Stephanie Hopkins, KM Engineering Yep, absolutely.

Vice Chairman Bryan Clark So.

Stephanie Hopkins, KM Engineering Thank you for bringing that point up. That's really important. And I think one thing I was going to mention too, one of the benefits, so this is kind of considered like an infill project at this point because it was, you know, entitled so long ago. There's been so much development that's occurred around it that I think the benefit to the community is that it's going to be improving a lot more roadways and intersections that may have happened previously, right? So that is a huge benefit. And then one thing that I just would love to touch on, if you don't mind, is the impact fees that we kind of previously mentioned. So, Sonia showed that ACHD's impact fees are 2.2 million and then, you know, fire additionally will get one point about 2 million. Parks will get 1.7, police will get 180,000 or so. So the overall this project will be paying five you know five plus million dollars in impact fees and this is all based on the number of residences that would be proposed so that comes in with each final plat those impact fees are required for each building permit. So that goes directly to the agencies to help mitigate the impact that growth has on the community. So that's that'll be a huge impact you know and benefit to the city and all the different entities that manage service and facilities in the city.

Chairman Dana Hennis Right, no, I agree. That's one thing I saw in the packet that was presented to us and I wanted to make sure was kind of brought out was there's a lot of traffic mitigation and other things going on along with this project.

Stephanie Hopkins, KM Engineering I appreciate that, thank you.

Chairman Dana Hennis One quick question, back on the one slide where you were talking about open space, for the 45 acres that you were talking about, but that 45 acres includes the school sites and the fire site, even though those are not gonna be open space?

Stephanie Hopkins, KM Engineering Mr. Chair, they do include the park and the school lot, as well as the fire station lot.

Chairman Dana Hennis Okay.

Stephanie Hopkins, KM Engineering So, the school lot and park lot are about 11 acres in total. And I think you could say that the school or the park lot will be a city park. So that does benefit the community as a whole. I could look at what the calculations are. I think we would probably be close to that, at least that 10% required, if not a little bit more, even if you omitted the school and fire station lot, so…

Chairman Dana Hennis Okay, Yeah, you said they're about 11 acres, so that would be about 34 acres

Stephanie Hopkins, KM Engineering Be about 5 and a half acres for the park.

Chairman Dana Hennis Okay, thank you. Any other questions for the applicant?

Commissioner Jim Main Yeah, I do have a question on the roadways. Looking at the developer-funded road improvements all along State Highway 69, it includes widening the road to three lanes in each direction. Is that, how does that play into this development?

Sonia Daleiden, Kittleson & Associates Great. Chair, Commissioner, thank you for the question. So ITD currently is in the final stages of developing a corridor concept plan for improvements on State Highway 69 essentially from the I-84 freeway all the way down to into Kuna and their current plan that they have and that they have got received public comment on calls for essentially 3 through travel lanes in each direction for the entire length of the 69 corridor plus upgraded intersections. So, signal upgrades, additional turn lanes, additional widening on the cross streets at each of those intersections. Some of those improvements are going to be funded by development. You may be aware that the Apex development and other developments are currently, they currently have approved star agreements where they're going ahead and funding portions of those improvements and they're designing them. They are anticipated to be constructed in a couple years. Because this is a fully residential development, this development doesn't have that ability to construct the improvements and then receive sales tax reimbursement for the portion that's above and beyond their proportional share. But they have agreed to pay that full amount of their proportional share to ITD through an agreement where they will upfront that cost, which is about $465,000, to go towards additional, those improvements on State Highway 69, so ITD will be collecting that from this development assuming from other development and then looking for other ways that the state can fund the completion of those improvements beyond what they're currently getting so that's how this development would contribute to that future project.

Commissioner Jim Main Thank you. One other question, typically we see some kind of a trigger mecha... -- *I'm sorry* a trigger mechanism from ACHD that indicates once you get past a certain number of lots or residences, this developer, this improvement has to kick in and then, you know, another hundred lots and this has to kick in. Are we going to see that from ACHD in their report or is that something that we'll see from you later on?

Sonia Daleiden, Kittleson & Associates Yeah, Chair, Commissioner, I would expect that we would see that for the ACHD components of the ACHD roadway system. Obviously, 69 is an ITD facility. The -- I think the challenge with these ones is the majority of the ACHD improvements here are building the new collector system. So, for that one, there actually isn't a trigger. It's going to need to go in when the development starts so the development can be accessed. For some of the other improvements, for example, maybe the signal or roundabout at Columbia and Kay or Hubbard and Kay, there likely will be a trigger for that one because that intersection, once Kay Avenue is put in, likely will be able to operate for some time without a signal. So, there may be a trigger for that, but that's not to say that the development doesn't go ahead and put it in right of way just because they know it's a benefit to the overall development. So, I would expect you will see some triggers depending on how their report shakes out.

Commissioner Jim Main Thank you.

Chairman Dana Hennis Thank you. With that, I'll go ahead and open up the public testimony for this application at 6:47. First up on the list that I have right now is Tim Jensen.

Tim Jensen, Kuna School District Tim Jensen, Kuna School District, 711 East Porter Street here in Kuna. So, we just wanted to make sure when this, as you were told, there's a long history behind this. The Kuna School District has a letter of support on this one, and when the agreement was made in December, they confirmed that the school site that was on there, the Kuna School District had the first right of refusal to that lot, and we just want to make sure that that agreement is maintained in the report, and as we go forward to that, there was talk of there being a plan, a

change to that plan, and we just want to make sure that**,** you know, that initial agreement stayed in place with the school district as we go forward. So now I'll stand for any questions.

Chairman Dana Hennis Any questions?

Commissioner Jim Main No.

Planning & Zoning Director Doug Hanson Chairman, for the record, Doug Hanson, Development Services Department, just to answer that question. In the development agreement, it explicitly states the owner will dedicate Lot 27, Block 14, as shown on the preliminary plans and exhibit B for public purposes, the primary tent of the parties is that this lot will be dedicated to the Kuna Joint School District #3 to be used as a public school site and then it goes into in the event they don't accept it. So yes, the school ultimately has the first refusal for utilizing that site.

Chairman Dana Hennis Okay. Thank you for the clarification.

Tim Jensen, Kuna School District I appreciate that clarification. Like I said, I'm up here just because there was conversation about there being proposals to change that to a different beneficiary and we just want to make sure that we stayed in that position. So…

Chairman Dana Hennis One question. So, I guess, ultimately one of the big factors that people will look at with this is the amount of residential component. And do you feel, the school district feel, that they can adequately house all those students in the facilities they've got?

Tim Jensen, Kuna School District No, and so to do the easy math of it, you know, to kind of figure out how many it is, right now the ratio is about 0.5 students per household that's put in. And so, which we've all noticed over the years that it actually used to be 1.2 students per household, but with different young families, retirees moving in, that ratio has changed. And so, the updated ratio to that is 0.5 per household. And so, when you look at the long-term projection of the whole project and the number of kids that would feed into the system, yeah no, it would, like Silver Trail Elementary right now would just be bursting at the seams. They're already at capacity and they're close to capacity. And so, with them and the high school already be in over capacity, yeah, now a project of this magnitude along with, and it's not just this. We recognize there's other projects going in leading to capacity issues. And so, yeah.

Chairman Dana Hennis So that school site will more or less be very helpful.

Tim Jensen, Kuna School District Yes, absolutely.

Commissioner Bobby Rosadillo So, if this project goes through like this with the school site on that, how long would you anticipate that it would take to get a school put onto that?

Tim Jensen, Kuna School District That's hard to say. As you all know, we're in a different boat than charter schools. We have to pass bonds and this, you know, we're one of the things we're trying to work with developers on is helping us on the legislative side of things and getting, you know, bonds to a simple majority passage instead of the super-majority that is currently out there because it's not just a Kuna thing across the state of Idaho. It's a challenge for school districts to pass bonds. And you know, if we were at that simple majority state, like our last bond would have passed and we'd be further down the road capacity-wise. I know in the building I'm principal in, that last bond would have put six or eight new classrooms, a competition gym, KMS would have expanded, you know, Swan Falls would have… and an elementary would have been put in. So, there's just a lot of those things so I apologize for not being able to give you an exact answer just you know we're relying on the passage of those bonds.

Commissioner Bobby Rosadillo No and that's kind of that's kind of my point is you know these plots of land or plats of land are nice and all, but you still need the funding to do it.

Tim Jensen, Kuna School District Absolutely

Commissioner Bobby Rosadillo So that's something that you know just for the public to understand as well.

Tim Jensen, Kuna School District Absolutely

Chairman Dana Hennis thank you.

Tim Jensen, Kuna School District All right, thank you.

Chairman Dana Hennis Next on the list, I have marked as ‘not to testify; That was Elizabeth, still want to not testify? Thank you. Next up on the list is Melissa Dean.

Melissa Dean Melissa Dean, 2574 North Hose Gulch, Kuna, Idaho. I wanted to testify today and just tell you guys the lack of roadway improvements and not knowing the timeline is kind of a struggle. We'll all be struggling with it *'cause* Columbia is a major roadway. Hubbard is a major roadway. And having a roundabout or a signal at Kay is not really, it's only a block from Meridian Road. So that doesn't make sense either. Having a stoplight at Kay and another stoplight at Meridian Road, it's gonna make traffic backed up three times as worse as now. *'Cause* I already see the traffic every morning and traveling to work and such, and Columbia as well. Columbia is a nightmare, traveling to and from, going from work, home, and everything like that. But yeah, the lack of timeline, when those were to be improved upon. I know that they've always done like, oh, and phase five, we'll improve on those, and that never happens, or it does happen on phase five or six, but this one, it was the perfect study, needs to be more concrete, so I'd ask you guys to look into that more often And then also, I agree with Mr. Jensen that the schools will ultimately be impacted. They're at capacity. And if we can't get more funding for the schools, then we can't build that school. So that land will just sit there empty and the kids will be suffering. So, thank you.

Chairman Dana Hennis Yeah, thank you. And that's kind of what we're hoping to get a little more from the ACHD report and the ITD information as well as maybe some more concrete details. Is there anybody else in the audience that did not get a chance to sign up that would like to testify tonight on this application? If you would, come on up and sign in. Anybody else? Okay.

Seamus Hodges Seamus Hodges, 8105 South Chugiak Place. And just with the lady just stood up here. My wife's a -- she's taught in the Kuna School District for 16 years now or whatnot. And I mean, it's an absolute struggle for her to want to keep her job to stay. She loves the kids, loves the people but they've had a lot of you know turnover because of the overcrowded the classrooms and it's just a and she does teach at Silver Trail and it is a -- it's a hard -- it's very stressful for them as teachers and you know just bringing that from them you know and I know this is not just this you know this one developments issue but it's just across the board that way with the development is going on there that's that I bring for her and myself here, present that. And of course, with the traffic, my concern was to kind of, our property is right on Columbia Road there too. So it's impacted by that. And to see right now, the traffic is pretty darn busy with all that's going on and that way as well. So that's, I'll leave that with you. Thank you.

Chairman Dana Hennis Thank you. With that, I don't see anybody else on the list. And one final time, anybody else would like to say anything or testify tonight? Thank you, and seeing none.

Vice Chairman Bryan Clark So I guess the question is, do we do the continuation as part of the public hearing to continue the public hearing?

Planning & Zoning Director Doug Hanson Yep, for the record, Doug Hanson. Planning and Zoning Director, I think staff would prefer that we just continue the public hearing to a date certain of, a date decided upon by the commission so that more testimony can be accepted based upon the newly submitted evidence from ITD, ACHD, and Public Works. People have the opportunity to comment, and then at the conclusion of that, we can close the public hearing and proceed to your deliberation. And the applicant would also have the opportunity to rebut.

Vice Chairman Bryan Clark Perfect. Do we have an idea of when we expect those reports from ACHD?

Senior Planner Troy Behunin Currently, when I spoke with ACHD and ITD, they both seemed confident that by the end of October, they would be completed.

Vice Chairman Bryan Clark Okay, so next commission hearing after, I mean, for a buffer there, what are we talking? Are we talking the 11th? Because the 28th, I believe, is the next hearing.

Chairman Dana Hennis For October, yeah. Yeah, it would have to be on…

Vice Chairman Bryan Clark November 11th.

Planning & Zoning Director Doug Hanson Chairman, It would be November 12th because of Veteran's Day. So that meeting would be held on Wednesday, November 12th.

Vice Chairman Bryan Clark Don't you love Wednesdays?

Chairman Dana Hennis Is that what you were going to ask?

Commissioner Bobby Rosadillo No, I was just going to ask if we were going to allow the applicant to respond to the people that testified tonight at all, or we just wait until…

Chairman Dana Hennis Think it would probably wait until the end of full rebuttal.

Senior Planner Troy Behunin Pardon me, Commission, the applicant's actually requesting that if it goes into November, that it be the second, if possible, the second commission meeting.

Vice Chairman Bryan Clark So that's on November 25th.

Senior Planner Troy Behunin Just recognizing that that is the week of Thanksgiving. It is a regularly scheduled meeting.

Commissioner Bobby Rosadillo I mean, if we're going to be continuing this to ensure that the public can attend and comment on stuff, I mean, make sure that we have as much ability for people to be here as possible.

Chairman Dana Hennis I know, but which one would that make?

Vice Chairman Bryan Clark So, I mean, is there an opportunity for October 28th?

Chairman Dana Hennis I don't think that's...

Vice Chairman Bryan Clark Is that doable for ACHD?

Senior Planner Troy Behunin For the record, Troy Behunin. They -- When I spoke with Mindy at ACHD and Kendra, they seemed confident that they would have it ready for the 28th of this month.

Chairman Dana Hennis Okay, but is the applicant, would they be able to turn around the information gathered in the report in that time frame? Would that be a preference over the 12th?

[Inaudible From Audience]

Senior Planner Troy Behunin You '*gotta* come up.

Tim Eck *Sorry for that*. Tim Eck, I'm the applicant, 6357 Buena Vista Lane, Star, Idaho. Yeah, the information that come in the reports, the staff reports, the ITD reports, probably going to be exactly what we expect anyway. They've already given us all their preliminary information. And generally, once we get those reports, like I said, we get to read them, choke them, and then just accept them. Don't have a lot of... They don't take pushback.

Chairman Dana Hennis So, would the 28th work better than the 12th then for you?

Tim Eck Of October?

Chairman Dana Hennis Yes.

Tim Eck See, unfortunately, I hadn't planned on being here after this hearing because we didn't know where we were going to get postponed because of ITD and ACHD until last week.

Chairman Dana Hennis Or you can just let Stephanie handle all of it and Sonia.

Tim Eck Yeah. I have two trips that have got me out on the 28th and the 11th. So that's why I was proposing the 25th.

Vice Chairman Bryan Clark Yeah, we're just hesitant about the 25th being Thanksgiving week. A lot of people are out of town. Wouldn't give the public opportunity to testify is the concern. Plus, I don't know which commissioners will be on site.

Commissioner Bobby Rosadillo I'll be here.

Chairman Dana Hennis Yeah, I'll be here. I don't go anywhere.

Commissioner Jim Main I'll be here.

Commissioner Bobby Rosadillo I'll be here too, but again, it's the public. We're continuing the public hearing portion of this.

Chairman Dana Hennis Well, I know the applicant doesn't want to hear this, but if it turns out that we get in a public comment that they can't make that meeting, we can continue it to the next, if we feel. But I'm not sure which one works.

Vice Chairman Bryan Clark I love scheduling big things like this, it’s herding cats.

Tim Eck Which would push us to the 9th of December and I'm gone then, and then the 23rd of December, which wouldn't be any better.

Vice Chairman Bryan Clark No.

Commissioner Bobby Rosadillo It sounds like the 28th or the 12th is our best bet. You know, I understand, Tim, that you're out of town and all, but would your representatives be able to?

Tim Eck I'll shoot for the 28th of October.

Chairman Dana Hennis Okay. Perfect. Thank you. That works.

Chairman Bryan Clark So, with that. All right. Yeah, Mr. Chairman, I move that we continue the public hearing to a date certain of October 28th, 2025 for case numbers. Where are we? Sorry. I started over. I move that we continue case numbers 25-01-PUD, 25-04-S, 25-03-ZC, and 25-06-DR to a date certain of October 28th, 2025.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Nope. Thank you.

Vice Chairman Bryan Clark Okay.

(Timestamp 01:03:03)
Motion To: Continue Case #25-01-PUD, #25-04-S, 25-03-ZC, and 25-06-DR To A Date Certain Of October 28th, 2025
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Bobby Rosadillo
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: None
4-0-0

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

6. ADJOURNMENT:

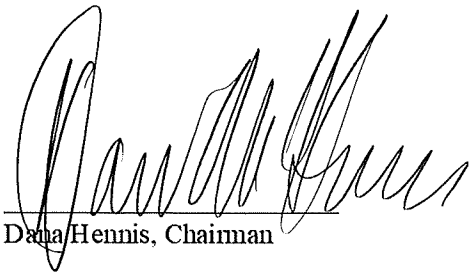
(Timestamp 01:04:12)

Vice Chairman Bryan Clark Mr. Chairman, I move that we adjourn.

Commissioner Bobby Rosadillo Second.

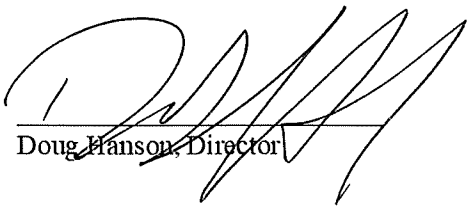
Chairman Dana Hennis Thank you. All in favor? Any opposed? Thank you. Thank you all for coming.

(Timestamp 01:04:12)
Motion To: Adjourn
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Bobby Rosadillo
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: None
4-0-0



Dana Hennis, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

CITY OF KUNA

751 W 4th Street • Kuna, ID 83634

(208) 922-5546 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet

October 14, 2025

Case No.: 25-08-S & 25-28-DR

Case Name: Valor North Subdivision

☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name TRAVIS JEFFERS - M3 COMPANIES	Name
Address 1673 W SHORELINE DR.	Address
City, State, ZIP BOISE, ID 83702	City, State, ZIP
☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name TIM JENSEN	Name
Address 711 E PORTER ST	Address
City, State, ZIP KUNA, ID 83634	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
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CITY OF KUNA

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P&Z Commission Public Hearing Sign-In Sheet

October 14, 2025

Case Nos.: 25-01-PUD, 25-04-S, 25-03-ZC and 25-06-DR.

Case Name: *Napa Vineyards PUD* Subdivision

☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name Tim Jensen	Name
Address 711 E. Porter St	Address
City, State, ZIP Kuna, ID 83634	City, State, ZIP
☐ Testify ☒ NOT Testify	☐ Testify ☐ NOT Testify
Name Lori Bannock	Name
Address Boise ID 83702	Address
City, State, ZIP	City, State, ZIP
☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name Melissa Dean	Name
Address 2574 N. Hose Gulch	Address
City, State, ZIP Kuna ID 83634	City, State, ZIP
☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name Seamas Hodges	Name
Address 8105 S Chugidt PL	Address
City, State, ZIP Meridian, ID 83642	City, State, ZIP

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

OFFICIALS
Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Jim Main, Commissioner
Bobby Rossadillo, Commissioner
Vacant, Commissioner

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CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634

Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday, October 28, 2025, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5546.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:23)

Chairman Dana Hennis Okay, we'll go ahead and call to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, October 28th, 2025. We'll go ahead and start with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rosadillo…

Chairman Dana Hennis Thank you.

COMMISSIONERS PRESENT
Chairman Dana Hennis - Present
Vice Chairman Bryan Clark - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Absent
Vacant Commissioner Seat - Vacant

CITY STAFF PRESENT
Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, Planner
Matt Johnson, City Attorney

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.
(Timestamp 00:00:46)

A. Regular Commission Meeting Minutes Dated October 14, 2025

B. Decision and Reasoned Statement(s)
1. Case No. 25-08-S & 25-28-DR, Valor North Subdivision

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

(Timestamp 00:00:46)

Chairman Dana Hennis First up is the consent agenda.

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve the consent agenda.

Commissioner Jim Main Second.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:00:49)
Motion To: Approve The Consent Agenda
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Main, Clark, Hennis
Voting Nay: None
Absent: Commissioner Rosadillo
3-0-1

3. PUBLIC HEARINGS:

(Timestamp 00:00:57)

A. Case No. 25-01-PUD, 25-04-S, 25-03-ZC & 25-06-DR, Napa Vineyards – Troy Behunin – Senior Planner – ***Continuation from October 14th, 2025.***

Applicant requests PUD, ZC, Preliminary Plat & Design Review approval for approx. 242 acres in Kuna City using the following zones P, R-6, R-20, C-1 & C-3. The Preliminary Plat proposes to subdivide the lands into 1,495 total residential, multiple common lots & common driveways, a School Site, Fire Station & a City Park in compliance with the approved Development Agreement. The site is in Sec. 12, Township 2 North, Range 1 West (APN numbers; S1312212400, R7135690180, S1312417410.

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-01-PUD, 25-04-S, 25-03-ZC with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny 25-06-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:00:57)

Chairman Dana Hennis Okay, and so first up on our items tonight for public hearings is case #25-01-PUD, #25-04-S, #25-03-ZC and #25-06-DR for Napa Vineyards, which is a continuation from October 14th meeting, Troy.

Senior Planner Troy Behunin Thank you very much for that lead-in, appreciate that. Commissioners, for the record, Troy Behunin, Development Services Department, Kuna, Idaho. This is a continuation of the Napa Vineyards Planned Unit Development, also known as the PUD that was continued from the October 14th hearing. Tonight, we're just going to pick up where we left off at the end of the meeting, it was discussed that tonight's meeting would be opened for the introduction of three critical agency comments, which have all been submitted, and they're in the packet available for the public and also for the commission. That would be for ACHD, ITD, and also Public Works. At the end of the meeting, there was a motion for the continuation to allow the public to give testimony on those three items and limit it to those three items, but that it would be opened up to the public again, and then the applicant would be able to rebut anything and answer any of the questions that the Commission has for anything, not just for those projects, for those three items, but for anything. And staff will also be here in case you have questions for staff. And with that, I will turn it back over to you.

Chairman Dana Hennis Thank you. Is there anything we need to address before we open back up for a public hearing or testimony? I don't think so. I don't think so. And Actually, we never closed public testimony, did we? So we just need to continue.

Senior Planner Troy Behunin That's correct.

Chairman Dana Hennis So is there any other folks here in the audience tonight that would like to testify on this application that did not sign up? Okay, and seeing none, I will go ahead and ask the applicant if

they would like to come up with a rebuttal. *Okay. I'm sorry, sir. Did you want to testify on the application? Come on up. We'll have you sign in. Come on up here, please. Just put your name and address so we can have it in the record.* Is there anybody else that just came in that would like to testify on the application for the Napa Vineyards tonight? *Just you? Yeah.* Okay. *And you can go ahead and take the podium. At the base of the microphone, there's a light. Can you just press that until it turns green?* And then if you would, state your name and address for the record.

Michael Anderson Michael Anderson, 8400 South Updale Avenue, Meridian.

Chairman Dana Hennis *And you go ahead and speak.*

Michael Anderson To which application?

Chairman Dana Hennis For this is the Napa Vineyards application, which is the residential and commercial addition that along Meridian Road between Hubbard and Columbia.

Michael Anderson Okay. I would like to know what research has been done to the facilities that would be needed to support this size of a facility would be unneeded has been done to this point. If the adequate research hasn't been done, why are we going forward with this?

Chairman Dana Hennis Do you have a particular area that you're asking for the research of?

Michael Anderson Water, power, that would be my main concerns. School, of course. But water and power and sewer would be the main concerns for me being a current resident of the area.

Chairman Dana Hennis Okay. And the applicant will hopefully answer some of these questions for you. Is there anything else?

Michael Anderson I'm looking for specifics.

Chairman Dana Hennis Okay.

Michael Anderson Not generalities.

Chairman Dana Hennis Okay.

Michael Anderson What do we have here that would support what they're proposing? Or, what would it take to support that if the current facilities don't support that?

Chairman Dana Hennis Correct, and that's what they would need to they would need to elaborate on.

Michael Anderson Absolutely. Okay, thank you.

Chairman Dana Hennis Thank you. Okay, I'll ask once again, is there anybody else in the audience that would like to testify on this application that has not signed up yet? Okay, and seeing none, I'll go ahead and close -- Well, I guess we'll have the rebuttal first. So, applicant.

Stephanie Hopkins, KM Engineering Thank you, Mr. Chair, Members of Commission. Stephanie Hopkins of KM Engineering. Our address is 5725 North Discovery Way. I will talk about the utilities and some of the services that are provided per Mr. Anderson's question or comments. Public Works is one of the staff reports that we were waiting on at the last hearing, and since that hearing, they have submitted comments that include a variety of conditions and requirements that would be imposed on this project.

They do that for every project. So, they usually will review and assess a project and determine what the city's current capacity levels are and require improvements to sewer water and utilities that they manage. So, one of the things here is that the Mason Creek trunk line is going to be extended as part of this project. It's actually going to be a huge improvement to the Kuna sewer capacity. And as part of this, they are requiring or requesting an easement that would be brought through this project as well to help with that extension. Water is addressed as well, and I'm trying to find specific conditions with that. There is a City well that's approved, and this project would have to contribute to that City well to be able to increase the capacity within Kuna. And we discussed this in the last hearing, but this project is required to pay impact fees for each lot that is proposed with building permits. So those fees go to fund these different entities that serve the City of Kuna. So that includes water, it will include sewer, parks, police, all of the different services and entities that are impacted by development. Another thing to note is that anything that we design will have to go through the City Engineer for approval before we're actually able to construct or even get approval on construction plans. So there's a pretty rigorous review process that this project will have to go through.

And it's a large project. So it's 242 acres. There are going to be, I believe, 11 phases of development. So the first phase is about 66 single-family residential homes. It also includes the fire station lot and a commercial lot that's in the northwest corner. All of that first phase will be reviewed by the City Engineer, as well as other reviewing agencies within that have jurisdiction instead of Kuna. So department -- IDEQ, there would be, sorry, all these acronyms, Idaho Transportation Department, ACHD -- Idaho Power will even review our plans, and they'll have to determine if they have the capacity and ability to serve. Idaho Power and other servicers within the Treasure Valley are constantly looking at development that's going on, and they're upsizing facilities to accommodate growth in the Treasure Valley. So, there will be adequate services and if there aren't adequate services, this development would be required to upsize whatever it is that is being impacted. So that is, I think, hopefully addresses that question and concern. I'll let Sonia maybe cover the traffic stuff because that was a huge topic of discussion the last time around and we have a presentation if you want to see anything that would help visualize.

Chairman Dana Hennis Thank you.

Stephanie Hopkins, KM Engineering Thank you.

Sonia Daleiden, Kittleson & Associates Thank you, Stephanie. Chair, Commissioners, Sonia Daleiden with Kittleson & Associates. The address is 101 South Capital Boulevard, Suite 600 in Boise. Although there wasn't public testimony on it tonight, I know we did leave the hearing open waiting on the detailed staff reports from the Ada County Highway District and Idaho Transportation Department. So, I just wanted to add that those have both been received, as Troy mentioned, and the applicant is in full agreement with all of the conditions listed by ACHD and ITD related to the transportation system. I can -- happy to answer any detailed questions about any of the specific transportation mitigations, but there's an extensive list, I think 50 in the ACHD report and then several in the ITD report as it relates to Highway 69 related to new roadway construction, roadway widening, turn lane additions, new traffic signals at certain triggers. And yeah, the applicant's in full agreement with all those conditions and we'll be implementing those if they receive approval to move forward.

Chairman Dana Hennis Okay, thank you.

Sonia Daleiden, Kittleson & Associates Happy to answer any questions.

Chairman Dana Hennis Any questions from the commission at this time?

Commissioner Jim Main Sure. For our traffic engineer, one question I have is the intersection of Linder Road and Columbia. The thing that I'm a little concerned with is ACHD said typically the applicant would be required to improve this intersection. But since there's no available right-of-way, therefore no mitigation is required. So how can it be something that would be recommended by both the traffic study and ACHD but not required just because there's no right-of-way? Wouldn't there be something that would indicate that right of way needed to be acquired for that?

Sonia Daleiden, Kittleson & Associates Chair, Commissioner, thank you for the question. Yeah, it's a great question. So, the way it is written in the ACHD staff report is actually a pretty typical condition in that type of situation. ACHD and the developer, they are not able to acquire right-of-way from a private property owner that this applicant does not have control over. So, this applicant does not have any legal mechanism to go about acquiring right-of-way from a private property owner to implement a project if it's not available. What they are doing, and the condition that ACHD has put in this case, is they have required the developer to do follow-up study at that intersection if right-of-way becomes available in the future. And this development is also paying traffic impact fees to ACHD. Those traffic impact fees go towards a general pool right now that ACHD can use to either purchase right of way in the future or implement projects that are on its Capital Improvement Plan… Linder, Columbia is an intersection that does have a future Capital Improvement plan project so although ACHD can't force this developer to go out and purchase right of way or acquire right away from another property owner they are paying into a future pool of money that ACHD can use to implement improvements there in the future.

Commissioner Jim Main How will they implement improvements there in the future if they can't acquire the right-of-way?

Sonia Daleiden, Kittleson & Associates Well, so ACHD is a government entity. They do have the ability to, if property in that area does redevelop, to require whoever is doing that redevelopment to donate right-of-way. As a government entity, they also have the power to go out with eminent domain and purchase right-of-way from the property owners there if they see the public need for improvements in the future. So that's how ACHD would go ahead and do an improvement there in the future. However, they just can't require another private entity such as this developer to go and get right-of-way from another private entity because we don't have a private entity doesn't have the government authority of eminent domain.

Commissioner Jim Main Thank you.

Sonia Daleiden, Kittleson & Associates Welcome.

Chairman Dana Hennis Any further questions?

Vice Chairman Bryan Clark So, I guess the only question I have at this point is based on these conditions…it does look like a lot of this is actually developer, not just funded, but developer construction, correct?

Sonia Daleiden, Kittleson & Associates Chair, Commission, that is absolutely correct. I mean, anything in the ACHD staff report that says is a condition of approval, that would be both funded and constructed by the development. And then if you look at the ITD staff report, they do require turn-lane funding and construction at 69 and Columbia, 69 and Deer Flat, and excuse me, 69 and Hubbard, and then a potential

new signal at Mason Creek in 69 when the subsequent phase of the development moves forward. There are some general funds that are required through impact fees and proportional share contributions that then would be used by the agencies for construction. But everything else written in the staff reports would be developer funded and constructed. That's correct.

Chairman Dana Hennis Anything further?

Commissioner Jim Main No.

Sonia Daleiden, Kittleson & Associates Thank you.

Chairman Dana Hennis With that, I'll go ahead and close the public testimony at 6:17, and that'll bring up our deliberation.

Vice Chairman Bryan Clark It's a big one.

Chairman Dana Hennis Yeah, yeah, that's an understatement. Not understatement.

Vice Chairman Bryan Clark Not to understate things, but I think that's really the big thing that we're up against here. It does, as a big project, does potentially accelerate the need for a lot of these improvements. Which is potentially a benefit, including the trunk line, sewer trunk line, as well as a lot of these permanent road improvements. But that does come with a cost. Our schools are, again, we can't overstate that enough -- Our schools are currently inundated, even though this comes with the school site, it doesn't come with the funding to build a building on the school site. So now, just as a reminder, or just as a afterthought on the school issue, there is stipulation on the contract that the school gets first opportunity for denial. I can't remember what the exact phrasing is, but they get first crack at the land.

Chairman Dana Hennis Right, first right of refusal.

Vice Chairman Bryan Clark First right of refusal, thank you. So that's another piece of the puzzle.

Chairman Dana Hennis Yeah, I mean, we can't get a lot of these road improvements without a development funding a lot of these. And it's kind of a double-edged sword. And we've talked about this over the last few years, that the need arises after -- actually the construction arises after the need a lot of the time. And that's how it is in highway districts all throughout the nation. I mean, they're never building roads ahead of time. They just can't, even though it makes sense. But to get these improvements that are badly needed in a lot of these intersections, there needs to be somebody that does it. And although this project would give a lot of that traffic mitigation that is needed in that area, it's at the cost of a lot of extra people and an impact going in. But I really, I still struggle with the whole school thing. I appreciate the fact that they're given a school site. But again, we've got several locations throughout our city here that have had the donations by the developers, but they can't get the funds to build the schools. And we can have as many sites as we can tolerate, but if we can't build a school on it, it does not help. And if we had 200 or 300 homes coming in, it'd be different than 1,500. And I know that the school representative last time had stated that the numbers to the amount of people, the amount of people coming in, it used to be 1.2 children per household, or per door, basically, and it's now down to what they estimated, 0.5 per door. That's better than what it used to be, but it's still 700 more kids at the school at best, or you know, at best and none of them near that area have that capacity. The nearest one is Silver Trail and they're already at overcapacity. And so I've still got a real hard time saying that this large of an area, even though it has so

many benefits to the City, the traffic, the Mason trunk line extension, so many of this infrastructure build outs, I mean they're going to have to bring -- improve power down that way. They're going to have to improve the pressurized irrigation, et cetera, for that area.

Vice Chairman Bryan Clark Which is taxed.

Chairman Dana Hennis Right. And we've got commercial coming in that'll help the tax base. It's just the schools are what killed me on this one. I don't know.

Commissioner Jim Main Question for the developers rep. You've indicated that there's a school site on the property and that the school district has the first right of refusal. Is this a dedicated school site if in fact the school district does refuse the property? I know in past projects, Mr. Eck has partnered with charter schools to build facilities. Is that what they would be looking at here also?

Senior Planner Troy Behunin Just for the record, you'd have to reopen the public hearing, I believe, in order to ask the development. the developer the question, but I can answer it for you.

Commissioner Jim Main Could you answer that for me, Troy?

Senior Planner Troy Behunin So just to make sure that I understand your question, you know, what happens if the school district doesn't take that? What happens to that property? Is that essentially the question?

Commissioner Jim Main Correct.

Senior Planner Troy Behunin So the way that the development agreement that was approved by city council reads is that they have the first right of refusal. He has other options that are available to him. If that does happen, a charter school would be the fallback position. At least that's the testimony, and that's what he's conveyed to staff. And yes, it does seem like a pattern being established, but where everybody is concerned with funding schools and things like that, charter schools have shown that they don't have the same funding, financial issues. But that would be the that would be the case.

Vice Chairman Bryan Clark So as a follow on to this question, Jim, if you don't mind. I respect Mr. Eck and everything he's done. He's done a lot of great work. But does this amount to a handshake or is there any guarantee that, that is reserved for a school of some sort in the future? Because again, he's I like what he does and I think that's great, but I just, are we guaranteed the school site?

Chairman Dana Hennis I think maybe to back end on that is because it's stated in the presentations that it's a school or park. So if -- I think what we're asking is if the school district refuses that right to purchase it or to take it, then does it go to a park or another school? I mean, what's the guarantee on that?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director, the only real guarantee for that if the school district were not to take the site is that it would have to be something to count towards qualified open space. So, it could be a school or it could be a park. It could never be developed as homes.

Vice Chairman Bryan Clark Right.

Chairman Dana Hennis Okay. Thank you.

Vice Chairman Bryan Clark Again, he has a good track record. I don't doubt that would be his goal, but it just has to be said that there's a possibility that it'll -- I mean, you know, it's still for public benefit at the very least.

Chairman Dana Hennis Correct.

Vice Chairman Bryan Clark So.

Chairman Dana Hennis Yeah, if it were only so easy. I mean, they're willing to do all the traffic mitigation requirements, and that's extensive, with what has been presented by both ACHD and everything. We all know these need to be done. I don't think there's much of a way we'd get it without it.

Vice Chairman Bryan Clark I mean, the benefit of a larger development like this is with the sheer number of required improvements. Now, the way those conditions are written, and staff, please correct me if I'm wrong, the only milestone I saw in there was, I believe, the 200th lot for a couple of traffic signal improvements. Everything else looks like it's 'no, you're going to construct this without a timeline.'

Chairman Dana Hennis There was one 300 lot.

Vice Chairman Bryan Clark There was one 300 lot.

Chairman Dana Hennis But everything else is that, yeah, that's as far up as it went.

Vice Chairman Bryan Clark So based on my reading, these are, so staff, how is this going to be worked out? Is this a, you will have this in before you get your first building permit or is this kind of a before you close your last building permit, these things need to be done?

Senior Planner Troy Behunin For the record, Troy Behunin. So, there are milestones. There are certain things that they have to accomplish prior to the final plat getting signed by the City and by ACHD. Remember, ACHD is the signature on the final plat, every final plat. So, they've got to be in whatever they say has to be in by the 201st lot, 301st lot, they have to be in.

Vice Chairman Bryan Clark Correct.

Senior Planner Troy Behunin In, built, tested, approved, accepted.

Chairman Dana Hennis Right, I think what Brian's asking is there were several conditions in there that really didn't state at to what level it had to be done. So, do we assume that they were done in the, need to be done in the beginning? Or, because I only saw the 220th lot and the 300th lot, and the others just kind of were in between. So, they weren't real clear to me.

Vice Chairman Bryan Clark Yeah, so starting at condition 5, dedicate right of way at Columbia Road, it doesn't appear to be tied to a, unless there's a statement in here, all other conditions shall be…

Senior Planner Troy Behunin So those individual or those in between without a lot assigned to them, is going to be controlled by whatever phase of that project it fronts. So if that requirement is for phase five, but it is in between the 221st and the 321st, if it's in between there, it's going to be ruled by the frontage. And that is the standing ACHD condition. So, you have to -- I mean, there are some floating conditions, yes, but they also have their standard procedure where you've got to improve everything along your frontage and what is deemed to be a part of it. So if they have to extend a turn lane or if they have to

extend an accel lane or a decel lane ahead of other improvements, they've got to do that for that phase. They have to become whole with ACHD and the City the entire way, whether there's a milestone or not.

Chairman Dana Hennis Okay. And I think we just want this not just to be clear to us, but also to the people that are here listening to this.

Senior Planner Troy Behunin And anybody who has questions, they're certainly welcome to contact us, me, or they can reach out to ACHD and get a clearer understanding. They are the traffic authority and the traffic experts.

Chairman Dana Hennis It's basically, if we're starting up here, they're not going to mandate stuff down here. They're going to mandate the stuff around the phase that you're in the middle of, in other words.

Senior Planner Troy Behunin Correct. I mean, that's the general rule, is that you improve everything along your frontage, but there are exceptions where you have to improve, improve things beyond for excel lanes, decel lanes in order to accommodate safety and other things that are needed. Just like the city, I mean, it doesn't matter where you start, you have to have sewer, right? All of that comes off site. So, it's kind of one of those things.

Chairman Dana Hennis Thank you.

Vice Chairman Bryan Clark All right, so that's fair. So, I mean, for instance, constructive right turn center turn lane on Columbia Avenue at Kay. So, the map that touches Columbia and Kay is going to be dedicating that right away and doing those improvement plans.

Chairman Dana Hennis Correct.

Vice Chairman Bryan Clark So, okay.

Chairman Dana Hennis Yeah, that's that was an extensive report, so it was a little confusing. You get a few in, you know what you're kind of what they're saying. You get towards the bottom and you lose track of them.

Vice Chairman Bryan Clark Yeah, I'm not sure how I feel about this one. I mean, it's really is a good looking project. From the aesthetics, I mean, from the design review standpoint, we're getting a good amount of open space and greenery. And I feel like this is going to be overall a good thing. The future multifamily, which again will trigger another TIS, I believe, if I recall correctly.

Chairman Dana Hennis I would imagine it's got to.

Vice Chairman Bryan Clark Sorry. Quick question just to ask. Will the future multifamily also trigger another traffic impact analysis?

Senior Planner Troy Behunin I...

Vice Chairman Bryan Clark I can't remember.

Senior Planner Troy Behunin I don't know that one for sure. It likely will. However, the school will all by itself, whether it's a charter school or a public school.

Vice Chairman Bryan Clark Right, because there's a public safety aspect to that.

Senior Planner Troy Behunin They're both public schools, but whether it's a charter school or whether it's KSD.

Vice Chairman Bryan Clark Right.

Chairman Dana Hennis Okay.

Vice Chairman Bryan Clark Okay so -- and honestly, we're hurting for multifamily in the area. We really are, so…

Commissioner Jim Main Well, the way, or the things I see here, you know, we're looking at commercial, which would increase the tax base. We're looking at a school site. We're looking at getting infrastructure put in. A lot for a fire station. And the project, I think, is over a 10-year period from the schedule that I saw. And the fact that the multifamily in the front would trigger another TIS as well as the school. You know, it's big. And personally, I'm not, I don't care much for big things, but looking at what this will accomplish as far as infrastructure, as far as commercial, and as far as improvements on Highway 69 and the other intersections. There's a lot that there's a lot that they're bringing to the table.

Vice Chairman Bryan Clark I'm going to ask a really awkward open-ended question. And one of the big reasons that we're going to a PUD as opposed to just sitting within the existing zoning is the fact that they are asking for these, for the 3,600 square foot lots.

Chairman Dana Hennis Yeah.

Vice Chairman Bryan Clark Okay. So, I don't want to lose sight of that. I don't have a problem with that product. Actually, my first home was on a 3,500 square foot lot, and the benefit of that was it was my first home, and it was an opportunity to get into the market. So, there are definitely benefits to having a smaller product, especially in our area where we have a lot of bigger houses. But how do we feel about it up against the R-1, or I'm sorry, the rural residential on the east? We do have a really good buffer. We have the lateral that's going through there. But I just want to put it on, I just want to make sure that we don't overlook it as part of our discussion. We do have some green space, but that entire 70-foot or the lateral right-of-way cannot be improved beyond gravel is my understanding because of the easement and the maintenance requirements. So that being said, I just, I don't want to lose sight of that as part of our discussion here.

Chairman Dana Hennis Yeah, I mean, that's a good thing to bring up. I mean, I think there's a lot of buffer there. And we've been told by several realtors and people outside of just developers that that's the product that is being looked for because there's a couple of different age glasses that just don't want to have the responsibility of having a yard or a large yard to take care of. It's a product that people are looking for, not just as a starter home, but just as sometimes a retirement home, and just that they don't want to take care of all the stuff that the rest of us do and fight over. So, I mean, I agree the product is one that is actively looked for, which is obviously what you want in development. And I think, we've got most of those properties all set to the other side. Then you have the easement, or you have the whole canal, then you have the easement, then you have the landscaping, then you have the homes, and you know they're not going to be real tall anyways. So, I'm not sure that I'm too worried about that.

Usually, yes, we require a lot more transition there, but I think we inevitably have got that transition between the canal and the easement and then the landscaping that's required.

Because I have a feeling a lot of that's going to be landscaped and blocked or whatever you want to call it.

There's going to be a lot of site obstruction there with the landscaping because it appears that quite a few trees and everything are being planned.

Vice Chairman Bryan Clark And there is a landscape buffer up to the lateral.

Chairman Dana Hennis Yeah, I mean, I echo Jim's comments. I think this gives us a lot of what we need in the area for improvements. I'm still worried about the cost of the schools. I know the developer has made some real concessions to go with charter schools, which have been well received by the public. It just depends on what Kuna School District is able to do with this one. Obviously, we'd love to have the district be able to provide a school there. But at least there's a backup plan that the kids will still have a place to go, hopefully. So hopefully soon. But it will take a while to fill this up. And they aren't starting in this phase of the multi-family first anyways. It's going to be in the...

Vice Chairman Bryan Clark Single family, commercial first.

Chairman Dana Hennis Commercial, commercial first.

Vice Chairman Bryan Clark Yep. Okay.

Chairman Dana Hennis It's a double-edged sword on this one. You know, it's... I came into this whole thought as not wanting this development, to be quite honest. Even though this has been around for 15 years, 18 years? 18 years. Started in 2008.

Vice Chairman Bryan Clark 2008.

Chairman Dana Hennis And so, you know, back then it was a great development to come in because there was nothing like it in the area.

Vice Chairman Bryan Clark There was also nothing around it.

Chairman Dana Hennis Exactly. And we had far less houses and developments at that point that were contributing to the school problem. Back then we didn't have as much of the school problem. And so, that got me a little bit worried this coming in and I didn't want to see it come in, but in seeing what they presented to us, I think it does have some good attributes and hopefully we can solve the school problem in the next 10 years with that one, you know, I'm still at a loss.

Vice Chairman Bryan Clark Yeah and that's that is unfortunately where I kind of struggle is it's hard to you always want to be hopeful, but at the same time it's is it responsible to rely on hope? Is the question. So yeah. Yeah.

Commissioner Jim Main Even with the school site, a school just doesn't pop up. And in order for the district to build a facility, they have to run a bond. They have to go through the design process. They have to go through the construction process. So they're looking at a minimum of three to four years to get into a facility.

Chairman Dana Hennis Correct.

Commissioner Jim Main So based on that, By the time they could get into a facility, half of this development would be up.

Chairman Dana Hennis Well, I'm not quite sure if half of it would be up.

Commissioner Jim Main Yeah, they're looking at, we're looking at a 10-year process for these homes. So the need for the school would be there before the school was there.

Chairman Dana Hennis But we do have three other charter schools that are going to be on line before then.

Commissioner Jim Main Right.

Chairman Dana Hennis So, I mean, one starts this fall. The other two should be within the next two years, realistically.

Vice Chairman Bryan Clark And that's going to take a lot of pressure off of the K through 7, K through 6, K through 8. But really, it's the it's the overall impact to our high schools. The good news is, I mean, Swan Falls at least half built. But even then, I mean, it is definitely impacted. So I'm really of two minds on this project. And that's obviously the struggle with all our conversation up here. I think we're all of two minds. Yeah, I don't know what the alarm is.

Chairman Dana Hennis Yeah. Hopefully it's not something important. All right. Well, I mean, yeah, if there's no other concerns or comments then...

Vice Chairman Bryan Clark Yeah. Okay.

[Brief Silence]

Chairman Dana Hennis This many people will increase traffic. But we got traffic. There's a ton of traffic mitigation that's going to occur with this, by this developer. We've got the infrastructure for electrical. If not, they're going to build it. Same with water. They're already saying they're going to build the sewer, the sewer treatment plants down the road. So it's not like it has to go far. We've got a school site, we've got a park, we've got a fire station. The only thing we're missing is a substation for the police. We've got commercial coming in. I worry about the future multi-family. That's a bunch of extra that we haven't even talked about. But that has to come before us down the road. And they may opt to go to commercial on that if something plays out differently.

Vice Chairman Bryan Clark So the other aspect of this is none of this except for the 3600 is outside of the existing zoning. So, to some extent this project is coming whether we approve this one or another one down the line. I guess that's kind of one of the other aspects of this. It's already zoned in that direction.

Chairman Dana Hennis It's already zoned. It's already got development agreement. It's already, I mean, that's the whole thing. This was ready to go and approved in 2008. The only thing that's different is what's happened in the last 17 years. And that's been my concern. That's like I said, is I was not against it back then. But there's a lot that's happened since then that is a concern. I mean, we hear it from our people in the city, the other citizens. Why are we developing so much more? We've already got traffic. We've got this. We don't have the schools for it. You know, I want to listen to those people around me. This is why I'm on the committee and the commission and just to try to make a difference and voice some of these concerns and yet, in being here for a while, I understand that you've got to have some development to pay for some of those things to do and occur. But I also don't want everybody else to think we're failing them by approving this kind of thing.

I mean, it's already approved, really. We're just opening the can of worms again. But we do get a lot out of this one. I just, I'm worried about the schools. Yep, still. This isn't gone anywhere. I keep saying this and it's just, you know, I'm trying to make sense as to what, really what makes sense on this one. For half the size, it would be different. Well, third the size. It's a lot of homes.

Vice Chairman Bryan Clark Yep.

Chairman Dana Hennis And I don't -- and yeah it's like it's already zoned for all of this so it's not like we're changing anything or can stop what was zoned way back when.

Vice Chairman Bryan Clark Right.

Chairman Dana Hennis So it's inevitable to put it simply. But what we might lose is some of the amenities, the benefits, the traffic mitigation they're willing to pay for.

Vice Chairman Bryan Clark Right.

Chairman Dana Hennis Because somebody else can come in here and do something not quite so nice and not provide quite as much.

Vice Chairman Bryan Clark The other aspect of that is one of the benefits of a PUD is, I mean, we kind of have a good idea of what's coming now, as opposed to, like you said, if this got split up in the future into multiple developments, each one of them is going to be a different can of worms on its own. And I mean, this way we know what we're getting, we know what the future looks like. And more importantly, the future is being planned for on a large scale.

Chairman Dana Hennis And to explain that a little bit, if it gets split up, we wouldn't have some of the traffic mitigation that's being provided, really. Not on this much of a scale.

Vice Chairman Bryan Clark Yeah, I mean, the DIF fees wouldn't change. I mean, whether one developer pays it or multiple, I mean, potentially in the future, those DIF fees are going to go up in the future. So, I mean, But, I mean, that's definitely not a... What I'm getting at, though, is the overall impact. It's going to be the same. It's really just a...It would definitely stretch it out over time, but the...

Chairman Dana Hennis Maybe. It's not a guarantee.

Vice Chairman Bryan Clark Right. That is true. But the other aspect is with a development this large, it's going to be stretched out over time unless they get 7 builders knocking on their door ready to build tomorrow and are all ready to go for a phase at a time. So… and that's a possibility. You could have seven different builders walk in and drop sticks on the same day.

Chairman Dana Hennis Yeah, you've still got to get the infrastructure in.

Vice Chairman Bryan Clark Correct. Correct. But to my -- the point I was trying to make is with something that's large, it's going to take a little more time to actually get going, potentially. So the impacts aren't realized on day one.

Chairman Dana Hennis No.

Vice Chairman Bryan Clark And hopefully by the time -- okay, I'm using the word hope again. The way it's currently planned, the infrastructure will be in place by the time it's needed, based on the conditions. So.

[Brief Silence]

Chairman Dana Hennis That future multifamily still, that worries me a little bit.

Vice Chairman Bryan Clark So what is the primary concern with the multifamily, just the density? Because if I recall correctly, it's a, what's the number on those?

Chairman Dana Hennis R-20.

Vice Chairman Bryan Clark R-20s, right. Yeah, we have some existing R-20 in the city. I believe pretty much most of our apartments are sitting in the R-12 to R-20 range. The nice thing about that is they are going to come back to us. So approved, are they currently approved at R-20? It's currently zoned R-20.

Chairman Dana Hennis Yeah, that's, yeah, there's no change in the zoning. That was given 17 years ago.

Vice Chairman Bryan Clark Right.

Chairman Dana Hennis And we can't do anything to change that.

Vice Chairman Bryan Clark Right, but they're going to come back for design review at the very least.

Chairman Dana Hennis Correct. Yeah, I mean…

Vice Chairman Bryan Clark And final plat.

Chairman Dana Hennis Yeah. And it just depends. Yeah, we can look at it, but we can't. And I think that's just kind of what needs to be understood is we can't change that right at this point, but it does worry me. And who knows, that could be another 20 years. Don't know. Would hope, but…there's that darn word again.

Vice Chairman Bryan Clark Yeah, it's a scary word.

Chairman Dana Hennis Well, this is a recommendation to the city council. They ultimately will hear more public testimony. They will evaluate it from their own accords. It's just whether we think, given the zoning, the layout, the design review, et cetera, I guess we do have a design review component to this one.

Vice Chairman Bryan Clark Yes.

Commissioner Jim Main Yeah.

Chairman Dana Hennis But the PUD and everything is going to be, they have final. So there will be another hearing and information on this. So, I guess if there's a motion.

Vice Chairman Bryan Clark You looking at me, Jim, or am I looking at you, Jim?

Commissioner Jim Main I'm looking at you.

Vice Chairman Bryan Clark Oh, man. All right.

Chairman Dana Hennis It's the only good thing about being here. Ok

00:51:34 **Vice Chairman Bryan Clark** Okay, so here's where the rubber meets the road, All right Mr. Chairman, I move to recommend approval of #25-01-PUD, #25-04-S, #25-03-ZC with the conditions as outlined in the staff report.

Commissioner Jim Main I'll second that.

Chairman Dana Hennis Thank you. All in favor?

Commissioners Aye.

Chairman Dana Hennis Any opposed? I will stand as opposed.

(Timestamp 00:51:34)
Motion To: Recommend Approval of Case #25-01-PUD, #25-04-S, #25-03-ZC With Conditions
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Main, Clark
Voting Nay: Commissioner Hennis
Absent: Commissioner Rosadillo
2-1-1

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve #25-06-DR with conditions as outlined in the staff report.

Commissioner Jim Main Second.

Chairman Dana Hennis Thank you. All in favor?

Commissioners Aye.

Chairman Dana Hennis Any opposed? I will stand opposed on that as well. Thank you. Thank you for all your attention on that discussion.

(Timestamp 00:52:08)
Motion To: Approve Case #25-06-DR With Conditions
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Main, Clark
Voting Nay: Commissioner Hennis
Absent: Commissioner Rosadillo
2-1-1

B. Case No. 25-03-S & 25-04-DR Lerida Subdivision – Marina Lundy – Planner

The applicant requests approval to Subdivide an approx. 21.69-acre parcel at 819 N Meridian Road (APN S1324142300) into 93 single family residential lots and 14 common lots.

Staff requests this Case to be tabled to a date uncertain.

Potential Motions:

- *Motion to table Case 25-03-S & 25-04-DR to a date uncertain.*

(Timestamp 00:52:38)

Chairman Dana Hennis I will go ahead and move to the next item, which is case #25-03-S and #25-04-DR for the Lorita subdivision, I believe.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director, City of Kuna, 751 West 4th Street. Staff is requesting that this item be tabled to a date uncertain as we are still working out some sewer serviceability components for the project and are waiting on final public work comments.

Chairman Dana Hennis Thank you.

Vice Chairman Bryan Clark Mr. Chairman, I move that we table case #25-03-S and #25-04-DR to a date uncertain.

Commissioner Jim Main Second.

Chairman Dana Hennis Thank you.

Chairman Dana Hennis All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? No? Thank you.

(Timestamp 00:53:13)
Motion To: Table Case #25-03-S and #25-04-DR To A Date Uncertain
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Jim Main
Further Discussion: None
Voting Aye: Commissioners Main, Clark, Hennis
Voting Nay: None
Absent: Commissioner Rosadillo
3-0-1

C. Case No. 25-02-OA, Pole Signs – Doug Hanson – Planning & Zoning Director

The City of Kuna Planning and Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations Code for pole signs.

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-02-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:53:30)

Chairman Dana Hennis Last item up on the agenda in the public hearings portion is case #25-02-OA, Pole Designs, Doug.

Planning & Zoning Director Doug Hanson Good evening, Commissioners. For the record, Doug Hanson, Planning & Zoning Director, 751 West 4th Street, Kuna, Idaho. The City of Kuna Planning & Zoning Department requests a zoning text amendment application for modifications to the development regulations code for pole signs. Staff believes that the proposed changes will better serve the intent of the sign code to protect property values and create an attractive community while encouraging creative, readable, and uncluttered and well-maintained signage. Special Use Permit approval would be required for the construction of all pole signs, and the zoning districts and locations where pole signs can be constructed will be limited. With the proposed code change, pole signs will only be allowed within the north-south corridor alignment of State Highway 69 Meridian Road corridor, located within C-2 area commercial and C-3 service commercial zones, limiting the impact of these signs have to a heavy traffic, predominantly commercial developments, and preserving the neighborhood commercial character of other arterial corridors throughout the city with the neighborhood commercial uses and significant residential development. And with that, I will stand by for any questions.

Chairman Dana Hennis Thank you. Any questions?

Commissioner Jim Main No.

Chairman Dana Hennis I have one simple question. What's the definition, the city definition of a pole sign?

Planning & Zoning Director Doug Hanson So the city definition of a pole sign would be a sign erected on a pole-like structure with the predominance of the square footage being placed on top at or above 30 feet in height. And in this case, that standard would change to just be, it could be below 30 feet in height as well. We took away that limitation. There used to be pull signs to 30 feet and then pull signs beyond. This would just recognize like one standard of a pull sign.

Chairman Dana Hennis So, the permanent. Not all the little ones they poked in the ground.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning staff, or director, we would consider that a pylon sign or a temporary banner sign.

Chairman Dana Hennis Okay, thank you. Any other questions for staff? No. Thank you. So with this, we'll go ahead and open up the public testimony for this application at 6:56. And I don't have anybody

currently signed to testify on this application for the poll sign amendment. Is there anybody in the audience that would like to? And seeing none, I will go ahead and then close the public testimony at 6:56. And that'll bring up our deliberation. I think this one's pretty straightforward. It's just kind of rewriting and clarifying.

Commissioner Jim Main Right, and just clarifying the code. I don't have any issue with it.

Chairman Dana Hennis Yeah, I didn't either. I just kind of wanted to make sure that all these little temporary ones are still classified as temporary. With that, I stand for a motion then.

Commissioner Jim Main Mr. Chairman, I move to recommend approval of #25-02-OA with conditions as outlined in the staff report.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you. All in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Thank you.

(Timestamp 00:56:54)
Motion To: Recommend Approval Of Case #25-02-OA With Conditions
Motion By: Commissioner Jim Main
Motion Seconded By: Commissioner Bryan Clark
Further Discussion: None
Voting Aye: Commissioners Main, Clark, Hennis
Voting Nay: None
Absent: Commissioner Rosadillo
3-0-1

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 00:57:16)

Chairman Dana Hennis With that, that completes the list of agenda items that I have in front of me tonight. Is there any business items or updates from staff?

Planning & Zoning Director Doug Hanson That is it for the evening.

Chairman Dana Hennis Thank you.

6. ADJOURNMENT:

(Timestamp 00:57:29)

Commissioner Jim Main Mr. Chairman, I move that we adjourn.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you. All in favor.

All Commissioners Aye.

Chairman Dana Hennis Thank you. Thank you all for coming.

(Timestamp 00:57:29)
Motion To: Approve The Consent Agenda
Motion By: Commissioner Jim Main
Motion Seconded By: Commissioner Bryan Clark
Further Discussion: None
Voting Aye: Commissioners Main, Clark, Hennis
Voting Nay: None
Absent: Commissioner Rosadillo
3-0-1

Dana Hennis, Chairman

ATTEST:

Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

CITY OF KUNA

751 W 4th Street • Kuna, ID 83634

(208) 922-5546 • www.KunaCity.ID.Gov

P&Z Commission Public Hearing Sign-In Sheet

October 28, 2025

Case Nos.: 25-01-PUD, 25-04-S, 25-03-ZC and 25-06-DR.

Case Name: *Napa Vineyards PUD* Subdivision

☑ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name MICHAEL ANDERSON	Name
Address 8400 S UPDALE AVE	Address
City, State, ZIP MERIDIAN	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
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City, State, Zip	City, State, Zip

CITY OF KUNA

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Planning & Zoning Commission Public Hearing Sign-In Sheet

October 28, 2025

Case No.: 25-02-OA (Ordinance Amendment)

Case Name: POLE SIGNS

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

BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF KUNA, ADA COUNTY, IDAHO

IN THE MATTER OF THE APPLICATIONS OF **NE KUNA FARM, LLC, AND OPEN DOOR RENTALS, LLC** *Related to the development of real property located South of Columbia Rd. and North of Hubbard Rd., West of Meridian Rd. (Parcel Nos. S1312212400, R7135690180, S1312417410.).*	)	**Case Nos.:** 25-01-PUD (Planned Unit Development), 25-03-ZC (Rezone), 25-04-S (Preliminary Plat), and 25-06-DR (Design Review) **DECISION AND REASONED STATEMENT FOR NAPA VINEYARDS.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna ("the Commission") for Public Hearing on October 14, 2025, and was continued until October 28, 2025, where the Commission entered recommendations and decisions on the application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on November 25, 2025, for formal adoption of the Commission's recommendation and decisions.

SECTION 2
RECOMMENDATION AND DECISION

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

The P.U.D. Application (Case No. 25-01-PUD) is hereby *Recommended Approval.*

The Rezone Application (Case No. 25-03-ZC) is hereby *Recommended Approval.*

The Preliminary Plat Application (Case No. 25-04-S) is hereby *Recommended Approval.*

The Design Review Application (Case No. 25-06-DR) is hereby *Approved.*

SECTION 3
RECORD OF EXHIBITS AND WITNESSES

I. List of Exhibits.

- AFFIDAVITS OF LEGAL INTEREST
- AMENDED DEVELOPMENT AGREEMENT
- APPLICATION ANNEXATION AND ZONING
- COMMITMENT TO PROPERTY POSTING

- DESIGN REVIEW APPLICATION
- ELEVATIONS
- GEO-TECH REPORT
- GRADING & DRAINAGE PLAN
- LANDSCAPE PLAN
- LEGAL DESCRIPTIONS
- NARRATIVE
- NATURAL FEATURES MAP
- NEIGHBORHOOD MEETING CERTIFICATION
- PRE PLAT APPLICATION
- PRELIM CONSTRUCTION DAWINGS
- PRELIMINARY PLAT
- PLANNED UNIT DEVELOPMENT APPLICATION
- PLANNED UNIT DEVELOPMENT SITE PLAN
- SUBDIVISION NAME RESERVATION
- TRAFFIC IMPACT STUDY (TIS)
- VICINITY MAP
- WARRANTY DEED
- VAPPLICANT PRESENTATION TO PZC
- APPLICANT PRESENTATION PZ 11.12.25
- IP PUBLICATION PZ 11.12.2025
- PROOF OF LEGAL NOTICE MAILER PZ 10.25.2025
- PROOF OF PROPERTY POSTING PZ 10.17.2025
- IP PUBLICATION CC 1.10.2025
- PROOF OF LEGAL NOTICE MAILER CC 1.10.2025
- PROOF OF PROPERTY POSTING CC 1.3.2025
- IP PUBLICATION PZ 6.6.2025
- PROOF OF LEGAL NOTICE MAILER PZ 6.3.2025
- PROOF OF PROPERTY POSTING PZ 6.13.2025
- AGENCY TRANSMITTAL 7.17.2024
- ACHD
- ADA COUNTY DSD
- BKID
- BPBC UPDATED
- CDHD
- COMPASS
- DEQ
- DEQ UPDATED
- ITD
- ITD UPDATED
- KRFD
- KSD
- KUNA PARKS & REC DEPT.
- NMID
- NMID DUAL LETTER
- PUBLIC WORKS

- CITIZEN Email – Yore 8.19.2025
- PZ CASE PACKET10.14.2025
- STAFF REPORT PZ 10.14.2025
- PZ DECISION & REASONED STATEMENT 11.25.25
- PZ MINUTES 10.14.2025
- PZ MINUTES 10.28.2025
- SIGN UP SHEET PZ 10.14.2025
- SIGN UP SHEET PZ 10.28.2025

II. Public Hearing Witnesses.

A. Witness Testimony: Those who testified at the Commission October 14, 2025, hearing are as follows, to-wit:

1. City Staff:
   Troy Behunin, Senior Planner, Kuna, DSD

2. Appearing for the Applicant:
   Stephanie Hopkins, KM Engineering, 5725 N Discovery Wy., Boise, ID
   Sonja Daleiden, Kittelson & Assos. 101 S Capital Blvd. Boise, ID

3. Other Testimony:
   Tim Jensen, KSD, 711 E Porter St., Kuna, ID
   Melissa Dean, 2574 N Hose Gulch Ave., Kuna, ID
   Seamus Hodges, 8105 S Chugiak Pl. Kuna ID
   Tim Eck, 6357 Buena Vista, Star, ID

B. Witness Testimony: Those who testified at the Commission October 28, 2025, hearing are as follows, to-wit:

1. City Staff:
   Troy Behunin, Senior Planner, Kuna, DSD

2. Appearing for the Applicant:
   Stephanie Hopkins, KM Engineering, 5725 N Discovery Wy., Boise, ID
   Sonja Daleiden, Kittelson & Assos. 101 S Capital Blvd., Boise, ID

3. Other Testimony:
   Michael Anderson, 8400 S Updale Ave., Meridian, ID

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

   1. Kuna City Code 1-14-3

2. Title 5 Kuna City Code, Development Regulations
3. Title 5 Kuna City Code, Chapter 8 Zoning Code, Part 9, Design Review
4. Title 5 Kuna City Code, Chapter 9 Subdivision Code
5. Title 5 Kuna City Code, Chapter 8 Zoning Code, Part 1, Rezone Process

b. Relevant Statutory Provisions.

1. Chapter 13 of Title 50, Idaho Code.
2. Chapter 65 of Title 67, Idaho Code

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	S1312212400, R7135690180, S1312417410.
Future Land Use Map Designation:	Mixed-Use and Medium Residential Density
Existing Land Use:	Residential, Farm Fields
Current Zoning:	P, R-6, R-20, C-1 & C-3 (Kuna City)
Proposed Zoning:	P, R-6, R-20, C-1 & C-3
Development Area:	242.03 acres
Adjacent Zoning Districts:	**North:** R-20, R-6 & RR; **East:** C-1, A, (City) RR (County); **South:** R-6 & RR; **West:** R-4 & RR.
Adjacent Street(s) Existing & Proposed:	**North:** W Columbia Rd.; **East:** Meridian Rd.; **South:** Hubbard Rd.; **West:** Kay Ave..
Internal Street(s) Existing & Proposed:	**Proposed:** W Greensprings, W Chappellet, W Skyracer, W Cabernet, W Frantesca, W Bianco, W Consention, W Mondavi, W Frogs Leap, W Paloetti, W Rocca, W Red Wine, W Opus, W Etude, W Schramsberg, W Mason Creek Road, W Ice Wine, W Franc, W Petite Syrah, W Napa Valley, W Semillion, W Temprenillo, W French Oak, W Canelli, W Riesling, W Grenache, W Hubbard Road, S Carignane, S Chenin Blanc, A Kay Avenue, S Overture, S Dolce, S Amarone, S Gewurz, S Malbec, S Zinfandel, S Red Ruby, S Rockledge, S Pinot Gris, S Malbec, S Monastrell, S Viogier.
Adjacent Bike/Pedestrian Facilities:	None

Adjacent Parks:	Providing a School Lot, City Park, internal open spaces and paths, and paths along canal.
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	Held on October 4, 2024, and January 7, 2025. Two (2) Attendees were present.
Pre-Application Meeting	Held on July 11, 2024
Agency Comments Request	July 15, 2025.
300 FT Legal Mailer Notice	Sent on August 7, 2025.
Idaho Press Newspaper Published Hearing Notice	Published on August 14, 2025.
Site Posting	Posted on June 13, 2025.
Planning and Zoning Public Hearing	Held on June 24, 2025.
Planning and Zoning Commission Written Recommendation and Decision Entered	Sent to P&Z August 12, 2025.

b. Relevant Contested Facts at the October 14, and 28, 2025, Public Hearings:

1. Members of the Public testified;
    a. The Columbia Road & Hubbard Roads corridors are congested.
    b. Concern about timing of roadway improvements for the roads and general utilities.
    c. Concern about studies and research being conducted for the project.
    d. Concern about the classroom sizes.
    e. The development would add additional congestion, lights and noise to the area.

2. A Traffic Impact Study (TIS) which was accepted by ACHD outlines Site Specific Conditions of Approval in order to proceed. These Conditions would mitigate traffic concerns and improve the flow and congestion for the area and maintains acceptable levels of Service (LOS). In ACHD's report in Section A-3 (Specific Conditions of Approval, it lists improvement milestones for required roadway improvements which need to be in place before ACHD will sign the plat for the 220th lot and the 300th lot. There are other phased improvements needed in between all phases in order for ACHD to sign each plat.

c. Commissions Factual Findings on Relevant Contested Fact.

1. From evidence and testimony presented, the Commission determined that the subject road corridors and intersection are or will perform at an acceptable level of service and the proposed improvements will positively impact service levels.

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

It is the rationale of the Commission that the PUD, rezone, preliminary plat and design review applications are in compliance with Idaho Code, Kuna City Code and the Comprehensive plan.

IV. Conditions of Approval.

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b.*
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; "this road will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6.*
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503.*
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in *KCC 5-8-901-B.*
13. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
14. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
15. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see *KCC 5-9-402-B-22.*
16. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
17. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.

20. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-203-J*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
22. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
23. In accordance with *R90-2022*, once the Danskin Sewer Force Main is completed, 40 Equivalent Dwelling Units (EDU's) may be issued on a Phase-by-Phase basis.
24. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    A. The City Engineer shall approve all sewer connections.
    B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
    C. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    D. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
    E. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    F. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s). Please consult staff if there are questions about the process.
    G. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
25. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
26. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in *KCC 10-6-3*. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
27. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3.* Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
28. Applicant is conditioned to provide sidewalks entirely within the Rights-of-Way, compliant with Kuna City Code.
29. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
30. Applicant is conditioned to submit a Landscape plan with aa plant detail reflecting the required changes for staffs approval and be compliant with Kuna City Code.
31. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

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

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 25th day of November 2025.

Dana Hennis, Chairman

DOWNTOWN DESIGN STANDARDS

Planner: Marina Lundy
mlundy@kunaid.gov
986.269.8341

ALL APPLICATION MATERIALS: DOWNTOWN DESIGN STANDARDS

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

DEVELOPMENT SERVICES
KUNA
IDAHO

October 22, 2025

Planning & Zoning Commission
City of Kuna
751 W 4th Street
Kuna, ID 83634

SUBJECT: Downtown Design Standards

Commissioners,

The City of Kuna Planning and Zoning Department respectfully submits a proposed amendment to the "City of Kuna Downtown Design Standards".

The requested changes are as follows:

1. The removal of the three-color tiers for the Old Town District (Pg. 10) and for the Railroad District (Pg. 15).

2. To replace the existing color palettes on Pg. 10 and Pg. 15 with updated colors.

These changes are being requested to remove outdated colors and replace them with colors that more accurately represent the character of these districts. The removal of color tiers and the addition of one-color palette promotes design flexibility, clarity, and consistency, making the city's design manual easier to use.

Sincerely,

Marina Lundy
Planner

Building Materials

Building exteriors should use traditional materials and colors, with muted historic hues, in keeping with the character of the OTD. The primary building façade should be composed of a combination of stone and brick, or overlapping wood plank siding, with allowable accents of stucco, tile, metal, and/or wood detailing.

Figure 3 shows a typical pair of Kuna Main Street existing buildings and the potential for façade improvements to meet these guidelines.

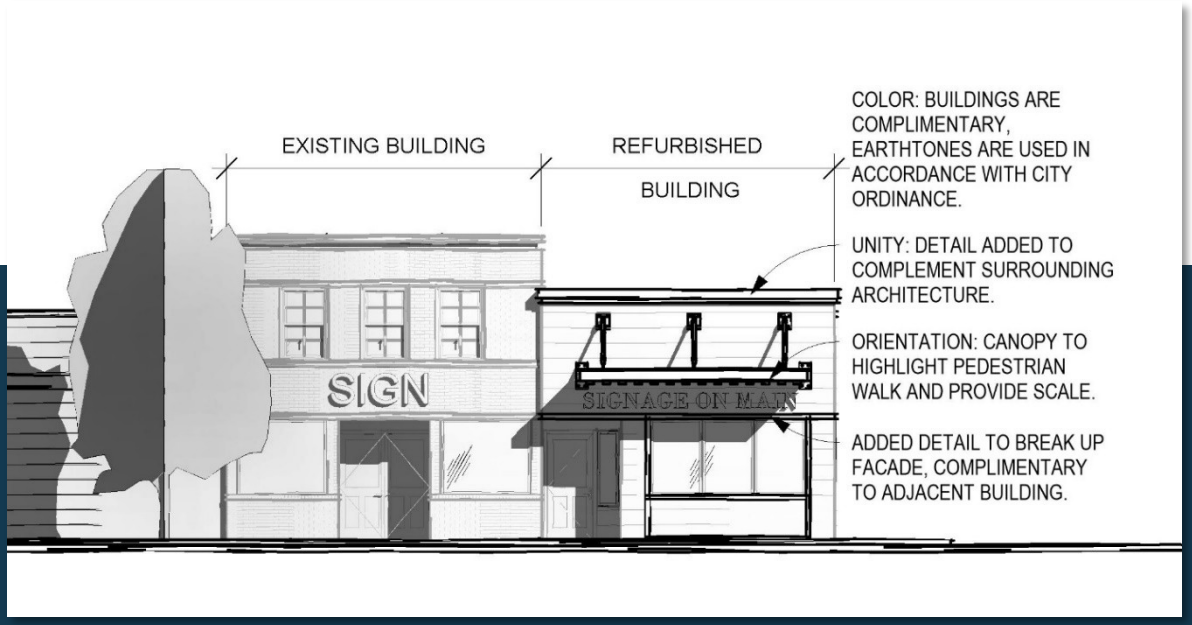
Color

A color palette for the OTD (and NBD) is presented in Figure 4. Flat or low gloss finishes are acceptable, while shiny or high gloss finishes are prohibited. Requested colors outside of the palette shown in Figure 4 shall go before the Design Review Committee for approval.

- ~~Tier 1 colors are intended for the main body of the building, comprising 75 percent or more of the surface area.~~
- ~~Tier 2 colors are advised for trim on 15 percent or more.~~
- ~~Tier 3 colors are suggested accents on 10 percent or less of the surface area.~~



Figure 4: *City of Kuna OTD (and NBD) building color palettes*



Rendering by Braintree Properties

Figure 3: *Example of minor facade treatments to meet design guidelines*

BUILDING DESIGN

Roofs

Flat roofs with projecting or decorative cornices and pitched roofs are encouraged to enhance the industrial character of the RRD. Pitched roofs shall have a minimum slope of 4:12 and maximum slope of 12:12. Permanent roof top decks and seating areas are permitted provided they are integrated into the overall building design.

Windows

Each street facing ground level façade should contain between 30 and 70 percent transparent window materials between an average of 2 to 8 feet above grade. Original window styles, grids (arrangement of panes) and materials is required to the furthest extent possible. Mirrored or darkly tinted glass shall not be permitted.

Windows, canopies, and bays on the street façade should be used to provide additional interest at the building entrance.

Building Entrances

Refer to General Standards.

Building Materials

Building exteriors should use materials and colors in keeping with the design and architectural elements found in Southern Idaho railroad building architecture. The primary building façade should be composed of a combination of stone and brick with allowable accents of stucco, tile, metal, and wood detailing.

Color

A color palette for the RRD is presented in Figure 12.



Building accents add to the industrial design of Boise Brewing and complementary storefront amenities provide an inviting space for patrons

Flat or low gloss finishes are acceptable, while shiny or high gloss finishes are prohibited. Requested colors outside of the palette shown in Figure 12 shall go before the Design Review Committee for approval.

- ~~Tier 1 colors are intended for the main body of the building, comprising 75 percent or more of the surface area.~~
- ~~Tier 2 colors are advised for trim on 15 percent or more.~~
- ~~Tier 3 colors are suggested accents on 10 percent or less of the surface area.~~

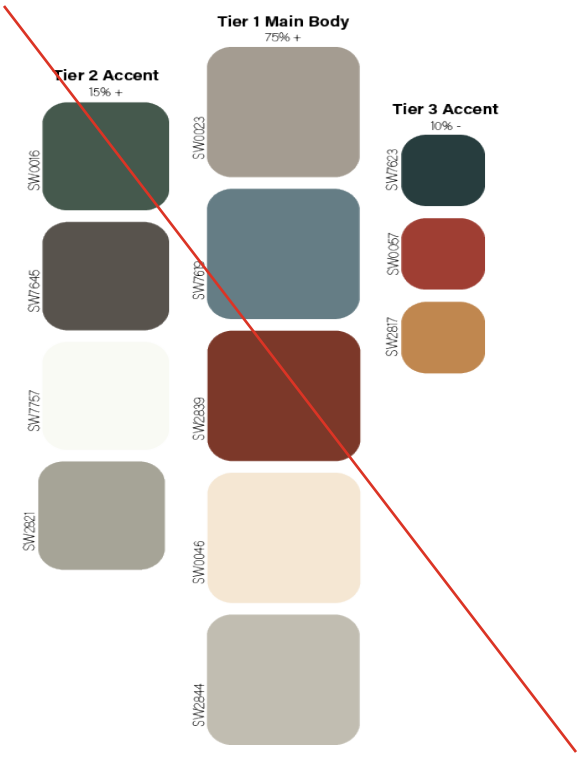


Figure 12: *City of Kuna RRD building color palettes*

STOREFRONT EXPERIENCE

Signs

Refer to General Standards.

Streetscape

Refer to General Standards.

Building Materials

Building exteriors should use traditional materials and colors, with muted historic hues, in keeping with the character of the OTD. The primary building façade should be composed of a combination of stone and brick, or overlapping wood plank siding, with allowable accents of stucco, tile, metal, and/or wood detailing.

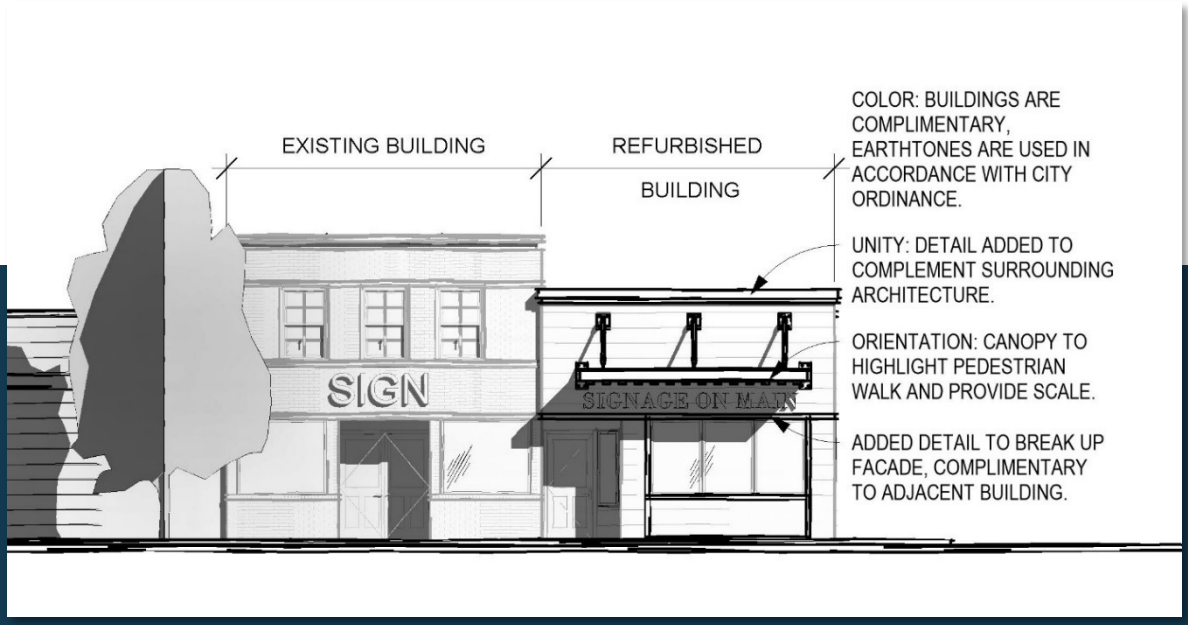
Figure 3 shows a typical pair of Kuna Main Street existing buildings and the potential for façade improvements to meet these guidelines.

Color

A color palette for the OTD (and NBD) is presented in Figure 4. Flat or low gloss finishes are acceptable, while shiny or high gloss finishes are prohibited. Requested colors outside of the palette shown in Figure 4 shall go before the Design Review Committee for approval.



Figure 4: *City of Kuna OTD (and NBD) building color palettes*



Rendering by Braintree Properties

Figure 3: *Example of minor facade treatments to meet design guidelines*

BUILDING DESIGN

Roofs

Flat roofs with projecting or decorative cornices and pitched roofs are encouraged to enhance the industrial character of the RRD. Pitched roofs shall have a minimum slope of 4:12 and maximum slope of 12:12. Permanent roof top decks and seating areas are permitted provided they are integrated into the overall building design.

Windows

Each street facing ground level façade should contain between 30 and 70 percent transparent window materials between an average of 2 to 8 feet above grade. Original window styles, grids (arrangement of panes) and materials is required to the furthest extent possible. Mirrored or darkly tinted glass shall not be permitted.

Windows, canopies, and bays on the street façade should be used to provide additional interest at the building entrance.

Building Entrances

Refer to General Standards.

Building Materials

Building exteriors should use materials and colors in keeping with the design and architectural elements found in Southern Idaho railroad building architecture. The primary building façade should be composed of a combination of stone and brick with allowable accents of stucco, tile, metal, and wood detailing.

Color

A color palette for the RRD is presented in Figure 12.



Building accents add to the industrial design of Boise Brewing and complementary storefront amenities provide an inviting space for patrons

Flat or low gloss finishes are acceptable, while shiny or high gloss finishes are prohibited. Requested colors outside of the palette shown in Figure 12 shall go before the Design Review Committee for approval.



Figure 12: *City of Kuna RRD building color palettes*

STOREFRONT EXPERIENCE

Signs

Refer to General Standards.

Streetscape

Refer to General Standards.



CITY OF KUNA

DOWNTOWN DESIGN STANDARDS

July 2, 2024

Amendments Page 53

RESOLUTION NO. R40-2024
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ADOPTING THE "CITY OF KUNA DOWNTOWN DESIGN STANDARDS"; 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 (the "City"):

Section No. 1. Findings:

1.1 The City is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code; and

1.2 On November 19, 2019, the City entered into a Professional Services Agreement with JUB Engineering, Inc. for developing downtown design standards as attached hereto as EXHIBIT B.

1.3 JUB Engineering, Inc. completed the downtown design standards in July 2021.

1.4 The downtown design standards accompanied Case No. 23-01-OA (Ordinance Amendment) Kuna City Code Title 5 & 6 Rewrite through the public hearing process.

1.5 It being the City Council's intent and purpose in approving this Resolution to adopt the "City of Kuna Downtown Design Standards" upon the effective date of this Resolution.

Section 2: Action:

2.1 The City Council hereby adopts, approves, and enacts the "City of Kuna Downtown Design Standards" as attached hereto as EXHIBIT A.

Section 3: Directing the City Clerk

3.1 The City Clerk is directed to file this Resolution forthwith in the official records of the City.

Section 4. Effective Date

4.1 This Resolution shall take effect and be in force from and after its passage and approval.

PASSED by the Council for the City of Kuna, Idaho this 2nd day of July, 2024.

APPROVED by the Council for the City of Kuna, Idaho this 2nd day of July, 2024.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

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Appendices

Appendix A Streetscape Specifications

Definitions

The words and terms below have been used throughout this document and are defined here as follows:

Alcove | a small building recessed space that may open into a larger space

Awning | a canvas or other temporary material used to create a covering over a window or door

Balcony | a platform projection from the wall or window, enclosed by a railing

Balustrade | a series of balusters (short pillars with a top and bottom rail) used on staircases, balconies, and porches

Band | any horizontal member that projects slightly from the surface, often used to mark a division on a wall (also known as band course or band molding)

Bay | a structural wall projection of three sides from the ground up often including windows

Bracket | a projection from a vertical surface, often providing support (balcony, roof, etc.) or as a fastener

Canopy | a projection over a niche or doorway

Cornice | a horizontal molded projection typically provided as a decorative element

Court | an open area totally or partially surrounded by walls or buildings

Deck | a flat surface capable of supporting weight

Façade | the principal face or front elevation of a building

Forecourt | a court situated at the building front or entryway

Form | the overall shape or outline of a building

Gable | a pitched roof in the shape of a triangle

Hipped | a roof with slopes on all sides

Hue | a shade or tint of a color

Infill building | a new structure built in a block of existing buildings

Masonry | work constructed by a mason using stone, brick, tile, or other similar materials

Mass | the overall size or bulk of a building

Pane | a single piece of window glass

Panel | a sunken or raised portion of a wall, ceiling, or door with a frame-like border

Parapet | a low wall that rises above a roofline or porch

Pedestrian-friendly | provides design and amenities that encourage residents and visitors to walk and enjoy their surroundings

Pitch | the degree of slope of a roof

Porch | a covered entrance or semi-enclosed space projecting from the building façade

Scale | the relationship of a building to its surroundings (site, neighboring properties, etc.)

Style | design characteristics and elements that form a type or group associated with a design philosophy or time-period

Tile | a piece of fired clay that is thinner than a brick

Transparency | the amount of visibility within a building plane provided by windows and other openings

Trim | edge or finish around a door or window

Visual continuity (or Unity) | an appearance of belonging together presented in structures that share common style elements or other physical similarities

---

Derived largely from Old-House Dictionary (Steven J. Phillips, American Source Books, Lakewood CO, 1989)

1 | Introduction

In 2015, the City of Kuna adopted a Downtown Revitalization Plan, followed by an updated Comprehensive Plan in 2019, *Envision Kuna*, that recommended several downtown revitalization strategies, includingthe development of Downtown Design Standards (DDS). The DDS offer intentional guidelines beyond the City Code and policies to implement the community's vision, encourage design identity, and provide visual cohesion.

DOWNTOWN DISTRICTS

The Downtown Design Standards apply to three subarea districts, along with Entrance Corridors, as described below and shown in Figure 1.

ENTRANCE CORRIDORS

Streetscape elements along four corridors to welcome residents and visitors as they approach the downtown core. More information is provided in the General Standards section.

REVIEW PROCESS

At a minimum, Administrative Design Review will be required for any exterior modification, rehabilitation, reconstruction, new structures, etc. within all Downtown Districts and Entrance Corridors.



Old Town District (OTD)

Kuna's historic townsite, including Main Street, commercial and civic uses in older structures, some dating from Kuna's early days as a railroad settlement.



Neighborhood Business District (NBD)

Adjacent to the OTD, predominantly residential and some commercial uses, including properties along 4th Street, Owyhee and Park Avenues, and Avalon Addition.



Railroad District (RRD)

South of the OTD along the rail line, including the Indian Creek Greenbelt and the proposed Helen Zamzow Park.

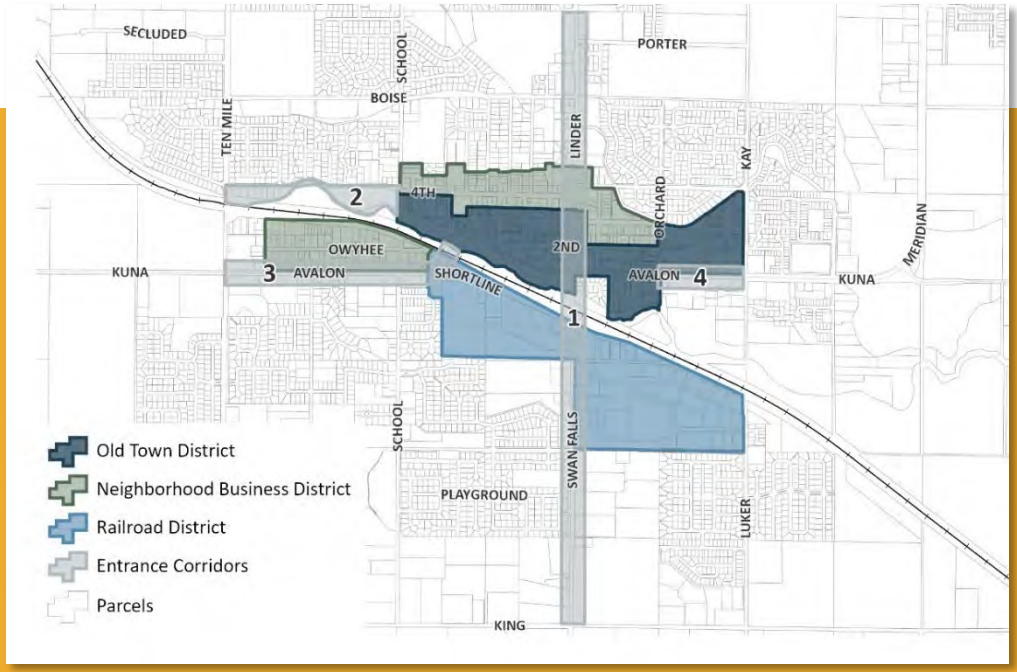


Figure 1:
Kuna Downtown Subarea Districts

2 | General Standards

The following General Standards are applicable to all three subarea Districts and Entrance Corridors.

SITE LAYOUT & ORIENTATION

Parking

Off-street parking, including surface parking lots, shall be located to the rear or sides of buildings. When surface parking lots abut a public street, they must be screened with a treatment, at least 2 feet in height and no more than 3 feet in height, consisting of landscape plantings of evergreen shrubs and groundcover materials or low walls made of concrete, masonry, or other similar material, or raised planters planted with evergreen shrubs. If walls or raised planters must exceed 3 feet in height, it must be demonstrated that the screening treatment does not create a safety hazard, and the portion of treatment that is above 3 feet in height is a minimum 75% transparent (i.e. railing, trellis, or other similar treatment) and provides added visual interest and detail enhancing the District character.

If there is insufficient space to allow the use of the above screening treatments, a decorative railing or fencing may be considered. Chain link fencing is prohibited.

Lighting

On premise, outdoor lighting must meet Kuna City Code requirements, including dark sky applications. Businesses are encouraged to rely on ambient street lighting for the safe illumination of the sidewalk area. Low wattage lighting of entryways, window spaces and indoor spaces should occur in such a manner that no glare is cast on to the sidewalk area. Flashing and strobe lighting is prohibited. See appendices for public right-of-way and other public property lighting specifications.

BUILDING DESIGN

Building Entrances

Building entrances should be easily identifiable and accessible. Features such as flanking windows or canopies may be used, as well as recessed entries, balconies, and forecourts. The street level should offer interest through the placement of arches, bays, and canopies. Further decoration and articulation with projecting sills, bands, or other features, using acceptable building materials, is also encouraged.

STOREFRONT EXPERIENCE

Storefront/Outdoor Seating or Shopping

Areas for customers to enjoy shopping, eating, or drinking outdoors should be integrated into setback areas, side yards and surface parking areas. In some districts, where sufficient front setbacks do not occur, outdoor seating may occur within the right-of-way. Sidewalk seating, shopping areas or storefront amenities may be permitted provided that a minimum of 5-foot-wide continuous pedestrian access along the sidewalk is provided, without obstructions or hazards to pedestrian activity.

Further provisions regarding service of alcohol, fencing, and lighting may also be enforced. Materials and color of semi-permanent fixtures shall complement the area and blend with the building in compliance with these standards.

Any proposed seating, shopping or alternative activities within alleyways, roadways, or public right-of-way must be approved by the City and Ada County Highway District (ACHD).



Figure 2: *Rendering of a downtown Nampa alleyway*

Signs

Business signage shall be architecturally compatible and in scale with the building, fitting within the features of the building façade, such as above windows, within entry ways, above or beside windows. Colors and materials should complement the overall appearance of the building. Business signage design criteria:

- Shallow wall-mounted, either against the façade or perpendicular (blade signs) and may be framed or painted directly on the wall. Blade signs supported by ornamental bracket and oriented to the pedestrian are encouraged.
- Painted wood or enameled metal signs are preferred.
- Low, free-standing signs may be considered for sites with adjacent open areas, such as surface parking areas or outdoor seating areas.
- Refrain from concealing significant architectural features or details and/or projecting above the roof, parapet, or exterior wall.
- Plastic and internally lit signs are strongly discouraged.
- Electronic message centers are not permitted.



Outdoor seating along the sidewalk in front of the Sun Ray Cafe in Boise's Hyde Park



Various complementary signs at a Hyde Park bike shop

ENTRANCE CORRIDORS

The purpose of the Entrance Corridors is to welcome residents and visitors as they approach the downtown core from all directions. Public streetscape improvements within Entrance Corridors and all Downtown Subarea Districts should mirror Main Street to the furthest extent possible. Streetscape improvements may include wider sidewalks, decorative lighting, banners, colored and stamped concrete, intersection bulb-outs, pedestrian crossings, street trees and grates, bike racks, art, and trash receptacles. Any new or modified streetscape improvements must be approved by the City of Kuna and ACHD. Streetscape specifications (concrete color, stamp patterns, street lighting, etc.) are provided in Appendix A.



Big Picture

Retain historic character with redevelopment of older buildings, provide thoughtful use of in-fill that respects adjacent structures and optimizes use, and maintain character defining elements during redevelopment and rehabilitation of older buildings, to keep Kuna unique.

3 | Old Town District



The unique historic character of Main Street is still reflected in downtown Kuna today

SITE LAYOUT & ORIENTATION

Building Orientation

Buildings should be oriented to/facing the street, with special attention to the rhythm and proportion of building entrances and windows to provide visual interest for the pedestrian.

Buildings should be at the street property line, with parking provided to the rear or off site, with appropriate use of landscaping to complement the structure and provide screening as needed, thus creating a pedestrian-friendly edge.

Setbacks

Whenever possible, buildings should be located adjacent to the sidewalk, in keeping with the placement of older buildings on Main Street. If usable public space, such as outdoor dining, or court amenities are provided, a setback of no more than 20 feet may be considered. In areas outside of Main Street within the OTD, zero setbacks are highly encouraged to extend the character of the historic townsite and promote pedestrian activity.

Height

The maximum building height is determined by the underlying zone. In keeping with the historic character, buildings should not exceed 4 stories. Buildings more than 2 stories must be stepped back from upper stories to reduce bulk and provide architectural interest.

BUILDING DESIGN

Roofs

Flat roofs with projecting or decorative cornices are encouraged to preserve the existing character of the OTD. Permanent roof top decks and seating areas are permitted provided they are integrated into the overall building design.

Windows

Windows, alcoves, and bays on the street façade should be used to provide additional interest at the building entrance.

Each street facing ground level façade should contain between 30 and 70 percent transparent window materials and occur between an average of 2 to 8 feet above grade. Original window styles, grids (arrangement of panes) and materials is required to the furthest extent possible. Mirrored or darkly tinted glass is not allowable.

Building Entrances

Building entrances should be easily identifiable and accessible. Features such as flanking windows or canopies may be used, as well as recessed entries, balconies, and forecourts. The street level should offer interest through the placement of arches, bays, and canopies. Further decoration and articulation with projecting sills, bands, or other features, using acceptable building materials, is also encouraged.

Building Materials

Building exteriors should use traditional materials and colors, with muted historic hues, in keeping with the character of the OTD. The primary building façade should be composed of a combination of stone and brick, or overlapping wood plank siding, with allowable accents of stucco, tile, metal, and/or wood detailing.

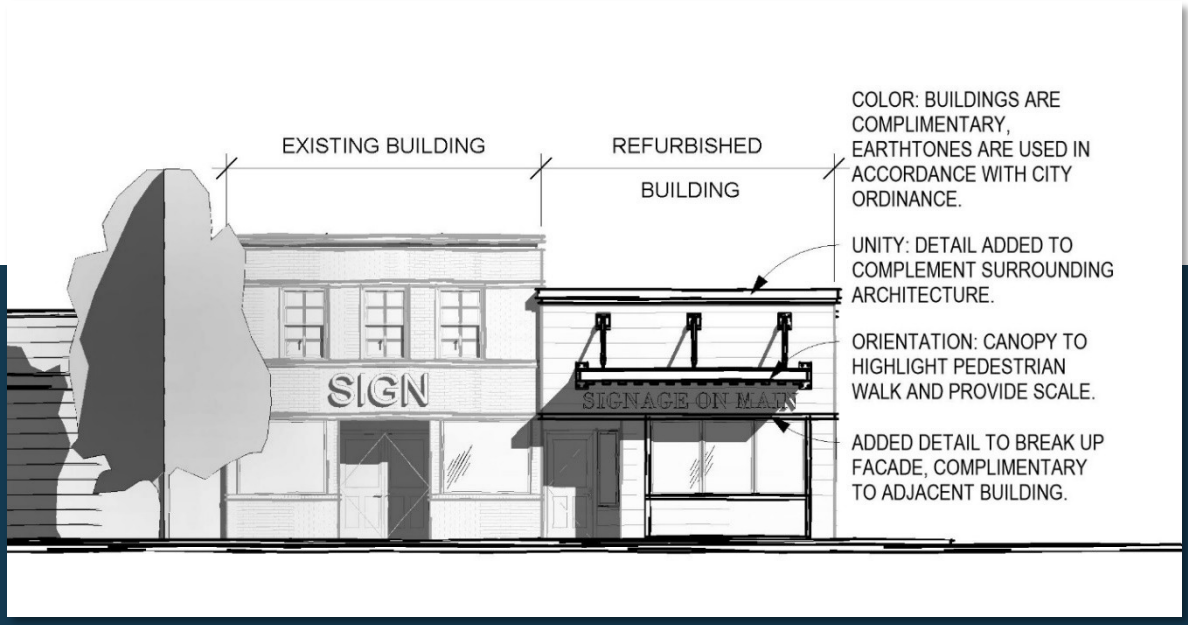
Figure 3 shows a typical pair of Kuna Main Street existing buildings and the potential for façade improvements to meet these guidelines.

Color

A color palette for the OTD (and NBD) is presented in Figure 4. Flat or low gloss finishes are acceptable, while shiny or high gloss finishes are prohibited. Requested colors outside of the palette shown in Figure 4 shall go before the Design Review Committee for approval.



Figure 4: *City of Kuna OTD (and NBD) building color palettes*



Rendering by Braintree Properties

Figure 3: *Example of minor facade treatments to meet design guidelines*

Figure 5 depicts typical Main Street buildings with the recommended materials and color palette applied.

STOREFRONT EXPERIENCE

Signs

In addition to the guidelines in the General Standards section, business signage should be shallow wall-mounted, either against the façade or perpendicular (blade signs) and may be framed or painted directly on the wall.

Streetscape

The typical Section for Main Street is shown below in Figure 6. Streetscape improvements should mirror Main Street to the furthest extent possible, incorporating the specifications provided in Appendix A. For any deviation from this Typical Section within the OTD, appropriate planning processes and approvals by ACHD and the City of Kuna shall occur.



Rendering by Braintree Properties

Figure 5: *Rendered example of facade upgrades complementary and unifying to existing buildings*

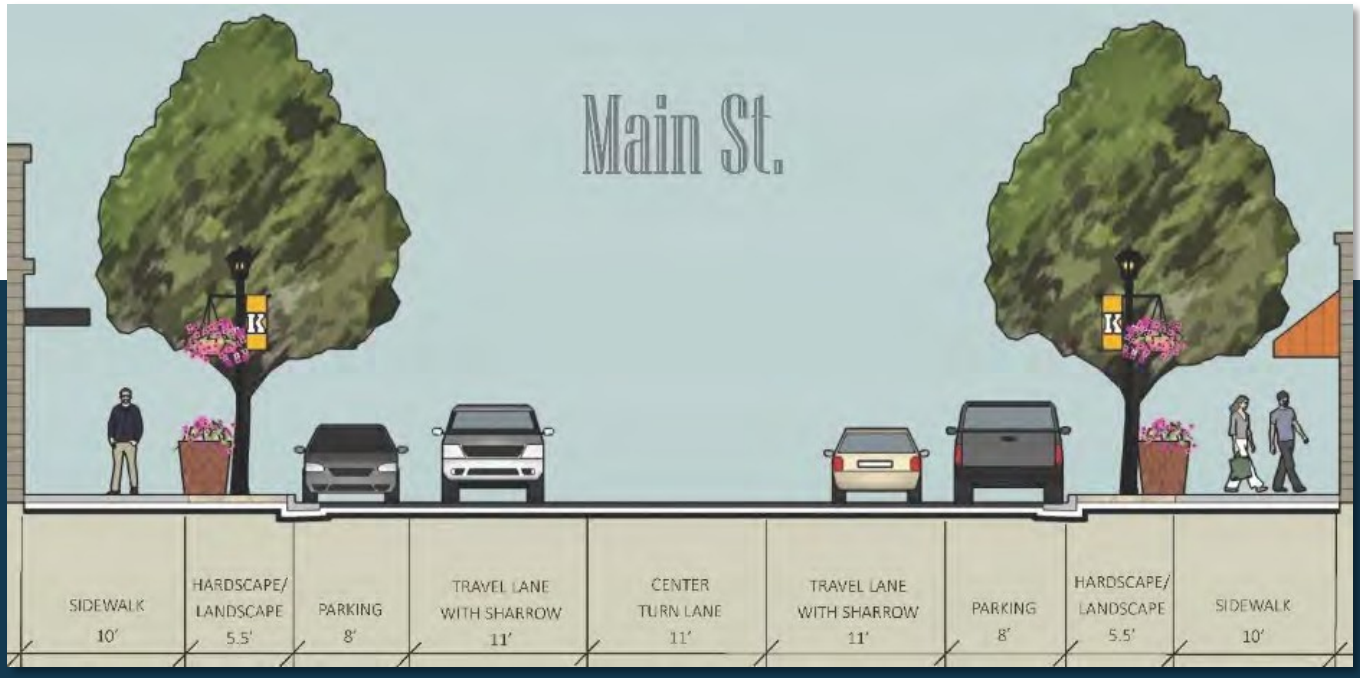


Figure 6: *Kuna Main Street Typical Section – larger version can be found in* ***Appendix A***

NEIGHBORHOOD BUSINESS DISTRICT

Big Picture

Provide a unique environment that retains a mix of residential and commercial uses, maintaining the existing historic setting by repurposing with improved facilities, and enhance the downtown experience with outdoor activity.

4 | Neighborhood Business District

SITE LAYOUT & ORIENTATION

Building Orientation

Buildings should be oriented to/facing the street or toward side yards, with special attention to the areas between buildings to provide pedestrian amenities and points of visual interest.

Buildings should be situated behind a front yard, with parking provided to the rear or off site, and with appropriate use of landscaping or outdoor seating to complement the structure and provide screening as needed.



A bungalow in the Neighborhood Business District reflects unique character



Goody's ice cream shop in Boise's Hyde Park provides a landscaped edge to their front and side yard outdoor seating area

Setbacks

Whenever possible, buildings should be located no less than 20 feet from the street in front and 15 feet from any street along the side. Setback areas should be landscaped, particularly along the right of way, and should be used to accommodate outdoor dining, merchandise display or to provide other court amenities. Figure 7 shows how the setback area can be purposed for outdoor seating.

Height

The maximum building height is determined by the underlying zone. In keeping with the NBD's residential character, a maximum of 2 stories is recommended.



Rendering by Braintree Properties

Figure 7: *Example of residential use adapted for commercial use, including outdoor seating in the front yard area*

BUILDING DESIGN

Roofs

Pitched roofs with a minimum slope of 4:12 and maximum slope of 12:12 are encouraged to preserve the existing character of the NBD. It is also encouraged to preserve historical elements distinct to the district, including gabled and hipped roof shapes and detailing such as large eaves, exposed beam, and brackets.



A business in Ketchum, Idaho with decorative fencing and a complementary sign that enhances the overall street facade

Windows

Each street facing ground level façade should contain between 15 and 60 percent transparent window materials between an average of 2 to 8 feet above grade. Original window styles, grids (arrangement of panes) and materials is required to the furthest extent possible. Mirrored or darkly tinted glass is not allowable.

Windows, bays, and porches on the street façade should be used to provide additional interest at the building entrance.

Building Entrances

Refer to General Standards.

Building Materials

Building exteriors should use the same suitable building materials as the OTD. Refer to Page 5.

Color

Building exteriors should use the same color palette as the OTD. Refer to Figure 4.

STOREFRONT EXPERIENCE

Signs

In addition to the guidelines outlined in the General Standards section, business signage should be shallow wall-mounted, either against the façade or perpendicular (blade signs). Hanging signs may be permitted on structures. Low, free-standing signs may be integrated with fences and walls surrounding yard areas, accessory buildings, and surface parking areas.

Streetscape

Streetscape improvements should incorporate the specifications provided in Appendix A. For any deviations from these Typical Sections in the NBD, appropriate planning processes and approvals by ACHD and the City of Kuna shall occur.

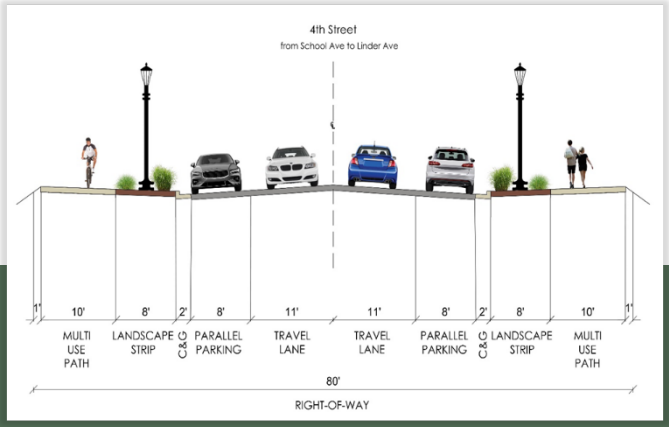


Figure 8: *Typical Section for 4th Street – larger version can be found in* ***Appendix A***

Big Picture

Reference Kuna's railroad history with design of new buildings and amenities, increase recreation and downtown connectivity through Indian Creek Greenbelt connections and improvements, and expand dining and entertainment opportunities.

5 | Railroad District



While Kuna's historic depot was demolished, the impact of the Oregon Short Line Railroad to Kuna's development has not been forgotten

SITE LAYOUT & ORIENTATION

Building Orientation

Buildings should be oriented to/facing the street or toward side yards, with special attention to the areas between buildings to provide courts and other areas of interest.

Buildings should be situated behind the sidewalk whenever possible, with parking provided to the rear, and with appropriate use of landscaping or architectural treatments to complement the structure and provide screening as needed.

Where applicable, buildings may be oriented toward Indian Creek to create visual interest and expand pedestrian activity and recreation access. See Figure 10 and Figure 11.

Setbacks

Whenever possible, buildings should be located adjacent to the sidewalk. If usable public space, such as outdoor dining, or court amenities are provided, a setback of no more than 20 feet may be considered.

Height

The maximum building height is determined by the underlying zone. Buildings more than 3 stories in height must be stepped back from upper stories to reduce bulk and provide architectural interest.

Parking

In addition to the guidelines outlined in the General Standards section, parking structures may be permitted to the rear or sides of buildings or above levels with other uses. Ground level views into a parking structure must be screened with a treatment, consisting of evergreen shrubs or vines, or decorative metal panels or opaque glass.



Figure 10: *Rendered waterfront building (Kuna Comprehensive Plan, 2015)*



Figure 11: *Rendered recreation/entertainment corridor (Kuna Comprehensive Plan, 2015)*

BUILDING DESIGN

Roofs

Flat roofs with projecting or decorative cornices and pitched roofs are encouraged to enhance the industrial character of the RRD. Pitched roofs shall have a minimum slope of 4:12 and maximum slope of 12:12. Permanent roof top decks and seating areas are permitted provided they are integrated into the overall building design.

Windows

Each street facing ground level façade should contain between 30 and 70 percent transparent window materials between an average of 2 to 8 feet above grade. Original window styles, grids (arrangement of panes) and materials is required to the furthest extent possible. Mirrored or darkly tinted glass shall not be permitted.

Windows, canopies, and bays on the street façade should be used to provide additional interest at the building entrance.

Building Entrances

Refer to General Standards.

Building Materials

Building exteriors should use materials and colors in keeping with the design and architectural elements found in Southern Idaho railroad building architecture. The primary building façade should be composed of a combination of stone and brick with allowable accents of stucco, tile, metal, and wood detailing.

Color

A color palette for the RRD is presented in Figure 12.



Building accents add to the industrial design of Boise Brewing and complementary storefront amenities provide an inviting space for patrons

Flat or low gloss finishes are acceptable, while shiny or high gloss finishes are prohibited. Requested colors outside of the palette shown in Figure 12 shall go before the Design Review Committee for approval.



Figure 12: *City of Kuna RRD building color palettes*

STOREFRONT EXPERIENCE

Signs

Refer to General Standards.

Streetscape

Refer to General Standards.

Big Picture

Ensure that new construction meets the design standards described for the appropriate downtown district to retain and enhance Kuna's unique character.

6 | New Construction

The guidance provided for each subarea should address most issues related to new construction, particularly infill development. Some additional guidance regarding site planning and placement is provided in this chapter. The most impactful change anticipated from these standards are building placement within the site, which will be more oriented to the sidewalk and street, with parking located internal to the site, as opposed to parking being located along the sidewalk and street.

Figure 13 is an example site plan for new development within the Railroad District or Entrance Corridor no. 4 (Kuna/Meridian Road). Illustrated are key elements of the site and an approach to utilizing a large lot with multi-story buildings and integrated surface parking lots.

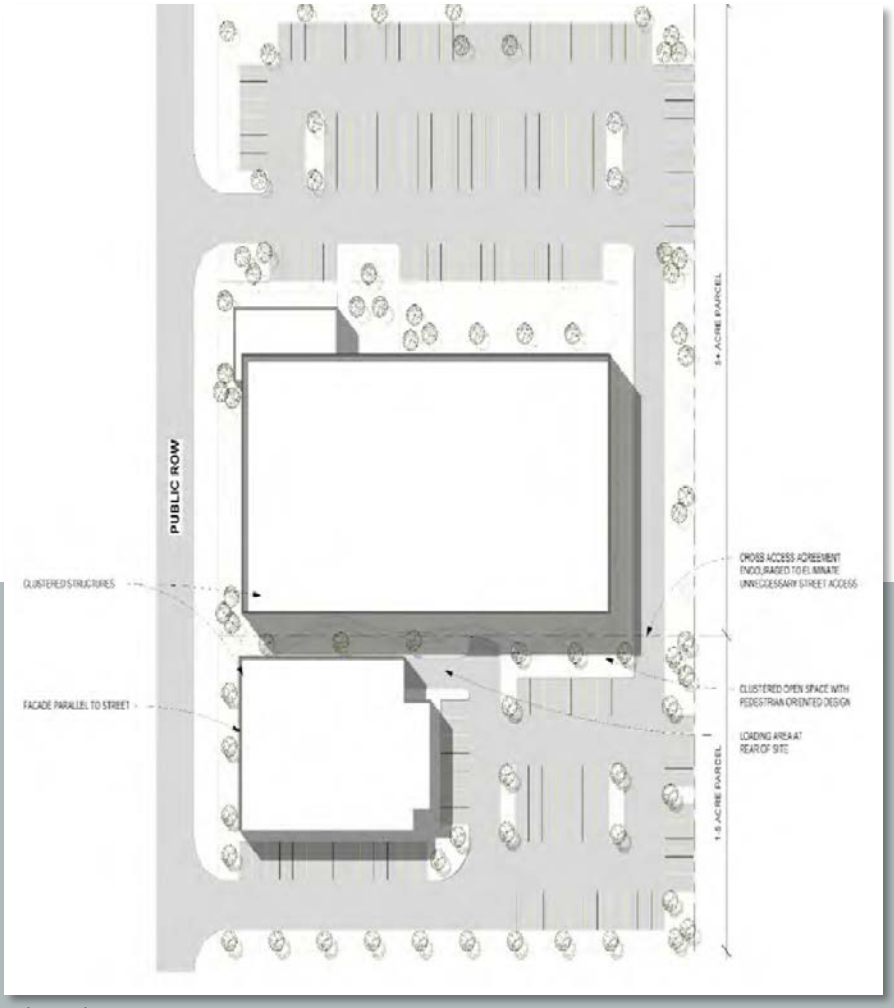


Figure 13: *Site plan depicting potential new development within the RRD or Entrance Corridor no. 4*

Rendering by Braintree Properties

Site planning and placement of new structures should consider the existing context of the relevant downtown subarea, the location of surrounding land uses and transportation modes, and a site's unique characteristics. Development applications for new construction should heed the provisions for their relevant subarea regarding mass and form, orientation and openings, and materials and colors. Kuna City Code provides specifications regarding parking, lighting, outdoor storage, and landscaping.

Other fundamentals of new construction include:

- Structures should be designed and sited in a manner that complements any adjacent structures. Sites should be developed in a coordinated manner, that allows diversity of use yet functions cohesively.
- If possible, new structures should be clustered to create plazas or pedestrian malls and prevent long rows of structures. When clustering is impractical, a visual link between separate structures should be established using visual cues such as similar design elements or landscape treatments.
- Locate structures and on-site circulation systems to minimize pedestrian vehicle conflicts. Link structures to the public sidewalk with textured paving and other landscape treatments.
- Ensure spaces between structures have adequate area and clear edges that reflect careful planning; these spaces should provide pedestrian amenities such as shade and benches, unique lighting, or plantings.
- Freestanding commercial structures should be oriented with their major entry toward the street, where access is provided, and have their major façade parallel to that street.
- Loading facilities should not be located at the front of structures, rather they should be located at the rear of the site.

Open spaces should be clustered into larger landscaped areas, rather than in shallow strips, so they may provide more impact as buffers or usable space for pedestrians.

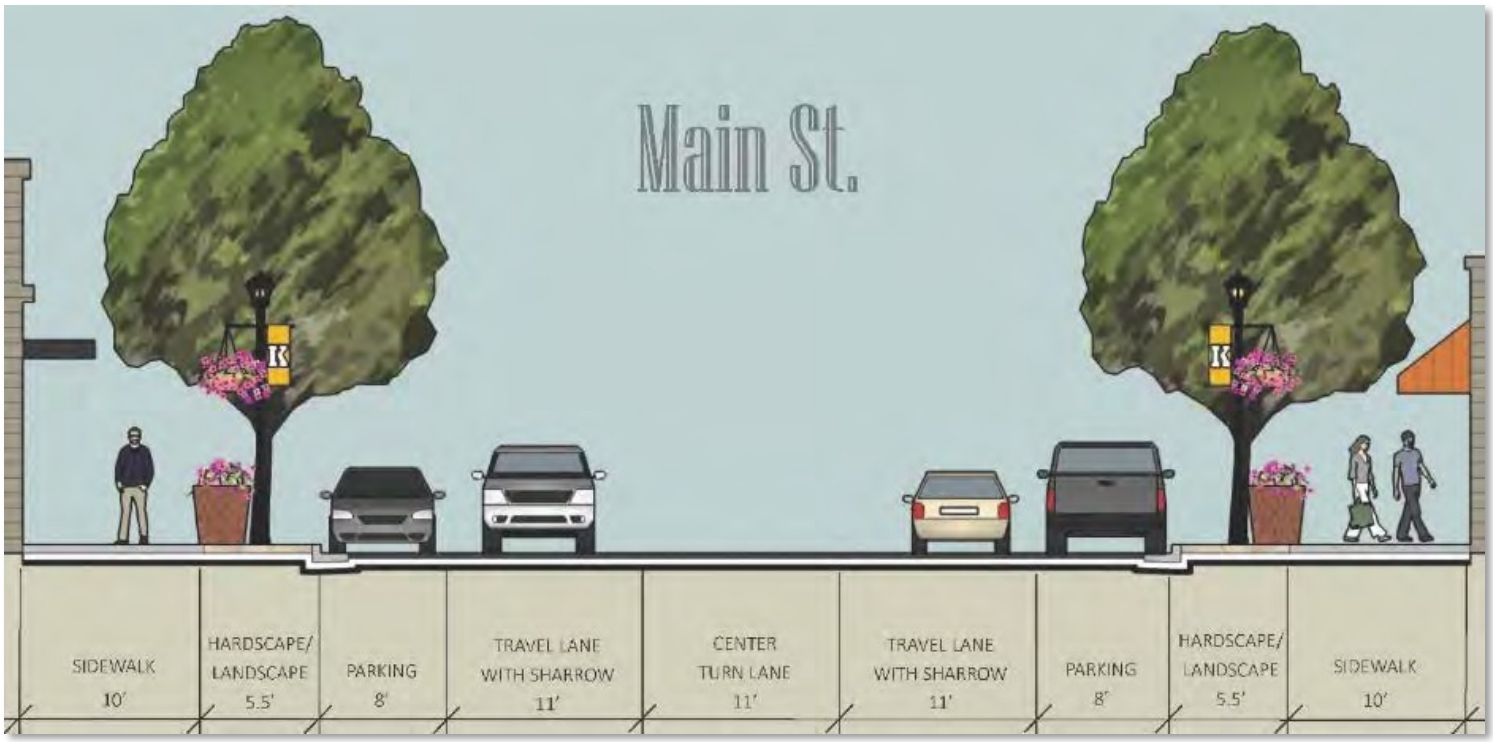


Figure 14: *Rendered example of plaza-style development with parking and a mix of commercial uses (Kuna Comprehensive Plan, 2015)*

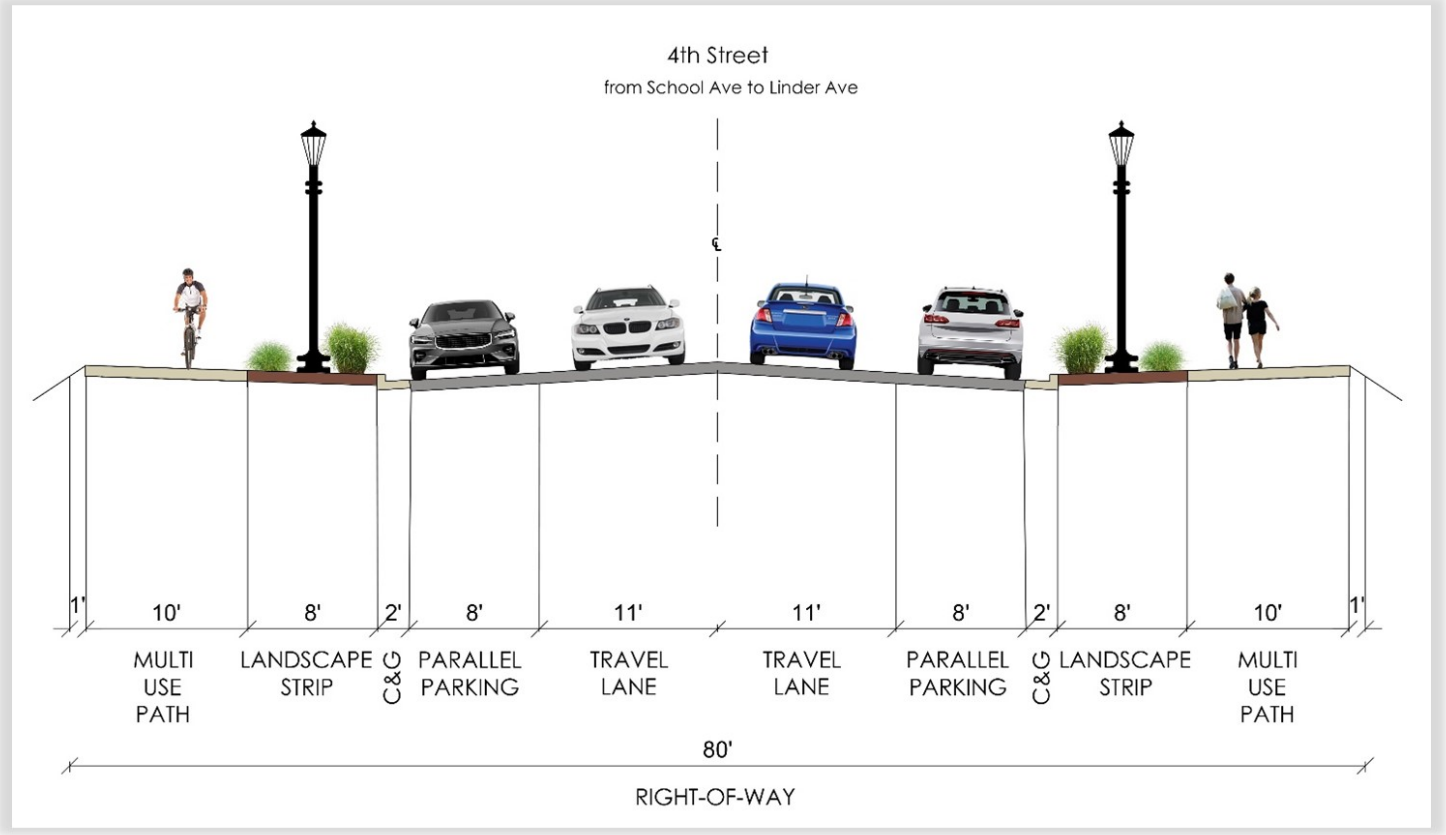
Appendix A

Streetscape Specifications

Main Street


Main St.
SIDEWALK
10'
HARDSCAPE/
LANDSCAPE
5.5'
PARKING
8'
TRAVEL LANE
WITH SHARROW
11'
CENTER
TURN LANE
11'
TRAVEL LANE
WITH SHARROW
11'
PARKING
8'
HARDSCAPE/
LANDSCAPE
5.5'
SIDEWALK
10'

4th Street


4th Street
from School Ave to Linder Ave
℄
1'
10'
8'
2'
8'
11'
11'
8'
2'
8'
10'
1'
MULTI USE PATH
LANDSCAPE STRIP
C&G
PARALLEL PARKING
TRAVEL LANE
TRAVEL LANE
PARALLEL PARKING
C&G
LANDSCAPE STRIP
MULTI USE PATH
80'
RIGHT-OF-WAY

Rendering of 4th Street Enhanced Pedestrian Crossing



Rendering of 4th Street looking west



Rendering of 4th Street looking east

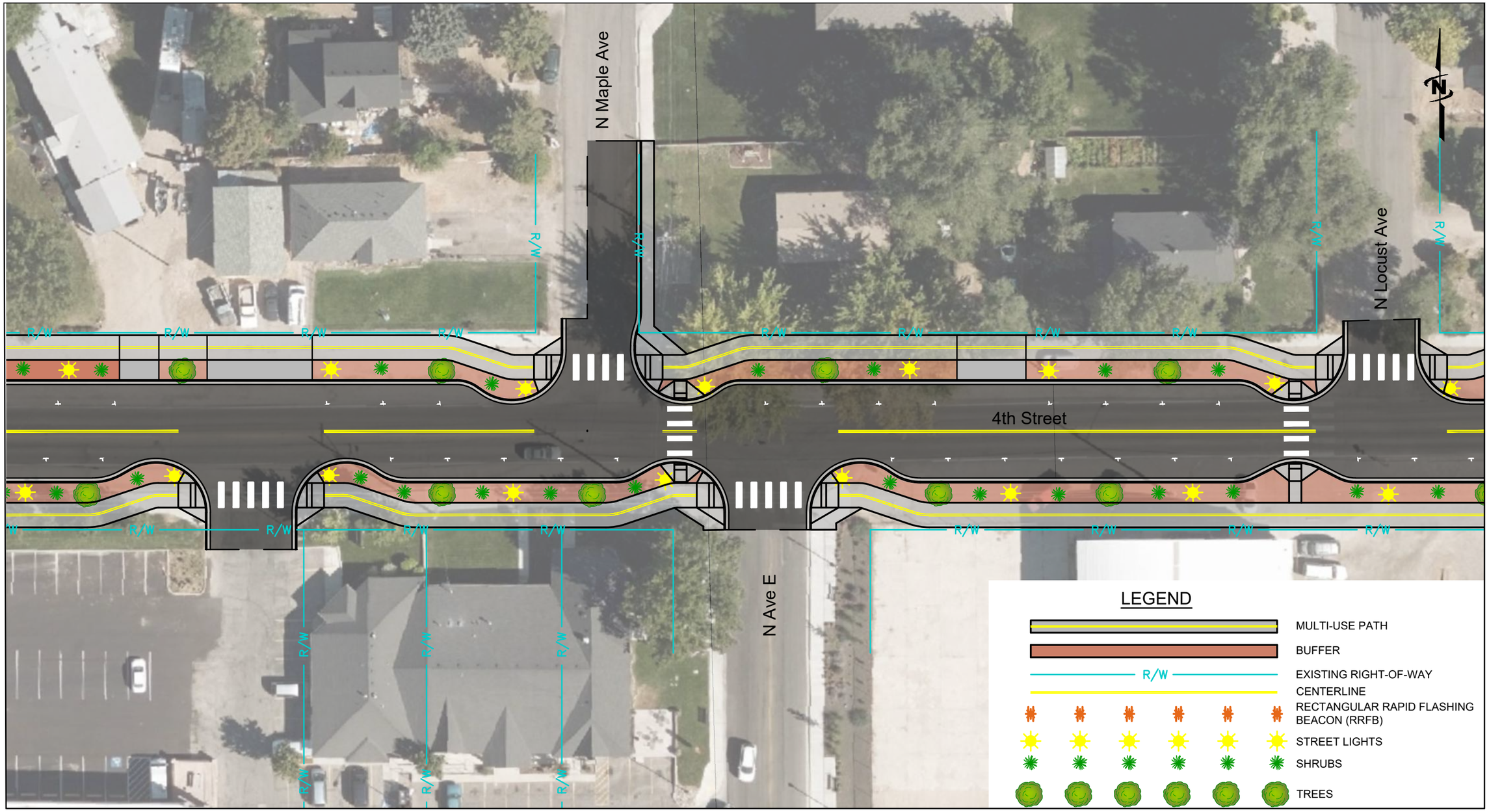


Rendering displaying the corner of Franklin Ave. and 4th Street

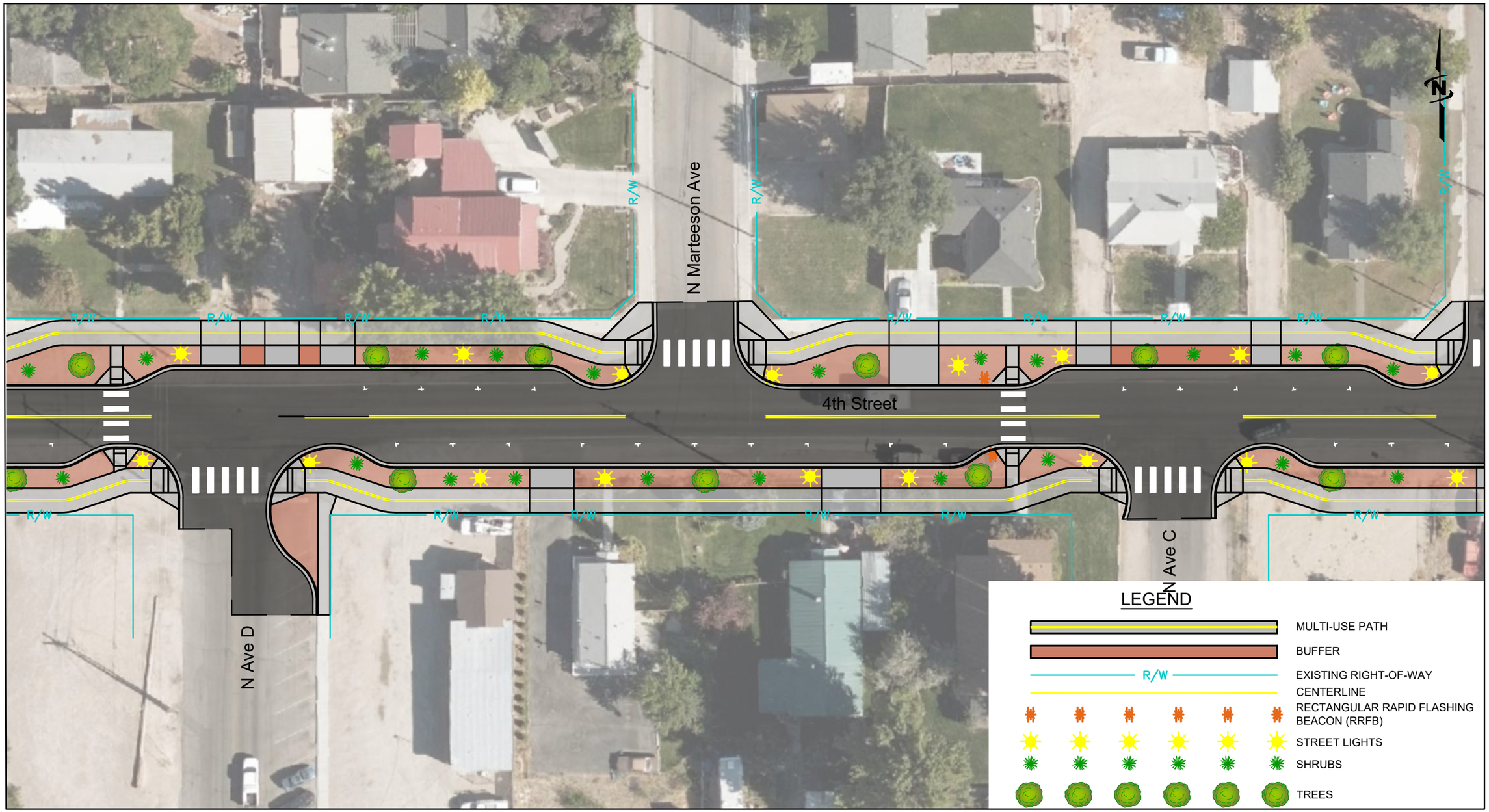




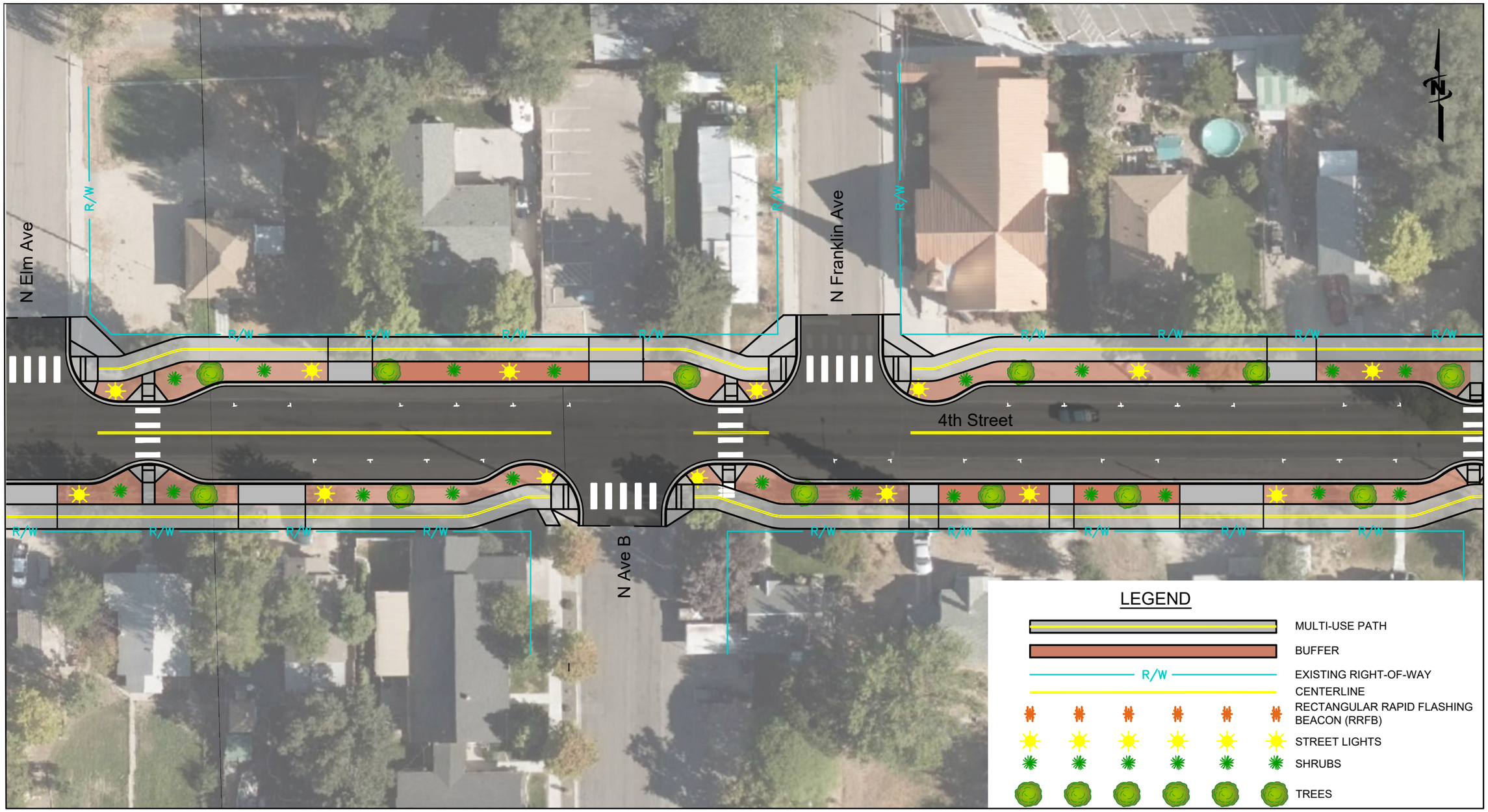
4th Street Revitalization
City of Kuna, Idaho
Linder Avenue to School Avenue



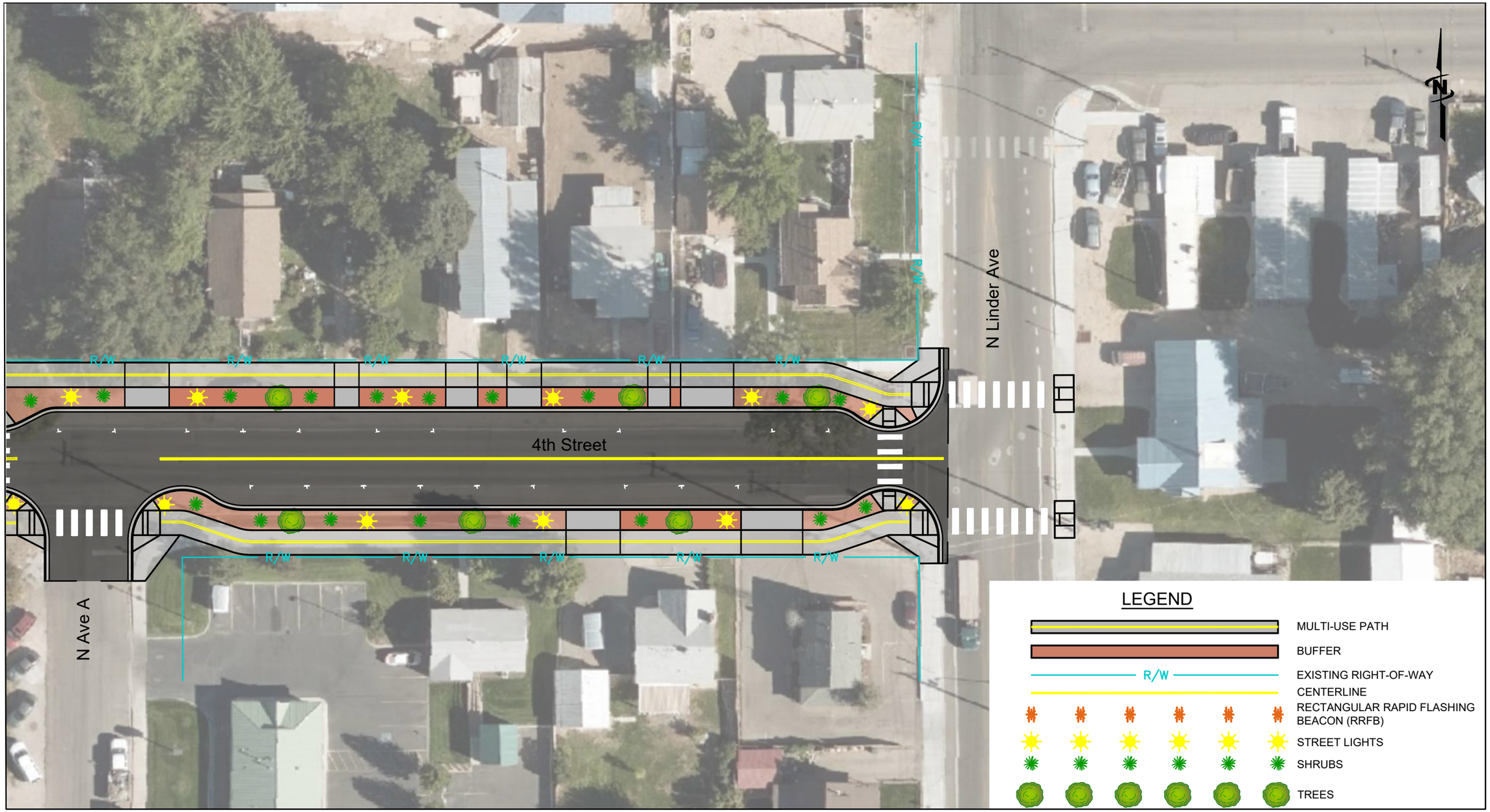
4th Street Revitalization
City of Kuna, Idaho
Linder Avenue to School Avenue



4th Street Revitalization
City of Kuna, Idaho
Linder Avenue to School Avenue



4th Street Revitalization
City of Kuna, Idaho
Linder Avenue to School Avenue



4th Street Revitalization
City of Kuna, Idaho
Linder Avenue to School Avenue



STREET LIGHTING

Downtown Kuna light fixtures are highly decorative and pedestrian friendly.

Brand

Beacon

Color

Black

Pole

14', RSA-B-F Series, Round Straight Aluminum Fluted

Base

Centennial AB

Banner Arms

5" Mounting Collar

Luminaire Fixture

Win 40 (LED), 40" Windsor

Specs attached

Hanging Flower Pots/Baskets

To be approved by the City of Kuna

Banners

Festive

Holiday

Welcoming

Artistic

RSA-B-F SERIES POLES
ROUND STRAIGHT ALUMINUM

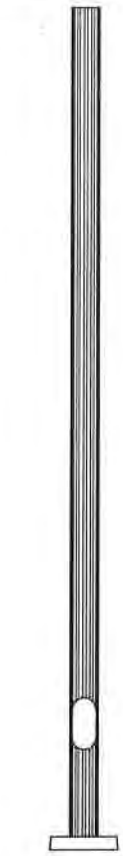
Cat.# RSA-B-F-14-50-B-TN4-BBT-GFI

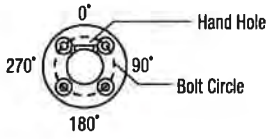
Job: Kuna Street Lighting

Type:

BEACON design / performance / technology

Approvals:





APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

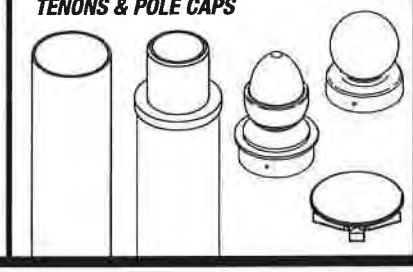
CONSTRUCTION

- SHAFT: One-piece straight aluminum with fluted cross section; Extruded shafts of 6061-T6 aluminum in 3/16" or 1/4" thickness. Base plate of 356 cast aluminum.
- BOLT COVERS: Four (4) individual bolt covers provided, painted to match pole and base finish.
- POLE CAP OR FINALS: Cap or decorative finials available for side mounted luminaires. Open top or tenons provided for post top mounted luminaires.
- HAND HOLE: Aluminum hand hole frame; Mounting provisions for grounding lug located behind cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

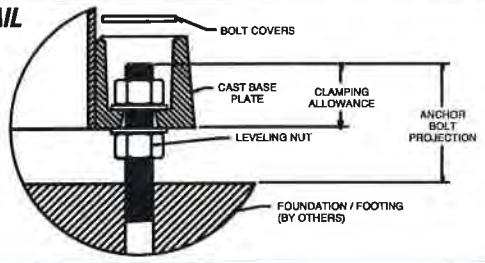
FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint finish coat available in twelve standard colors; Custom colors available; RAL number preferable.

TENONS & POLE CAPS



BASE DETAIL



ORDERING EXAMPLE:

RSA-B-S - 16 - 40 - A/B/C - 2L - B3 - DBT - VM2

SERIES	HEIGHT	SHAFT	THICKNESS
RSA-B-F Round Straight Aluminum Pole Beacon Fluted	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix

MOUNTING	
1	Single arm mount
2	Two fixtures at 180°
2L	Two fixtures at 90°
3T	Three fixtures at 90°
3Y	Three at 120°
4	Four fixtures at 90°
OT	Open top (includes pole cap)
TN3	Tenon 3 x 3
TN4	Tenon 3 x 4
TN5	Tenon 4 x 5
TN8	Tenon 4 x 8
ARC	Acorn Finial
BAL	Ball Finial

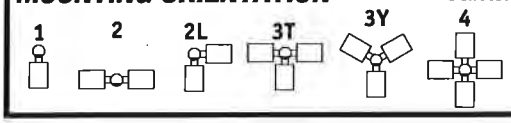
DRILL PATTERN	
B1	Cruzer
B3	VP-L
B4	VP-S

FINISH	
BBT	Basic Black Textured
BMT	Black Matte Textured
BZT	Bronze Textured
DBT	Dark Bronze Textured
DPS	Dark Platinum Smooth
GNT	Green Textured
GYS	Gray Smooth
MBT	Metallic Bronze Textured
MST	Metallic Silver Textured
MTT	Metallic Titanium Textured
OWI	Old World Iron
WHT	White Textured
CC	Custom Color- RAL Color#

OPTIONS	
GFI[1]	20 Amp GFCI Receptacle and Cover
EHH[1]	Extra Handhole
C05[1]	.5" Coupling
C07[1]	.75" Coupling
C20[1]	2" Coupling
VM2	2nd mode vibration damper
LAB	Less Anchor Bolts

MOUNTING ORIENTATION

Denotes handhole location



ACCESSORIES- Order Separately

Catalog Number	Description
VM2SXX	2nd mode vibration damper

1 Specify option location using logic found on page 2 **(Option Orientation)**

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HUBBELL Lighting

ORDERING INFORMATION Cont.

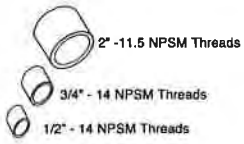
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Square	Base Plate Size	Anchor Bolt Size	Bolt Projection	Pole weight (lbs)
	Feet	Meters								
RSA-B-F-08-40-B	8	2.4	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	28
RSA-B-F-10-40-B	10	3.0	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	34
RSA-B-F-12-40-B	12	3.7	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	39
RSA-B-F-14-40-B	14	4.3	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	45
RSA-B-F-16-40-B	16	4.9	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	51
RSA-B-F-18-40-B	18	5.5	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	57
RSA-B-F-20-40-B	20	6.1	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	63
RSA-B-F-22-40-B	22	6.7	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	69
RSA-B-F-24-40-B	24	7.3	4" Fluted	.188	6.75"	4.77	9.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	74
RSA-B-F-08-50-B	8	2.4	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	34
RSA-B-F-10-50-B	10	3.0	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	41
RSA-B-F-12-50-B	12	3.7	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	48
RSA-B-F-14-50-B	14	4.3	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	55
RSA-B-F-16-50-B	16	4.9	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	62
RSA-B-F-18-50-B	18	5.5	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	69
RSA-B-F-20-50-B	20	6.1	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	76
RSA-B-F-22-50-B	22	6.7	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	83
RSA-B-F-24-50-B	24	7.3	5" Fluted	.188	7.75"	5.48"	10.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	90
RSA-B-F-12-60-C	12	3.7	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	72
RSA-B-F-14-60-C	14	4.3	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	83
RSA-B-F-16-60-C	16	4.9	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	94
RSA-B-F-18-60-C	18	5.5	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	105
RSA-B-F-20-60-C	20	6.1	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	116
RSA-B-F-22-60-C	22	6.7	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	127
RSA-B-F-24-60-C	24	7.3	6" Fluted	.25	8.75"	6.19"	11.62" Dia x 1.88" Thk	3/4 x 30 x 3	3-3/4"	138

NOTE Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

EHH - EXTRA HANDHOLE

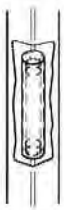


C05 - C07 - C20 - COUPLING

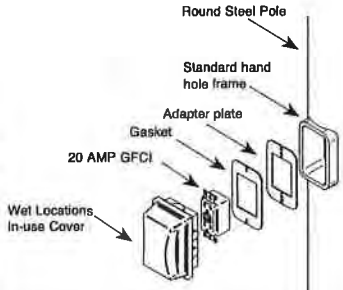


VM2 - VIBRATION DAMPER 2ND MODE

Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.



GFI – 20 AMP GFCI RECEPTACLE & COVER



OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: **RSA-B-F-16-40-B-TN3-DBT** (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.

VM2SXX - VIBRATION DAMPER 2ND MODE

Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

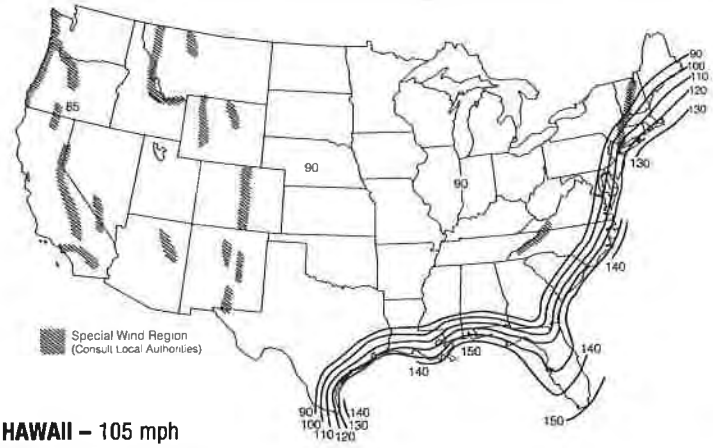


VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

For more information about pole vibration and vibration dampers, please consult http://cdn.spauldinglighting.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HL010022.pdf
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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ASCE7-05 WIND MAP

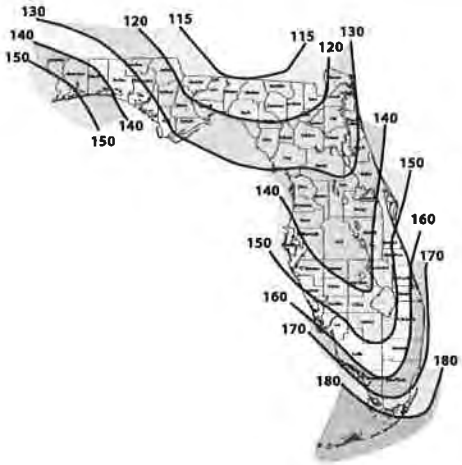


HAWAII – 105 mph

PUERTO RICO – 145 mph

ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds										
Catalog Number	85	90	100	105	110	120	130	140	145	150
RSA-B-F-08-40-B	18.0	16.0	12.8	11.5	10.4	8.6	7.1	5.9	5.4	5.0
RSA-B-F-10-40-B	13.6	12.0	9.5	8.5	7.6	6.1	4.9	4.0	3.6	3.2
RSA-B-F-12-40-B	10.5	9.2	7.1	6.3	5.6	4.3	3.4	2.6	2.3	2.0
RSA-B-F-14-40-B	8.2	7.1	5.4	4.6	4.0	3.0	2.2	1.5	1.2	1.0
RSA-B-F-16-40-B	6.4	5.5	3.9	3.3	2.8	1.9	1.1	0.6	NR	NR
RSA-B-F-18-40-B	4.9	4.0	2.7	2.2	1.7	0.9	NR	NR	NR	NR
RSA-B-F-20-40-B	3.6	2.8	1.7	1.2	0.8	NR	NR	NR	NR	NR
RSA-B-F-22-40-B	2.5	1.8	0.8	NR	NR	NR	NR	NR	NR	NR
RSA-B-F-24-40-B	1.5	0.9	NR	NR	NR	NR	NR	NR	NR	NR
RSA-B-F-08-50-B	25.0	25.0	21.2	19.2	17.3	14.3	12.0	10.1	9.3	8.6
RSA-B-F-10-50-B	22.7	20.2	16.1	14.4	13.0	10.6	8.7	7.2	6.5	6.0
RSA-B-F-12-50-B	17.9	15.8	12.4	11.1	9.9	7.9	6.3	5.1	4.5	4.0
RSA-B-F-14-50-B	14.4	12.6	9.7	8.5	7.5	5.8	4.5	3.4	3.0	2.5
RSA-B-F-16-50-B	11.6	10.0	7.5	6.5	5.6	4.2	3.0	2.1	1.7	1.3
RSA-B-F-18-50-B	9.2	7.9	5.7	4.8	4.0	2.7	1.7	0.9	0.5	NR
RSA-B-F-20-50-B	7.2	6.0	4.1	3.3	2.6	1.5	0.6	NR	NR	NR
RSA-B-F-22-50-B	5.5	4.4	2.7	2.0	1.4	NR	NR	NR	NR	NR
RSA-B-F-24-50-B	4.0	3.1	1.6	0.9	NR	NR	NR	NR	NR	NR
RSA-B-F-12-60-C	25.0	25.0	24.2	21.6	19.4	15.7	12.9	10.6	9.6	8.7
RSA-B-F-14-60-C	25.0	25.0	19.7	17.4	15.5	12.4	9.9	7.9	7.1	6.4
RSA-B-F-16-60-C	24.1	20.9	16.1	14.1	12.4	9.7	7.5	5.8	5.1	4.4
RSA-B-F-18-60-C	20.0	17.2	13.0	11.3	9.8	7.4	5.5	4.0	3.3	2.8
RSA-B-F-20-60-C	16.5	14.1	10.3	8.8	7.5	5.3	3.7	2.4	1.8	1.3
RSA-B-F-22-60-C	13.5	11.4	8.0	6.7	5.5	3.6	2.1	1.0	0.5	NR
RSA-B-F-24-60-C	11.0	9.1	6.1	4.9	3.8	2.1	0.8	NR	NR	NR

FLORIDA REGION WIND MAP



- Florida region wind map above is based upon 3-second gust winds and the 2014 Florida Building Code

Florida Building Code 2014 EPA Load Rating - 3 second gust wind speeds								
Catalog Number	115	120	130	140	150	160	170	180
RSA-B-F-08-40-B	13.5	12.3	10.4	8.8	7.5	6.4	5.5	4.8
RSA-B-F-10-40-B	10.1	9.1	7.6	6.3	5.3	4.4	3.7	3.1
RSA-B-F-12-40-B	7.6	6.9	5.6	4.5	3.7	2.9	2.4	1.9
RSA-B-F-14-40-B	5.8	5.1	4.0	3.1	2.4	1.8	1.3	0.9
RSA-B-F-16-40-B	4.3	3.7	2.7	2.0	1.3	0.8	NR	NR
RSA-B-F-18-40-B	3.0	2.5	1.7	1.0	NR	NR	NR	NR
RSA-B-F-20-40-B	1.9	1.5	0.7	NR	NR	NR	NR	NR
RSA-B-F-22-40-B	1.0	0.6	NR	NR	NR	NR	NR	NR
RSA-B-F-08-50-B	22.3	20.4	17.3	14.7	12.6	10.9	9.5	8.3
RSA-B-F-10-50-B	17.0	15.5	12.9	10.9	9.2	7.8	6.7	5.7
RSA-B-F-12-50-B	13.2	12.0	9.9	8.2	6.8	5.6	4.7	3.9
RSA-B-F-14-50-B	10.4	9.3	7.5	6.1	4.9	3.9	3.1	2.4
RSA-B-F-16-50-B	8.0	7.1	5.6	4.3	3.3	2.5	1.7	1.1
RSA-B-F-18-50-B	6.1	5.3	3.9	2.8	2.0	1.2	0.6	NR
RSA-B-F-20-50-B	4.4	3.7	2.5	1.6	0.8	NR	NR	NR
RSA-B-F-22-50-B	3.0	2.4	1.4	NR	NR	NR	NR	NR
RSA-B-F-24-50-B	1.8	1.3	NR	NR	NR	NR	NR	NR
RSA-B-F-12-60-C	25.0	24.7	20.7	17.5	14.9	12.7	10.9	9.4
RSA-B-F-14-60-C	22.1	20.1	16.6	13.9	11.7	9.8	8.2	6.9
RSA-B-F-16-60-C	18.0	16.2	13.3	10.9	9.0	7.4	6.0	4.9
RSA-B-F-18-60-C	14.5	12.9	10.4	8.3	6.7	5.3	4.1	3.1
RSA-B-F-20-60-C	11.6	10.3	8.0	6.2	4.8	3.5	2.5	1.6
RSA-B-F-22-60-C	9.2	8.0	6.1	4.4	3.1	2.0	1.1	NR
RSA-B-F-24-60-C	7.2	6.1	4.3	2.9	1.7	0.7	NR	NR

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NOTES

Wind-speed Website disclaimer:
Hubbell Lighting has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third-party website provides a useful starting point for analyzing wind conditions, Hubbell Lighting has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Hubbell Lighting Inc. does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. http://windspeed.atcouncil.org

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. http://cdn.spauldinglighting.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HLOI0022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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Type:	
Project Name:	Kuna Decorative Street Lighting
Notes:	

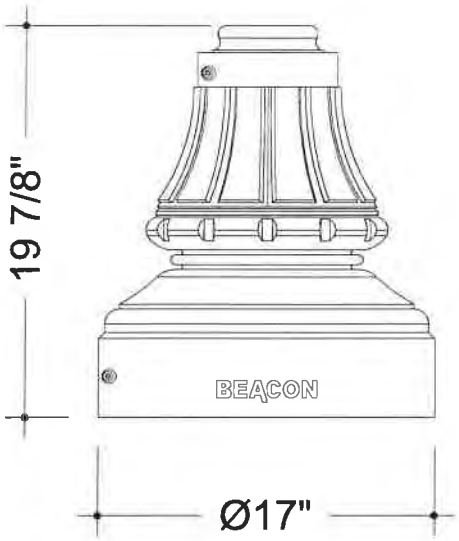
rev. 02.20.2014

CENTENNIAL AB

Poles & Bases

Sample	*CEAB*		*5*		*BBT*
Ordering	CEAB	/	5	/	BBT
	A		**B**		**C**

DETAILS



A. MODEL

CEAB	Centennial AB ✓

B. POST SHAFT DIAMETER

3	3"
4	4"
5	5" ✓

C. COLOR

BBT	basic black textured ✓
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

Construction: All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal. Standard fluted shaft profile shall be 16-flat flutes for 3"OD and 12-flat flutes for 4", 5", & 6"OD.

Base Covers: require specification of smooth or fluted shafts of the size required to meet wind load requirements

Vibration Dampeners: Vibration dampener pads shall be provided when required by customer or deemed necessary by Beacon Products. Please consult factory for bridge mounted applications.

EPA (effective projected area): EPA is defined as (projected surface area X drag factor) and measured in ft2. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (50yr design life). Customer assumes all responsibility for selecting the appropriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

Anchor Bolt: Anchor bolts, sized as required, double hex nuts and flat washers shall be hot dipped galvanized steel. A bolt circle template shall be provided for installation.

Fasteners: All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

Finish: Finish shall be a Beacote V polyester powdercoat electrostatically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Limited Warranty: Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a period of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

rev 01/07/2008 | CB

Banner Arms

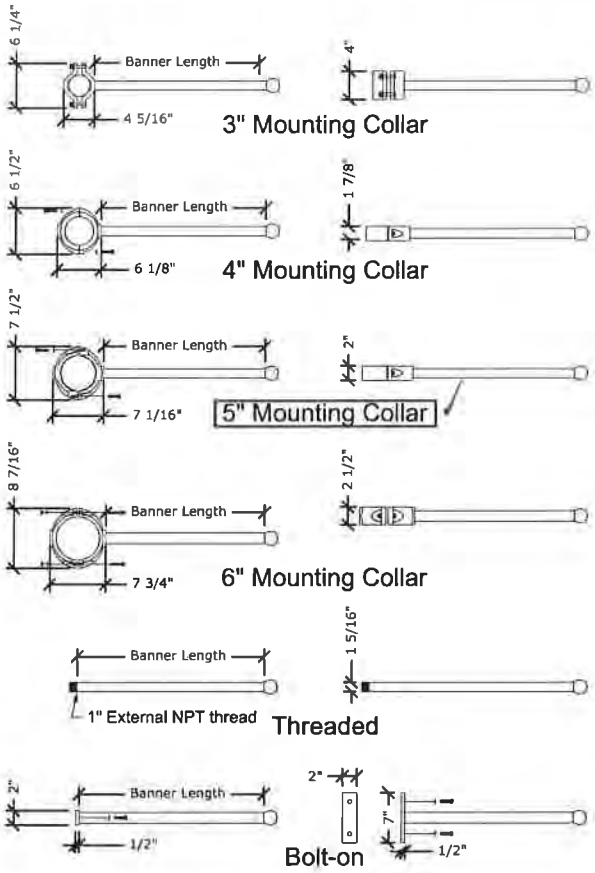
BEACON PRODUCTS

Project Information

Name / Location: Kuna Street Lighting /
Type / Quantity: /
Sold to:
PO#:

Approvals

Banner Arm Mounting Styles



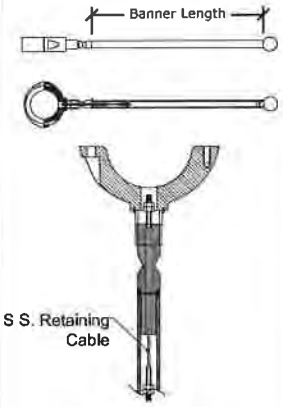
Specifications

Construction:
All cast aluminum parts shall low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

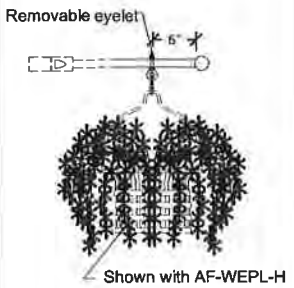
Fasteners:
All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost), consult factory for availability.

Finish:
Finish shall be Beacote III polyester powdercoat electrostatically applied and thermocured. Poles shall be subjected to chemical pre-treatment prior to painting by immersion process.

Options



Breakaway Coupler System
breakaway speed varies with banner size (consult factory)



Shown with AF-WEPL-H hanging planter. Water retaining planter medium not recommended (max weight 30lbs).

Planter Eyelet

Ordering Example:
AA-0024 / 4"MTC / BA / BKT

AA-00 26" / 5"MTC / BA / BB

Length		Mounting		Options		Finish	
18	18"	3"MTC	mounting collar for 3" shaft	BA	breakaway coupler system*	BB	black
20	20"	4"MTC	mounting collar for 4" shaft	PA	removable planter eyelet*	BZ	bronze
22	22"	5"MTC	mounting collar for 5" shaft	2X	two banner arms at 180°	BG	green
24	24"	6"MTC	mounting collar for 6" shaft			BW	white
30	30"	BO	bolted connection			BY	gray
		TO	threaded connection			RAL	RAL-
						OTHER	

Consult factory for premium and verde finishes. Custom colors available.

Notes:
* Consult factory

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Type:	
Project Name:	Kuna Decorative Street Lighting
Notes:	

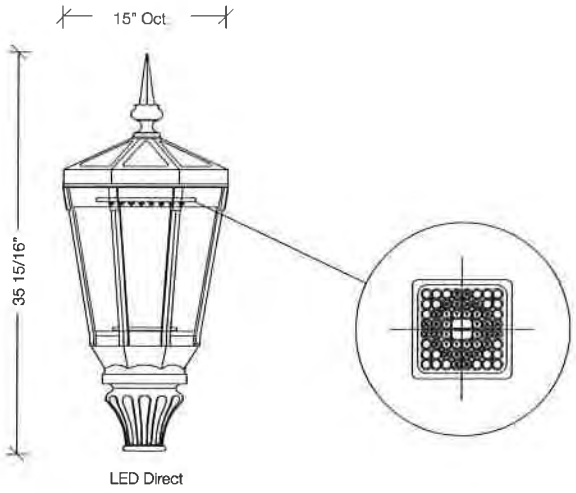
rev. 11.30.2016

WIN40 (LED)

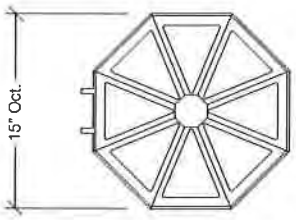
40" Windsor Luminaire
Max Weight: 50.0 lbs
Max EPA: 2.65 sq ft

Sample	WIN40 ✓	AC	24NB-55	5K	UNV	DIR5	PEC	PT	GENXX	SPK	BBT
Ordering	WIN40 /	PF /	36NB-80	5K /	UNV /	DIR5 /	/	PT /	/	SPK /	BBT
	A	B	C	D	E	F	G	H	I	J	K

DETAILS



LED Direct



Top View

MOUNTING OPTIONS


Post Top


Pendant Mount

STYLE OPTIONS


Spikes

A. MODEL

WIN40	Windsor 40"

B. LENS OPTIONS

AC	acrylic, clear
AF	acrylic, frosted
AS	acrylic, seeded
AW	acrylic, white
PC	polycarbonate, clear
PF	polycarbonate, frosted ✓

C. ENGINE - WATTS

24NB-55	55 Watts - LED array
36NB-80	80 Watts - LED array ✓
48NB-110	110 Watts - LED array
60NB-136	136 Watts - LED array

D. CCT - COLOR TEMP

3K	3000K
4K	4000K
5K	5000K (std.) ✓

E. VOLTAGE

UNV	120-277V ✓
347	347V
480	480V

F. OPTICS

DIR2	type II
DIR3	type III
DIR4	type IV
DIR5	type V ✓

G. ELECTRICAL OPTIONS

PEC	photocell, button

H. CONTROL OPTIONS

GENI-XX	energeni [1]
SWP	sitesync wireless pre-commission [3,4]

H. MOUNTING OPTIONS

PT	post top ✓
PM	pendant mount [2]

J. STYLE OPTIONS

SPK	spikes ✓

K. COLOR

BBT	basic black textured ✓
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

[1] When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

[2] consult factory

[3] Must specify group and zone information at time of order. See www.hubbelllighting.com/controls/sitesync for further details

[4] Not available with other control or sensor options.

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rev. 11.30.2016

WIN40 (LED)

40" Windsor Luminaire
Max Weight: 50.0 lbs
Max EPA: 2.65 sq ft

SPECIFICATIONS

Intended Use:

• The Beacon Windsor luminaire is available with a choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 250W MH or HPS.

Construction:

• The electrical chamber/fitter shall be cast aluminum.
• Decorative fitter shall be designed to accommodate the driver assembly and shall be mounted to 3" OD x 3" H tenon and be secured by three or more stainless steel set screws.

Electrical:

• 100V through 277V, 50 Hz to 60 Hz (UNV)
• Power factor is ≥ 0.90 at full load
• All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
• One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
• Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
• Silicone gasket ensures a weather-proof seal around each individual LED.
• Fixture electrical compartment shall contain all LED driver components.
• Rated ambient operating temperature -40°C to 40°C.
• Surge protection - 20KA
• Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

• Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
• London can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync

Finish:

• IFS polyester powder-coat electrostatically applied and thermocured.
• IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
• The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

• Listed to UL8750 , UL1598 and CSA22.2#250.13-14 for wet locations

Warranty:

• Five year limited warranty (for more information visit: www.hubbelllighting.com/resources/warranty)

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync loaded on USB flash drive (Windows based only)
SWTAB*	SiteSync Windows Tablet
SWBRG+	SiteSync Wireless Bridge Node

*When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.
+ If needed, an additional Bridge Node can be ordered.

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

Due to our continued efforts to improve our products, product specifications are subject to change without notice.





GREENBELT/ PATHWAY LIGHTING

Brand

Sun Valley

Color

Green

Pole

14', Smooth, Round

Base

700

Banner Arms

Field Rotatable, 18"

Luminaire fixture

LAA Series - LED

Specs attached

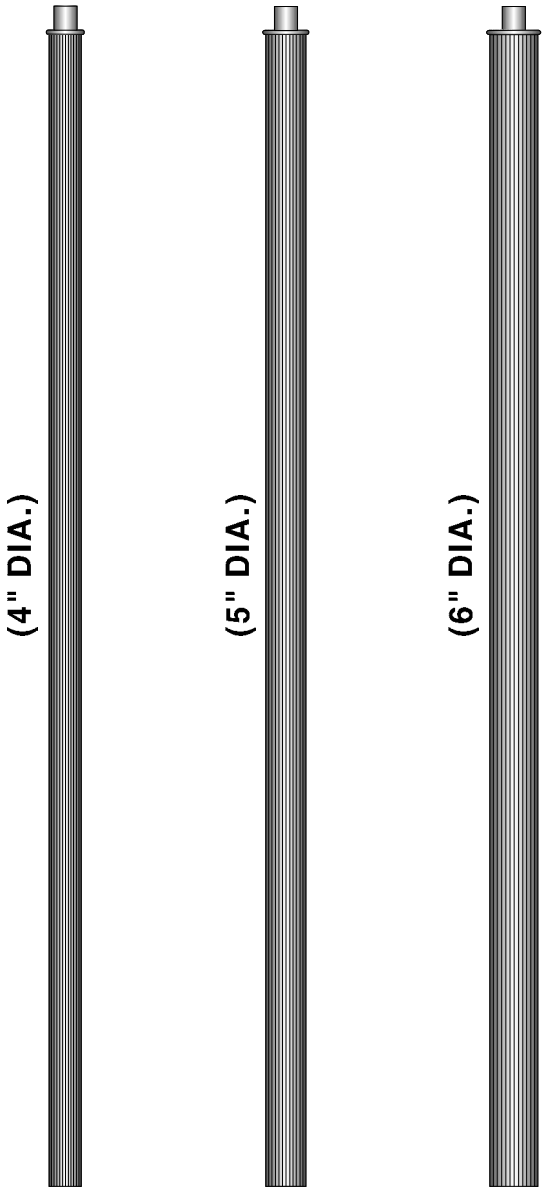
Bollard Lights

Black, 8" Round, 40" H

Specs attached

FLUTED

ROUND EXTRUDED FROM 6063 ALLOY ALUMINUM. HEAT TREATED TO PRODUCE A T6 TEMPER. SHAFTS HAVE EVENLY SPACED HIGHLY DETAILED RAISED VERTICAL FLUTES.



(FLUTED ALUMINUM SHAFTS)

SHAFT WALL THICKNESS .188

POLES PROVIDED WITH TENON TOP

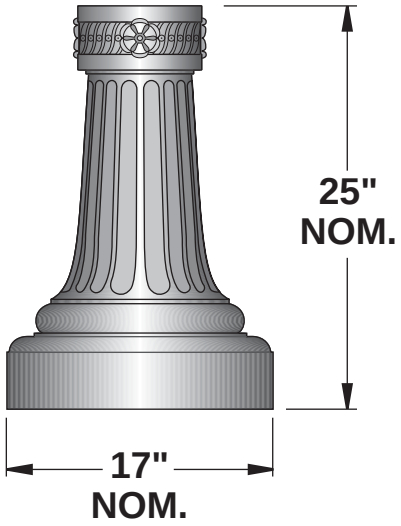
POST TOP (PT): 2 7/8" O.D. X 3"

MULTIPLE LUMINAIRES: 2 7/8" O.D. X 6"

700 BASE

BASE

ONE PIECE CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION. MINIMUM .210 WALL THICKNESS. BASE CONSISTS OF A SMOOTH, TAPERED BOTTOM SECTION, AND A HIGHLY DETAILED, DECORATIVE FLUTED SECTION, A DECORATIVE CAST ALUMINUM COLLAR AND A FLUTED HAND HOLE COVER CONTOURED TO BASE DESIGN. HAND HOLE COVER SUPPLIED WITH TAMPER RESISTANT HARDWARE. GROUNDING LUG PROVIDED INSIDE BASE OPPOSITE HAND HOLE.



ANCHORAGE

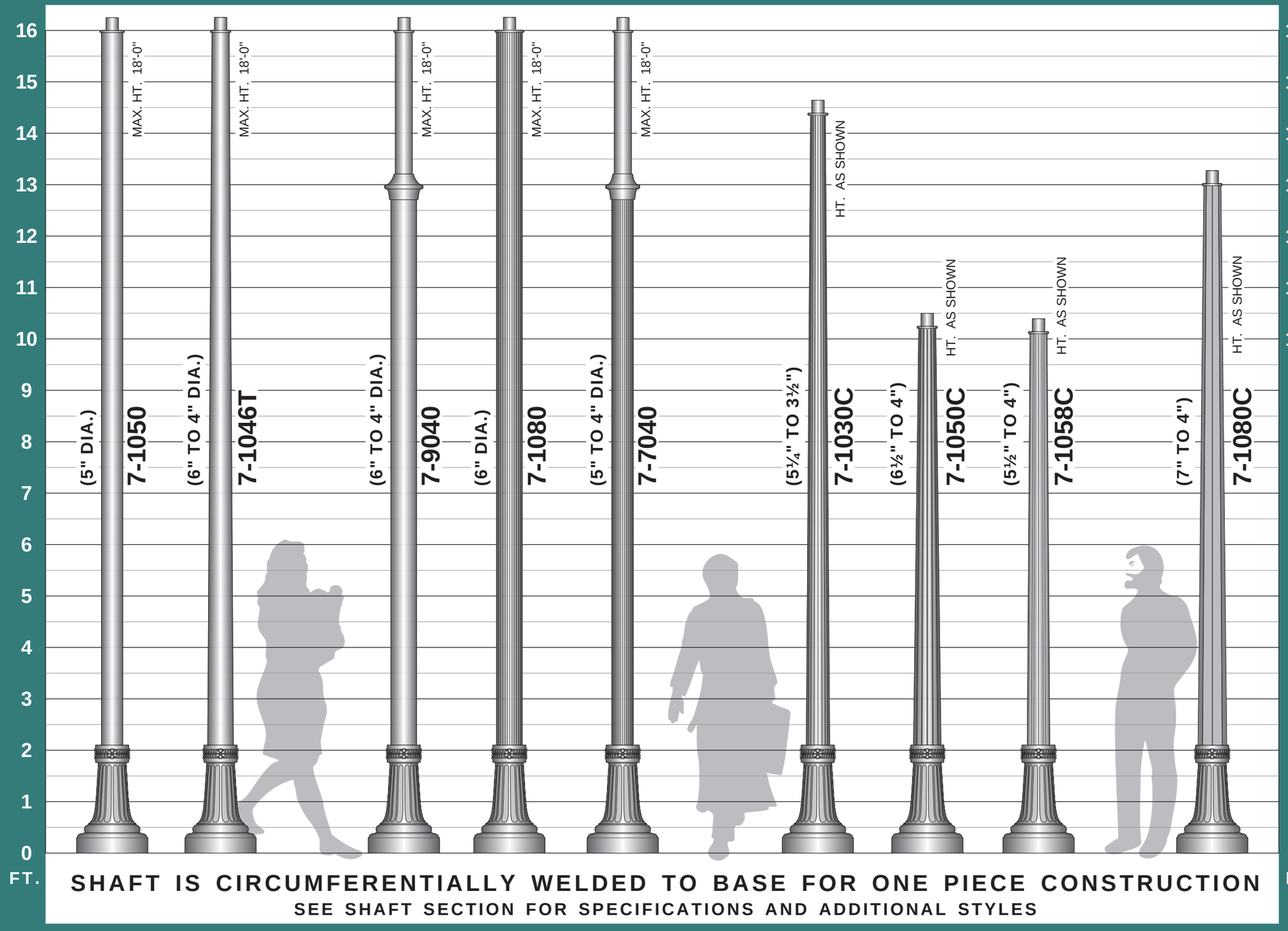
A 3/4" CAST ALUMINUM ANCHOR RING IS WELDED 1" ABOVE BOTTOM OF BASE TO ACCEPT (4) FULLY GALVANIZED ANCHOR BOLTS. EACH BOLT SUPPLIED WITH TWO NUTS AND TWO WASHERS. ANCHORAGE IS FASTENED THROUGH HAND HOLE.

FINISH

ELECTROSTATICALLY APPLIED BAKED ON TEXTURED ACRYLIC ENAMEL. (SEE PAGE 5 FOR OPTIONAL FINISH AND COLOR SELECTION)

660 WEST AVENUE O, PALMDALE, CA 93551
(661) 233-2000
FAX (661) 233-2001
www.sunvalleylighting.com

700 BASE



SHAFT IS CIRCUMFERENTIALLY WELDED TO BASE FOR ONE PIECE CONSTRUCTION

SEE SHAFT SECTION FOR SPECIFICATIONS AND ADDITIONAL STYLES

POLE ACCESSORIES
(SPECIFY AS SUFFIX TO CAT. NO.)

TENONS

STANDARD: 2 7/8" O.D. — PT23
OPTIONS: 2 3/8" O.D. — PT31
3 1/2" O.D.

DUPLEX OR G.F.I. RECEPTACLE WITH COVER — DUP, GFI

FIELD ROTATABLE OR FIXED BANNER ARM — RBA, FBA

BANNER EYE BOLT — BEB

BREAK AWAY BANNER ARM — BBA

FIELD ROTATABLE OR FIXED BASKET HOLDER — RBH, FBH

RSS
FIELD ROTATABLE STREET SIGN

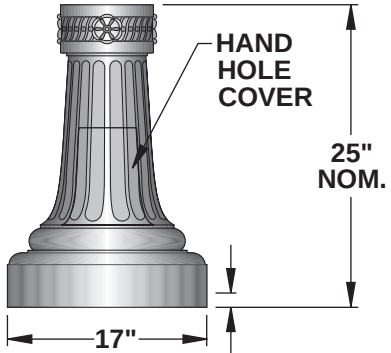
FIELD ROTATABLE LADDER REST — RLR
20"

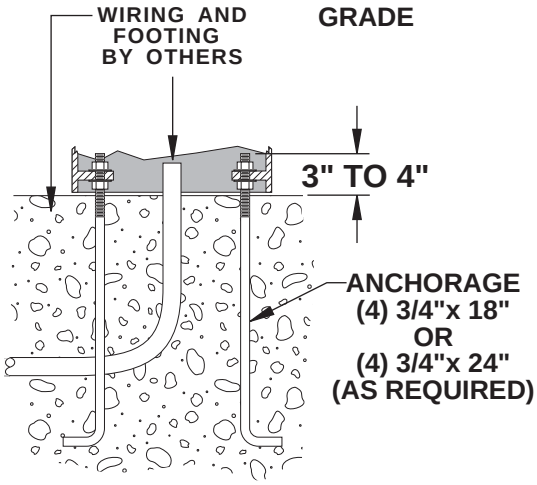
1 3/8" I.D.
FIELD ROTATABLE OR FIXED FLAG HOLDER — RFH, FFH

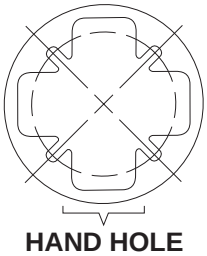
The Lighting Tradition
sun valley LIGHTING
660 WEST AVENUE O, PALMDALE, CA 93551
(661) 233-2000
FAX (661) 233-2001
www.sunvalleylighting.com

700

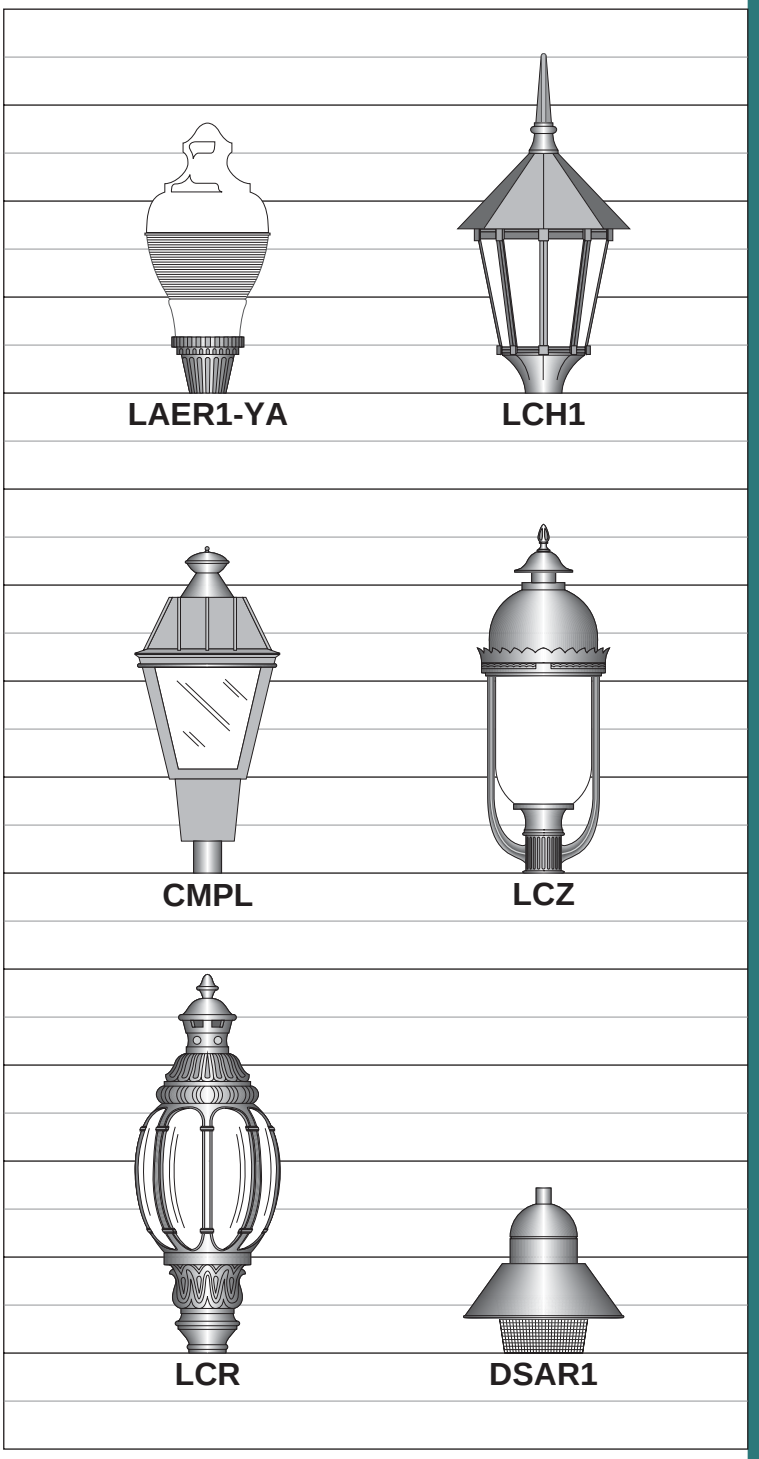
700 BASE







SUGGESTED LUMINAIRES

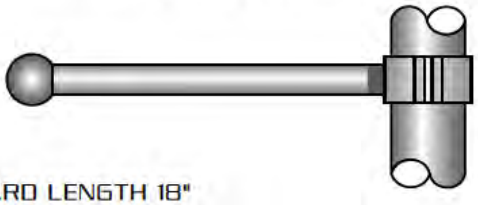


SEE LUMINAIRE SECTION FOR ADDITIONAL STYLES

The Lighting Tradition
sun valley LIGHTING
660 WEST AVENUE O, PALMDALE, CA 93551
(661) 233-2000
FAX (661) 233-2001
www.sunvalleylighting.com

RBA

FIELD ROTATABLE BANNER ARM



STANDARD LENGTH 18"

ACCESSORIES

DUP

DUPLEX RECEPTACLE WITH COVER



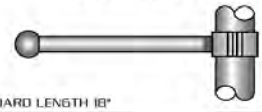
GFI

G.F.I. RECEPTACLE WITH COVER



RBA

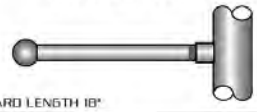
FIELD ROTATABLE BANNER ARM



STANDARD LENGTH 18"

FBA

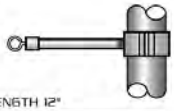
FIXED BANNER ARM



STANDARD LENGTH 18"

RBH

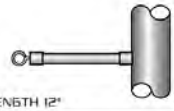
FIELD ROTATABLE BASKET HOLDER



STANDARD LENGTH 12"

FBH

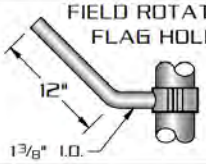
FIXED BASKET HOLDER



STANDARD LENGTH 12"

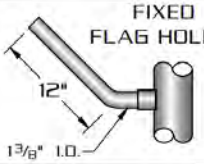
RFH

FIELD ROTATABLE FLAG HOLDER



FFH

FIXED FLAG HOLDER



BEB

BANNER EYE BOLT



BBA

BREAK AWAY BANNER ARM



STANDARD LENGTH 24"

RBC

ROUND BASE COVER



HNB

HINGE BASE



AVAILABLE FOR 4" AND 5" ROUND AND SQUARE POLES
20'-0" MAX. HEIGHT

PROJECT NAME:

PROJECT TYPE:

SOLID STATE AREA LIGHTING

LAA SERIES-LED

SPECIFICATIONS

LUMINAIRE
One piece high impact polycarbonate patterned diffusing globe provided with durable corrosion resistant cast aluminum fitter. Standard fitter has 3" I.D. opening for tenon. All hardware is Stainless Steel.

LED POWER ARRAY™
Three-dimensional array of individual LED Tubes fastened to a retaining plate. Each LED Tube consists of circuit board populated with a multiple of LED's and is mechanically fastened to a radial aluminum heat sink. An acrylic Lens and end cap protects the LED Tube's internal components.

ANGLED POWER ARRAY™: Micro-Reflectors mounted around each LED control the raw light output. LED Tubes are uniquely aimed horizontally and vertically and combined to produce highly efficient IES Distribution Types II, III, IV and V. Used in conjunction with a clear patterned diffusing globe.

VERTICAL POWER ARRAY™ WITH GLASS REFRACTOR: LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Array is secured within a 6" Prismatic Glass Refractor which provides the optical control. Used in conjunction with a clear patterned diffusing globe.

VERTICAL POWER ARRAY™: LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Produces a minimal glare, symmetric diffuse light distribution. Used in conjunction with an opal patterned diffusing globe.

LED EMITTERS
High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

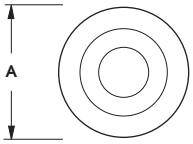
FINISH
Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

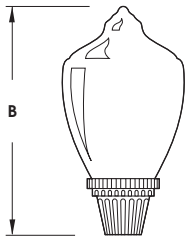


LAA

* SHOWN WITH STANDARD **-YA** FITTER

PATENT PENDING





FIXTURE	A	B
LAA1*	15.5" 394mm	28.5" 724mm
LAA2*	13.5" 343mm	26" 660mm

U.L. Listed for wet location

MADE IN THE USA

2013140

LAA SERIES - LED

SPECIFICATIONS

OPTIONAL FITTERS


-YB


LAA1-YN*


-YC


LAA1-YO*

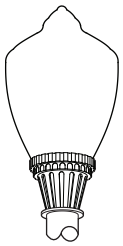

-YD**


LAA1-YP*


-YE**

* AVAILABLE WITH LAA1 ONLY
* * AVAILABLE WITH MINI BUTTON PHOTOCELLS
***SEE OPTIONS**

LED POWER ARRAY™ MODULES



LAA1 - LED E.P.A.= 1.35

ANGLED ARRAY
Available in:
8 Array 48 LED Max.

GLASS REFRACTOR w/ VERTICAL ARRAY
Available in:
6 Array 36 LED Max.

VERTICAL ARRAY
Available in:
6 Array 48 LED Max.
8 Array 64 LED Max.

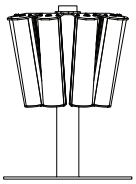


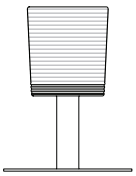
LAA2 - LED E.P.A.= 1.13

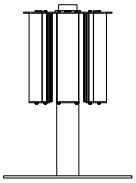
ANGLED ARRAY
Available in:
8 Array 48 LED Max.

GLASS REFRACTOR w/ VERTICAL ARRAY
Available in:
6 Array 36 LED Max.

VERTICAL ARRAY
Available in:
6 Array 48 LED Max.
8 Array 64 LED Max.


APA - Angled Array


GRV - Glass Refractor w/ Vertical Array


VPA - Vertical Array

(Specifications subject to change without prior notice.)

BRASS FINIAL 

ORNAMENTAL FINIAL 

PATENT PENDING

ORDERING INFORMATION

LUMINAIRE-FITTER	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS

LUMINAIRE

LUMINAIRE-FITTER

- ☐ LAA1-LED-YA
- ☐ LAA1-LED-YB
- ☐ LAA1-LED-YC
- ☐ LAA1-LED-YD
- ☐ LAA1-LED-YE
- ☐ LAA1-LED-YN
- ☐ LAA1-LED-YO
- ☐ LAA1-LED-YP

- ☐ LAA2-LED-YA
- ☐ LAA2-LED-YB
- ☐ LAA2-LED-YC
- ☐ LAA2-LED-YD
- ☐ LAA2-LED-YE

OPTICS

ANGLED POWER ARRAY
(CLEAR PATTERNED GLOBE)

- ☐ APA - II . . . . .
- ☐ APA - III . . . . .
- ☐ APA - IV . . . . .
- ☐ APA - V . . . . .

GLASS REFRACTOR
(CLEAR PATTERNED GLOBE)

- ☐ GRV - III . . . . .
- ☐ GRV - V . . . . .

VERTICAL POWER ARRAY
(OPAL GLOBE)

- ☐ VPA - SYM . . .

LED

# of LEDs

LAA1	LAA2
☐ 48LED (53 Watts)	☐ 48LED (53 Watts)
☐ 32LED (36 Watts)	☐ 32LED (36 Watts)

Wattages are Max Input Watts

LAA1	LAA2
☐ 36LED (40 Watts)	☐ 36LED (40 Watts)

Wattages are Max Input Watts

LAA1	LAA2
☐ 64LED (71 Watts)	☐ 64LED (71 Watts)
☐ 48LED (53 Watts)	☐ 48LED (53 Watts)
☐ 36LED (40 Watts)	☐ 36LED (40 Watts)

Wattages are Max Input Watts

COLOR

- ☐ NW (4000K)*
  * STANDARD
- ☐ CW (5000K)
- ☐ WW (3000K)

OTHER LED COLORS AVAILABLE CONSULT FACTORY

VOLTAGE

- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

MOUNTING

ARM MOUNT

- ☐ 1 . . . . . 
- ☐ 2-180 . . . . . 
- ☐ 2-90 . . . . .
- ☐ 3-90 . . . . . 
- ☐ 3-120 . . . . .
- ☐ 4-90 . . . . . 

WALL MOUNT

- ☐ WM . . . . . 

POST TOP

- ☐ PT . . . . . 

FINISH

STANDARD TEXTURED FINISH

- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☐ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500)

SEE USALTG.COM FOR ADDITIONAL COLORS

OPTIONS

LENS OPTIONS:

- ☐ CLEAR PATTERNED POLYCARBONATE . . . **CP** (STANDARD GLOBE)
- ☐ OPAL PATTERNED POLYCARBONATE . . . **WP**
- ☐ CLEAR PATTERNED ACRYLIC (LAA1). . . . . **CA**

- ☐ BRASS FINIAL . . . . . **BF**
- ☐ ORNAMENTAL FINIAL . . . . . **OF**
- ☐ HOUSE SIDE SHIELD. . . **HS**
- ☐ DIMMABLE DRIVER(S) (0-10V). . . . . **DIM**
- ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR . . . . . **HLSW**
- ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . . . **PC+V**
- ☐ 10KV SURGE PROTECTOR. **10SP**
- ☐ 20KV SURGE PROTECTOR (277V & 480V Only) **20SP**

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

SUN VALLEY LIGHTING



KBR8 LED
LED Specification Bollard

Buy American

Catalog Number

Notes

Type

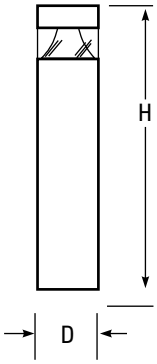
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

8" Round *(20.3 cm)*

Height: 40" *(101.6 cm)*

Weight (max): 27 lbs *(12.25 kg)*



Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBR8 LED 16C 700 40K SYM MVOLT DDBXD

KBR8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish *(required)*
KBR8 LED	**Asymmetric** 12C 12 LEDs [1] **Symmetric** 16C 16 LEDs [2]	350 350 mA 450 450 mA [3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,4]	ASY Asymmetric [1] SYM Symmetric [2]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup, CA Title 20 Noncompliant [6]	**Shipped installed** SF Single fuse (120, 277, 347V) [4,7] DF Double fuse (208, 240V) [4,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts [8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBR8 LED [8]

NOTES

1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.

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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric 3 Engines (12 LEDs)	350	16	641	40	1	1	1	809	51	1	1	1	870	54	1	1	1					
	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1					
	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1					
	Amber 450	16																324	20	0	1	0
Symmetric 4 Engines (16 LEDs)	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0					
	530	28	1,254	45	1	0	0	1,598	57	1	0	1	1,719	61	1	0	1					
	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1					
	Amber 450	20																374	19	0	0	0

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

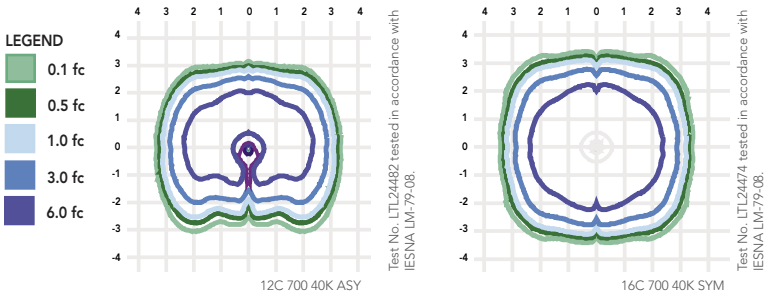
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KBR8 Bollard homepage.

Isofootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION
One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3 ¾" bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

BUY AMERICAN
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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SIDEWALKS

Tree grates

Urban Accessories Kiva 2-Piece/5-ft square

Tree placement

20’ to 40’ apart

Avoid obstructing signage

Concrete Colors

Red: Weathered Oak BASF RHEOCOLOR RC2505

Gray: Stone Harbor BASF RHECOLOR RC2501 15 lbs/CY of concrete

Stamped Concrete Pattern

Asher Cut Slate

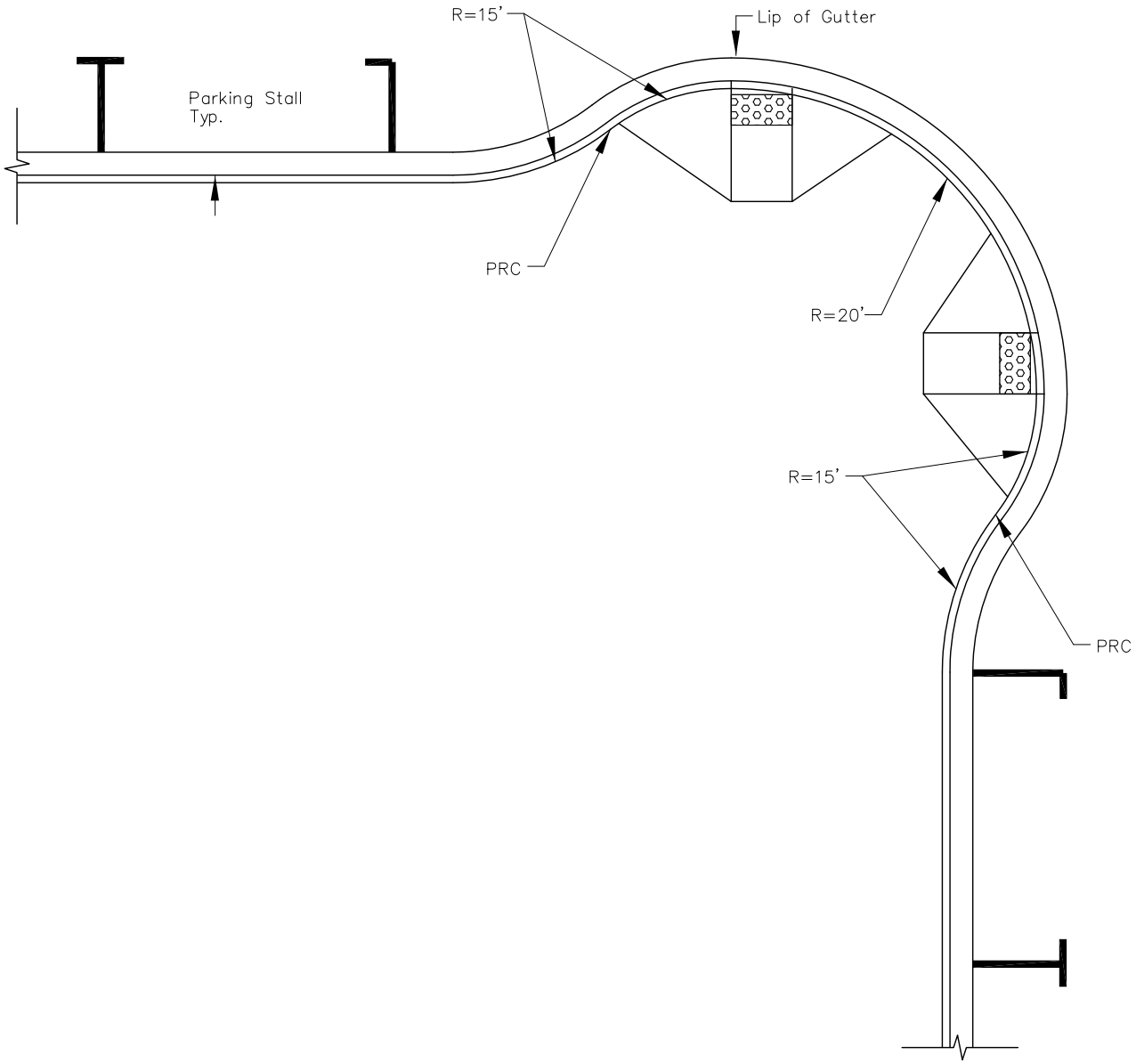
Bulbouts

ACHD SD-710F

City of Kuna Colored Concrete pattern

Specs attached

ACHD Bulbout Standard



NOTES:

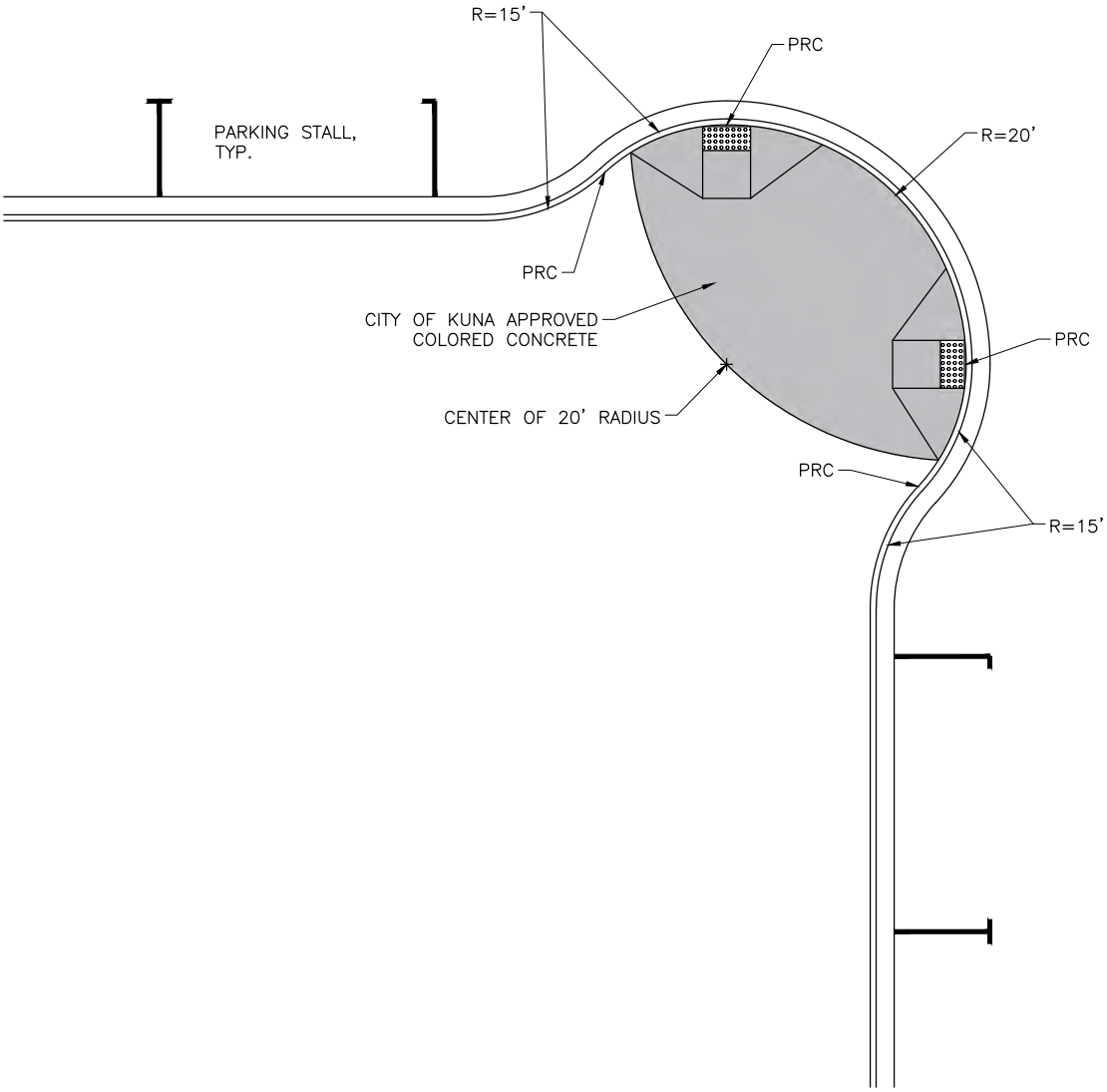
1. NO TANGENT SECTION BETWEEN REVERSE CURVES IS REQUIRED, BUT ALLOWED IF NEEDED

2. THIS DETAIL IS THE MINIMUM RADII ALLOWED FOR REVERSED CURVES AT CURB BULBOUTS, RADII GREATER THAN THE 15' MINIMUM IS ALLOWED IF REQUESTED AND APPROVED BY ACHD.

2017 ACHD REVISION

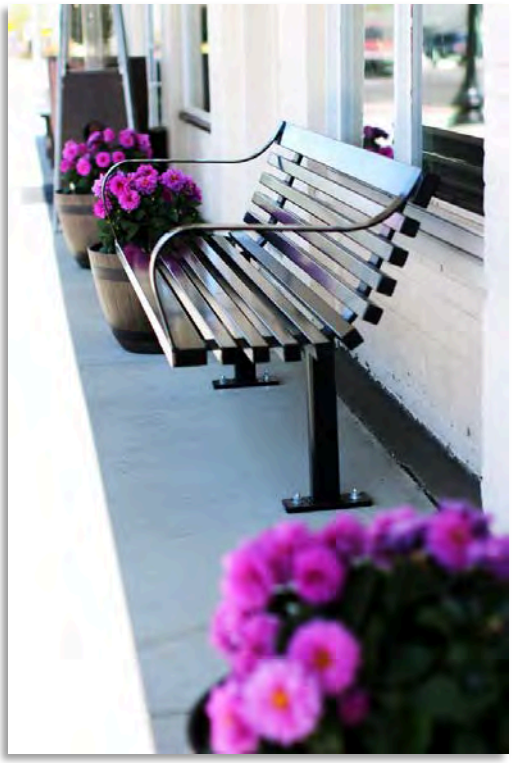
IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	MINIMUM CURB RADII FOR CURB BULBOUTS	STANDARD DRAWING NO. SD-710F

Kuna Main Street Bulbout Standard



NOTES:

1. NO TANGENT SECTION BETWEEN REVERSE CURVES IS REQUIRE, BUT ALLOWED IF NEEDED.
2. THIS DETAIL IS THE MINIMUM RADII ALLOWED FOR REVERSE CURVES AT CURB BULBOUTS. RADII GREATER THAN THE 15' MINIMUM IS ALLOWED IF REQUESTED AND APPROVED BY THE CITY OF KUNA AND ACHD.





STREET FURNITURE

Downtown Kuna Street Furniture is decorative, artistic, functional, and accessible to increase visual interest and improve storefront experience.

Items provided by the city of Kuna

Benches

Trash Receptacles

Bike Racks

Bike Stations

Water Fountains

Items provided by merchant or property owner

Black, neutral or in accordance with color palettes:

Railing/fencing

Seating

Planters

Art

To be approved by the Kuna Arts Commission

DOWNTOWN DESIGN STANDARDS AMENDMENTS

Resolution No. R40-2024 (July 2, 2024)	**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:** • **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND** • **ADOPTING THE "CITY OF KUNA DOWNTOWN DESIGN STANDARDS"; AND** • **DIRECTING THE CITY CLERK; AND** • **PROVIDING AN EFFECTIVE DATE.**
Resolution No. R18-2025 (February 18, 2025)	**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:** • **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND** • **AMENDING THE "CITY OF KUNA DOWNTOWN DESIGN STANDARDS"; AND** • **DIRECTING THE CITY CLERK; AND** • **PROVIDING AN EFFECTIVE DATE.**

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

MEMO

Date: December 16, 2025

From: Doug Hanson, Planning & Zoning Director

To: Kuna City Council

RE: Development Services Compliance Inspection Request Form

Mayor and City Council Members,

In coordination with the Public Works Department, it has been determined that the Planning and Zoning Department will no longer be performing streetlight inspections to verify physical placement as described on the final plat as a part of our regular compliance inspections. Public Works inspects the fixture style, consistent numbering within the inventorying system, checks proper operation by nighttime inspection, and verifies physical placement.

Sincerely,

Doug Hanson
Planning & Zoning Director

DEVELOPMENT SERVICES
KUNA
IDAHO

Compliance Inspection Request

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

To request your required Compliance Inspection(s), please complete the sections below. Once the request is processed, a representative from the Planning & Zoning Department will contact you for payment.

If landscaping and/or architectural items are not installed completely and/or in accordance with the approved plans, a Re-Inspection Fee will be assessed, and must be paid *prior* to the reinspection.

ALL lines must be completed; if a line is not applicable, please put N/A. If required lines are not completed or required plans are not attached to request, the request shall be denied & resubmission shall be required.

Compliance Inspection Type:

☐ Landscape - Stamped & approved landscape plan *shall* accompany this request.

☐ Architectural ☐ ~~Streetlights~~

Reinspection Type: ☐ Landscape ☐ Architectural ☐ ~~Streetlights~~

Requestee Information

Name: _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Case No(s).: _____

Project Name & Phase:____ _____

Parcel No(s).: _____

Signature: _____ **Date**: _____

By signing, you affirm the form has been completed in its entirety and any required plans have been attached to this request.

Please submit completed form to pzapplications@kunaid.gov.

DEVELOPMENT SERVICES
KUNA
IDAHO

Compliance Inspection Request

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

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☐ Architectural

Reinspection Type: ☐ Landscape ☐ Architectural

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Company Name: _____

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Phone: _____ Email: _____

Case No(s).: _____

Project Name & Phase:____ _____

Parcel No(s).: _____

Signature: _____ **Date**: _____

By signing, you affirm the form has been completed in its entirety and any required plans have been attached to this request.

Please submit completed form to pzapplications@kunaid.gov.

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

MEMO

Date: December 16, 2025

From: Doug Hanson, Planning & Zoning Director

To: Kuna City Council

RE: Comprehensive Plan Request for Qualifications (RFQ)

Mayor and City Council Members,

The Development Services Department seeks the City Council's consideration to approve the Comprehensive Plan RFQ to select the consultant that will be working with the City on our new Comprehensive Plan.

Sincerely,



Doug Hanson
Planning & Zoning Director

DEVELOPMENT SERVICES
KUNA
IDAHO

CITY OF KUNA, IDAHO
REQUEST FOR QUALIFICATIONS

REQUEST FOR QUALIFICATIONS (RFQ)
The City of Kuna, Idaho is seeking a qualified consultant or firm with municipality planning experience in community design, land use planning, data collection and analysis, and facilitating citizen involvement to prepare a new comprehensive plan and comprehensive plan map for adoption by the Kuna City Council.

The consultant or firm should present an innovative approach to the comprehensive plan tethering economic development and health to the 17 required components of Idaho State Code, Local Land Use Planning Act (LLUPA). The City desires various creative opportunities for meaningful citizen participation throughout the planning process.

On March 19, 2024, the Kuna City Council voted to establish an Ad Hoc Future Land Use Map Advisory Committee (FLUM Committee). The FLUM Committee made up of nine (9) community stakeholders were charged with:

- Evaluating the current Comprehensive Plan Future Land Use Map of Kuna
- Receiving educational presentations from partner agencies
- Projecting Kuna's 20 year growth
- Exploring changes to Kuna's Comprehensive Plan Future Land Use Map
- Recommending to the City a new future land use map proposal to inform an update to Kuna's Comprehensive Plan.

It is expected that the selected consultant or firm will utilize the FLUM Committee Recommendation included herein as Exhibit A as the foundation of the new comprehensive plan.

The City's objective is that the comprehensive plan will identify community issues and concerns and include revised policy statements, goals, objectives, guidelines, maps, and graphics that will serve as a working framework for the development of future land use policy. The framework should provide clear and predictable guidance to developers, stakeholders, and citizens. The updated plan should strive to maintain and build upon collaborative and respectful relationships within the community, and surrounding neighbors, agencies, and establish near-term and long-term priorities for development.

COMMUNITY DESCRIPTION
The City of Kuna is part of the greater Boise-Nampa Metropolitan Area of approximately 848,000 residents. Kuna is a community of 31,500 residents in southwestern Idaho. The project area includes the City of Kuna and the Kuna Area of City Impact which was last approved by the City Council on June 17, 2025.

PROJECT ADMINISTRATION
The consultant or firm will work with the city of Kuna under the direction of the Mayor and the Planning and Zoning Staff. The consultant or firm will also consult with major stakeholder organizations, business leaders, institutions, key partners, neighboring jurisdictional plans, Planning and Zoning Commission, County elected officials, and the public.

The consultant or firm will be responsible for the following tasks:
- General management of the project;
- Drafting and preparation of plan documents;

- Data collection, analysis and presentation;
- Establishment and frequent collaboration with the steering committee;
- Organization and facilitation of public input meetings;
- Preparation of regular progress reports to the Director;
- Graphics, tables, and other support services;
- Assist in the approval and implementation of the plan.

The staff of Kuna Planning and Zoning Department will be available for support in the following areas: coordination with other agencies and offices, GIS data and map production, coordination and assistance with public meetings and public information.

SCOPE OF WORK

Upon contract award, the consultant or firm will prepare a detailed project scope of work that identifies the process and timeline used to complete the new comprehensive plan and comprehensive future land use plan map.

1. **Preparatory Phase (first deliverables)**
   - Project kick-off meeting with city staff and consultant or firm team to review and discuss the detailed project scope and timeline.
   - Discussion of a public involvement plan that includes a description of timing of public participation, methods to be used to gather input from citizens, and a communications protocol for the release of public information.

2. **Establish a Steering Committee**

   The new comprehensive plan process will be in collaboration with a steering committee which includes but is not limited to representatives from city government, planning and zoning commission members, city council, governmental agencies, and a broad-based group of members of the community at large. The project will incorporate a robust public outreach process designed to identify and understand the community's vision for the future development and sustainability of Kuna.

   The committee will meet regularly and discuss elements of the plan. The committee's assistance will be vital at the public input workshops. The Committee will help promote citizen ownership through awareness, participation, and support of the community.

3. **Research existing conditions and demographics**

   The objective of this task is to coordinate and work with governing and neighboring agencies to establish how the community has grown and developed over time. Items to consider may include:

   - Agricultural and open space preservation
   - Economic development and trends
   - Development trends
   - Education
   - Health of the community
   - Housing
   - Jobs
   - Land uses, housing, and zoning
   - Population/Demographics
   - Special areas (i.e. area of city impact, industrial, parks, recreation, amenities)
   - Transportation

   This will assist the project team in getting a sense of the areas of concern as well as clarify what is desired in the future of Kuna.

4. Comprehensive Plan Document

The objective of this task is to draft a new comprehensive plan document so it closely conforms to Idaho State Code, Kuna City Code, and other city plans. The following 17 planning elements

are required by Idaho State Code. Additional elements may be added if recommended by the consultant or firm and agreed upon by Planning and Zoning Staff.

a. Idaho State Code Components
    1) Property Rights
    2) Population
    3) School Facilities and related transportation
    4) Economic Development
    5) Land Use
    6) Nature Resources
    7) Hazardous Areas
    8) Public Services, Facilities and utilities
    9) Transportation
    10) Recreation
    11) Special Areas or Sites (Area of City Impact, Downtown, Industrial)
    12) Housing
    13) Community Design
    14) Agriculture
    15) Implementation
    16) National Interest Electric Transmission Corridors
    17) Public Airport Facilities

The City is seeking to link the above required components of Idaho State Code to economic development and to the overall health of the community.

4. Comprehensive Future Land Use Plan Map

The objective of this task is to produce a graphic illustration of the community's desired future land uses within the area of city impact that was approved most recently approved by Kuna City Council in June 2025. This task will need to consider the existing use, surrounding uses, and what the desires of the community are. The land uses will need to complement the comprehensive plan and be consistent with the City of Kuna zoning ordinance.

5. Implementation Plan

The objective of this task is to identify action steps, implementation strategies, and project improvements needed to achieve community goals that should be established with near-term and long-term priorities. The implementation plan should identify potential resources that would improve services, infrastructure and growth within the city of Kuna.

a. Potential Deliverables
    1) Funding sources
    2) Maps
    3) Projects

SUBMISSION

Responders are encouraged to propose additional tasks or activities if they think it will substantially improve the results of the project.

It is expected that the selected consultant will participate in meetings with City staff, Planning and Zoning Commissioners, City Council, community meetings, and governmental agency meetings as needed.

The City shall take into account any matters it considers appropriate in selecting the most qualified firm or consultant. Your Statement of Qualifications/Proposal submittal will be the basis for our selection of the short list of consultants and/or firms who will continue further in the selection process via interviews. The request for qualifications submission shall include but not be limited to the following:

1) *Provide a letter of transmission*: Introduce the organization, describing the ownership, listing the name, title, mailing address, telephone number, fax number and e-mail address of the contact person(s), and a web address, if available;
2) *Capability to Perform Project:* Description of the firm's history or individual or the organization's area of expertise in the preparation of master planning documents;
3) *Relevant Experience:* Names, titles, experience, qualifications, certifications and service periods of principal/key personnel; designate the primary point of contact regarding the firm's performance and day-to-day management of the project;
4) The understanding of the project approach and any suggested refinements to the deliverables and tasks;
5) List of relevant similar projects performed in the last five years;
6) Three or more references from those who can attest to the success of similar government projects;
7) An example of a work product noted in the scope of work;
8) The quality of written documents submitted;
9) A proposed timeline for the scope of work.

SELECTION PROCESS

Finalists will be required to attend an interview with the selection review panel consisting of city staff and/or other stakeholders. Upon completion of interviews, the selection review panel will recommend a consultant or firm to be awarded the contract for the new comprehensive plan and comprehensive future land use plan map. The City Council must approve the recommended consultant or firm before any work can start and contracts can be executed.

TIMELINE

The schedule for this project is as follows:

Request for Qualifications issued January 9, 2026
Deadline for submission: Friday 5:00 pm, Mountain Time, February 20, 2026

Eight (8) copies of your Statement of Qualifications/Proposals (with attachments) must be delivered to the City Kuna, on or before 5:00 pm, February 20, 2026.

Applications must be received by the deadline. Postmarks are not acceptable. Please do not send your submittals via phone facsimile, or email, as they will not be accepted for consideration. Late or incomplete applications will not be considered, no exceptions will be made.

The City of Kuna will respond to inquiries. The City reserves the right to ask respondents to provide supplemental information. The City will invite qualified consultants and firms to submit proposals and participate in an interview process.

Mail or deliver documents to:

City of Kuna, Idaho
Planning & Zoning Department
751 West 4th Ave.
P.O. Box 13
Kuna, ID 83634

After completion of the interview process, a candidate will be selected. In the event that this RFQ is withdrawn or cannot be negotiated to agreeable terms, or the City determines not to enter into an agreement with any of the respondents, the City assumes no liability whatsoever for any costs or expenses incurred in connection with this effort.

Any questions, please contact Doug Hanson at (208) 922-5546 or dhanson@kunaid.gov.

EXHIBIT A

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

MEMO

Date: April 15, 2025

From: Doug Hanson, Planning & Zoning Director

To: Kuna City Council

RE: Ad Hoc Future Land Use Map Committee Recommendation

Mayor and City Council Members,

On March 19, 2024 Resolution R23-2024 was approved establishing the Ad Hoc Future Land Use Map Advisory Committee (Committee) tasked with the purpose of recommending a new land use map proposal to inform an update to Kuna's Comprehensive Plan.

The Committee began with several educational presentations from the following groups about their organization and purpose for Committee members to take into consideration for comprehensive planning efforts:

- Community Planning Association (COMPASS)
- Ada County Highway District (ACHD)
- Developer Presentation, Tim Mokwa Hayden Homes
- Boise Valley Economic Partnership (BVEP)
- City of Kuna Public Works Department

Following these presentations the Committee used the information gathered and made recommended changes to the Future Land Use Map over a number of work sessions.

On March 12, 2025, the Committee voted to approve the future land use map proposal and accompanying exhibits provided herein.

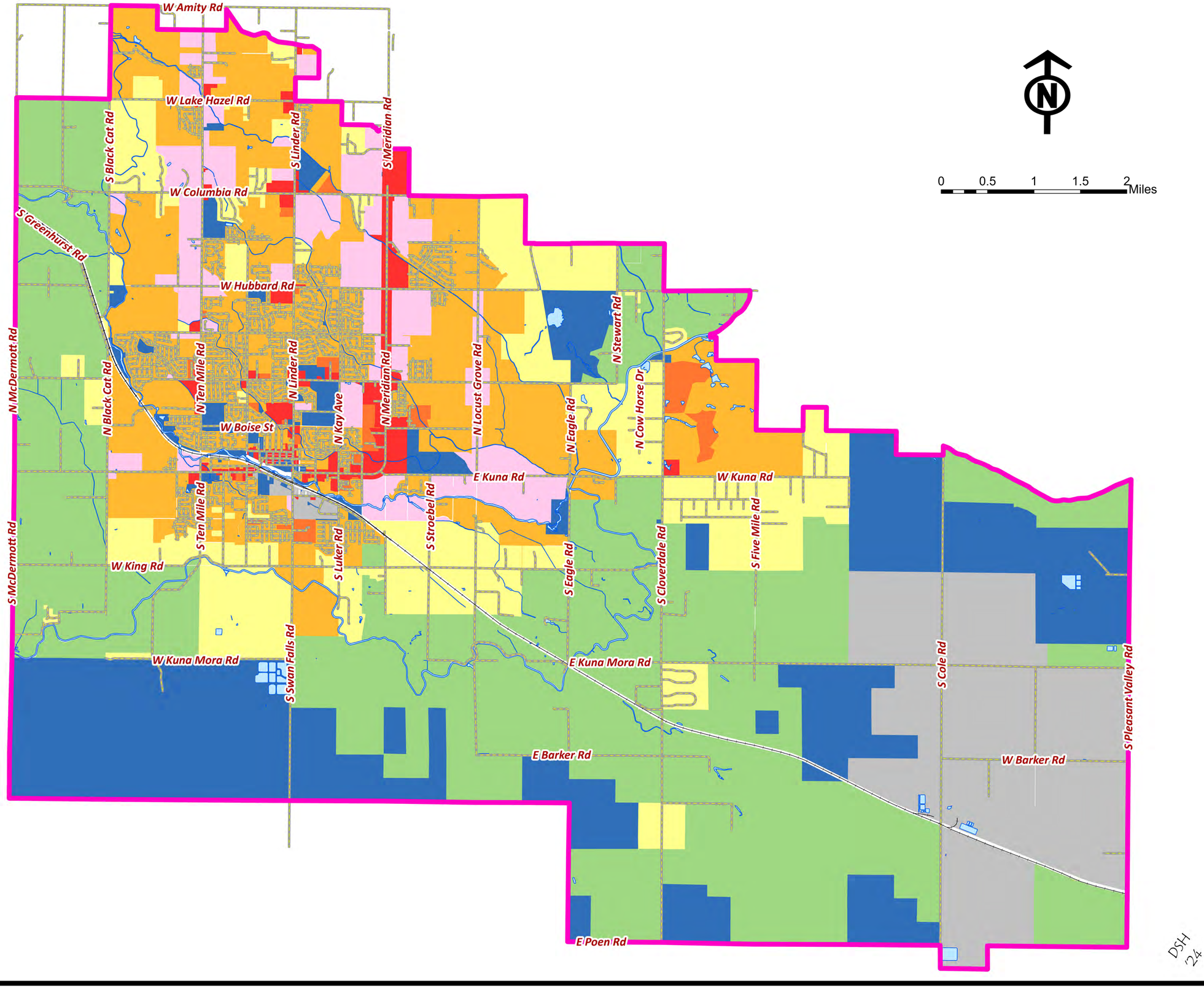
Sincerely,



Doug Hanson
Planning & Zoning Director

CITY OF KUNA

Future Land Use



Legend

- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterbodies

Future Land Use Designations

- Agriculture
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use
- Commercial
- Industrial
- Public

DSH
'24

FUTURE LAND USE MAP ADVISORY COMMITTEE PROPOSAL

LEGEND

- AREA OF CITY IMPACT
- STATE HIGHWAY 69 - MERIDIAN ROAD
- TEN MILE
- DOWNTOWN
- RAILROAD
- MCDERMOTT

FUTURE LAND USE MAP DESIGNATIONS

- AGRICULTURE
- RURAL
- SUBURBAN
- URBAN
- INDUSTRIAL
- PUBLIC
- COMMERCIAL

W AMITY RD
W LAKE HAZEL RD
W COLUMBIA RD
E COLUMBIA RD
W MASON CREEK ST
E MASON CREEK ST
W HUBBARD RD
E HUBBARD RD
W ARDELL RD
E ARDELL RD
W DEER FLAT RD
E DEER FLAT RD
W BOISE ST
E BOISE ST
W AVALON ST
E AVALON ST
W SUNBEAM ST
E KUNA RD
W KUNA RD
W DESERT VIEW DR
W KING RD
E KING RD
W KUNA MORA RD
E KUNA MORA RD

S MCDERMOTT RD
N MCDERMOTT RD
S BLACK CAT RD
N BLACK CAT RD
S GREENHURST RD
N GREENHURST RD
S TEN MILE RD
N TEN MILE RD
S LINDER RD
N LINDER RD
S MERIDIAN RD
N MERIDIAN RD
S KAY AVE
N KAY AVE
E MASON CREEK LN
S STROBEL RD
N STROBEL RD
S LOCUST GROVE RD
N LOCUST GROVE RD
S EAGLE RD
N EAGLE RD
S FIVE MILE RD
S SCHOOL AVE
N SCHOOL AVE
S LUKER RD
S CLOVERDALE RD
S FIVE MILE LN
S SWAN FALLS RD
S COLE RD
S PLEASANT VALLEY RD

0 0.5 1 2 3 4 Miles

URBAN

HIGH DENSITY RESIDENTIAL & COMMUNITY COMMERCIAL ZONES

High Density Residential

Housing Types
Multifamily/Apartments
Condominium
Single Family Attached
Single Family Detached

* Must adhere to dimensional standards and density of selected zone *







Community Commercial

General shopping, retail, and professional needs





SUBURBAN

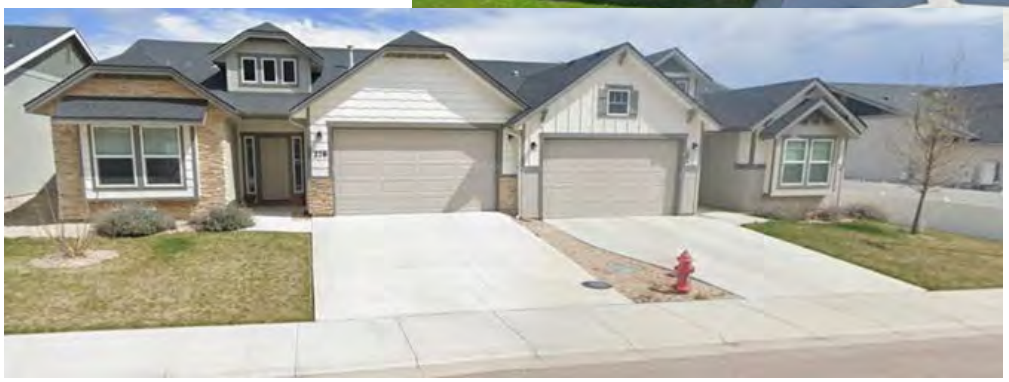
MEDIUM DENSITY RESIDENTIAL & NEIGHBORHOOD COMMERCIAL

Medium Density Residential

Housing Types
Accessory Dwelling Unit
Single Family Attached (no more than three units per cluster)
Single Family

* Must adhere to dimensional standards and density of selected zone *





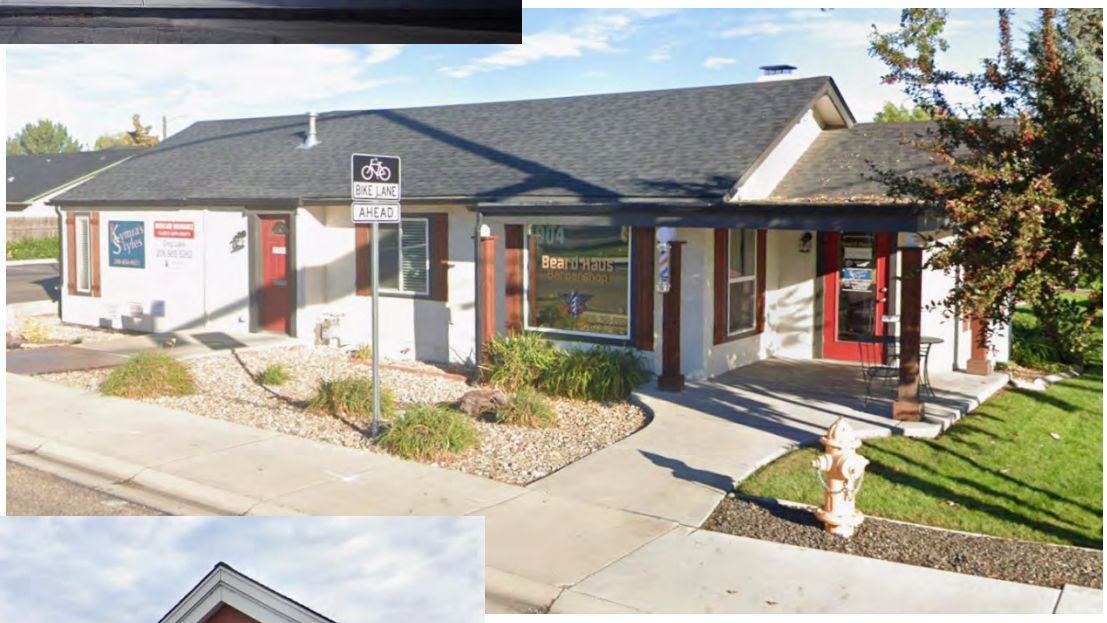




Neighborhood Commercial

Daily retail and service needs of the immediate residential neighborhoods with direct access to arterial or collector roadways







RURAL

LOW DENSITY RESIDENTIAL ZONES

Residential

Housing Types
Accessory Dwelling Unit
Single Family Detached

Must adhere to dimensional standards and density of selected zone







STATE HIGHWAY 69/MERIDIAN ROAD

- **Regional Commercial**
- **High Density Residential Housing up to 20 Units Per Acre**









TEN MILE

- **Community Commercial**
- **Vertical Mixed Use**
- **High Density Residential Housing up to 12 Units Per Acre**

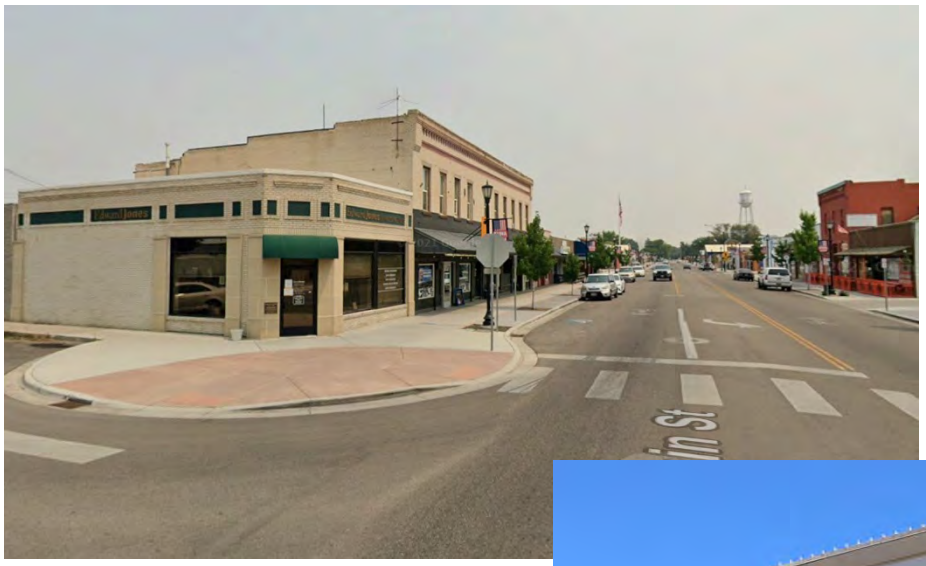






DOWNTOWN

- **Neighborhood Commercial**
- **Vertical Mixed Use**
- **Downtown Design Standards**







RAILROAD

- **Commercial and Light Industrial Flex Space to Serve the Community**
- **Downtown Design Standards**





PERSPECTIVE - LOOKING SOUTHEAST ALONG E. STAGECOACH WAY
SCALE: N.T.S.



PERSPECTIVE - LOOKING SOUTHWEST ALONG E. STAGECOACH WAY
SCALE: N.T.S.

MCDERMOTT

- **Preservation for future commercial use along the City's easternmost entry corridor in anticipation of future SH-16 alignment and adopted Nampa Comprehensive Plan**





MEMBERS
John Laraway
Robbie Reno
Jonathan Doyle
Cristin Sandu
Larry Menges
Bryan Clark
Martin Taylor
Beverly Wolf
Chad Queen

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634

Ad Hoc Future Land Use Map Advisory Committee
REGULAR MEETING MINUTES
Wednesday March 12, 2025, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5546.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:00)

Committee Members Present:
John Laraway - Present
Robbie Reno - Absent
Jonathan Doyle - Present
Cristin Sandu - Present
Larry Menges - Present
Bryan Clark - Present
Martin Taylor - Absent
Beverly Wolf - Present
Chad Queen - Absent

City Staff Present:
Economic Development Director Morgan Treasure
Planning and Zoning Director Doug Hanson
Deputy City Clerk Garrett Michaelson

A Quorum Of Committee Members Were Present For Business To Be Conducted.

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Committee; there will be no separate discussion unless the Chairman, Committee Member, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.
(Timestamp 00:00:25)

A. Regular Committee Meeting Minutes Dated February 12, 2025 – *Action Item*

Potential Motion:
- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

(Timestamp 00:00:25)

(Timestamp 00:00:30)
Motion To: Approve the Consent Agenda
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Jonathan Doyle
Further Discussion: None
Voting Aye: Commissioners Laraway, Doyle, Sandu, Menges, Clark, Wolf,
Voting Nay: None
Absent: Commissioners Reno, Taylor, Queen
Via: Voice Vote
6-0-3

3. BUSINESS ITEMS:

(Timestamp 00:00:45)

A. Future Land Use Map Proposal – *Action Item*

Recommend to the City a new future land use map proposal to inform an update to Kuna's Comprehensive Plan.

(Timestamp 00:00:50)

Members of The Committee took time to discuss the merits of the proposed Future Land Use Map.

(Timestamp 00:13:33)
Motion To: Recommend To The City A New Future Land Use Map
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Jonathan Doyle
Further Discussion: None
Voting Aye: Commissioners Laraway, Doyle, Sandu, Menges, Clark
Voting Nay: Commissioner Wolf
Absent: Commissioners Reno, Taylor, Queen
Via: Roll Call Vote
5-1-3

B. Consideration to Allow the Chairman to Approve and Sign the Final Meeting Minutes at their Discretion. – *Action Item*
(Timestamp 00:14:28)

(Timestamp 00:14:50)
Motion To: Approve the Consent Agenda
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Jonathan Doyle
Further Discussion: None
Voting Aye: Commissioners Laraway, Sandu, Menges, Clark, Wolf, Queen, Reno
Voting Nay: None
Absent: Commissioners Doyle, Menges, Taylor
Via: Voice Vote
6-0-3

4. BOARD QUESTIONS OR CONCERNS:

5. UPDATES & REPORTS:

6. ADJOURNMENT:

(Timestamp 00:15:15)

A. Consideration to Adjourn Sine Die (to adjourn without a date of meeting in the foreseeable future) – *Action Item*

(Timestamp 00:15:45)
Motion To: Adjourn Sine Die
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Jonathan Doyle
Further Discussion: None
Voting Aye: Commissioners Laraway, Sandu, Menges, Clark, Wolf, Queen, Reno
Voting Nay: None
Absent: Commissioners Doyle, Menges, Taylor
Via: Voice Vote
6-0-3

Clerk's Note: *Two (2) attachments appear at the end of these meeting minutes. They are not included in the final vote as the members were not physically present or present via telecommunication device. The attachments are there solely to demonstrate or show how non-present members may have perceived the proposed Future Land Use Map.*

Cristin Sandu, Chairman

ATTEST:

Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

Ad Hoc Future Land Use Map Committee Members,

Due to a commitment, I will not be in attendance for the final vote of the future land use map proposal to recommend to the city a new future land use map to inform an update to Kuna's Comprehensive Plan.

However, I would like to express my support for the proposal.

Sincerely,



Chad Queen
Ad Hoc Future Land Use Map Committee Member

Doug Hanson

From: Robbie Reno <rreno@kunaschools.org>
Sent: Wednesday, March 12, 2025 4:02 PM
To: Doug Hanson
Subject: FLUM

Dear Doug,

I support the FLUM and how it is designed.

Thanks,

--
Robbie Reno
Principal
Kuna High School
Swan Falls High School
208-955-0200

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ORDINANCE NO. 2025-16A
CITY OF KUNA, IDAHO

BRIAN T STOREY AND ALEXA L STOREY
MUNICIPAL ANNEXATION AND ZONING

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

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S2005336002 OWNED BY BRIAN T STOREY AND ALEXA L STOREY, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY "A" ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the "City") and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by Section §50-222, Idaho Code; and

WHEREAS, BRIAN T STOREY AND ALEXA L STOREY, (The "Owner") of **ADA COUNTY ASSESSOR'S PARCEL NO. S2005336002** [legally described in Exhibit A-attached hereto and by this reference herein incorporated] (the "Real Property")

WHEREAS, the Real Property is situated in the unincorporated area of Ada County.

WHEREAS, the owner has filed with the city the following written request and application:

- Annexation of Parcel No. S2005336002 with an M-1 (Light Industrial/Manufacturing) zoning district classification.

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on June 24, 2025, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on July 8, 2025) where it was recommended to the Mayor and Council that the annexation for lands described in Exhibit A with an M-1 Zoning District Classification requests, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on July 15, 2025, on the Owner's application and request for the Real Property annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on August 5, 2025) wherein the City Council determined that the Owner's written request and application for annexation for lands described in Exhibit A, with an M-1 Zoning District Classification request, be approved;

WHEREAS, the zoning classification of M-1 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Property described below is contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owners of said property has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, and legally described in "Exhibit A" Legal Descriptions, and "Exhibit B" Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as M-1, as legally described in Exhibit A, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Property described in Section 2 above in the M-1 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 16th day of December 2025.

CITY OF KUNA

_____
Joe Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

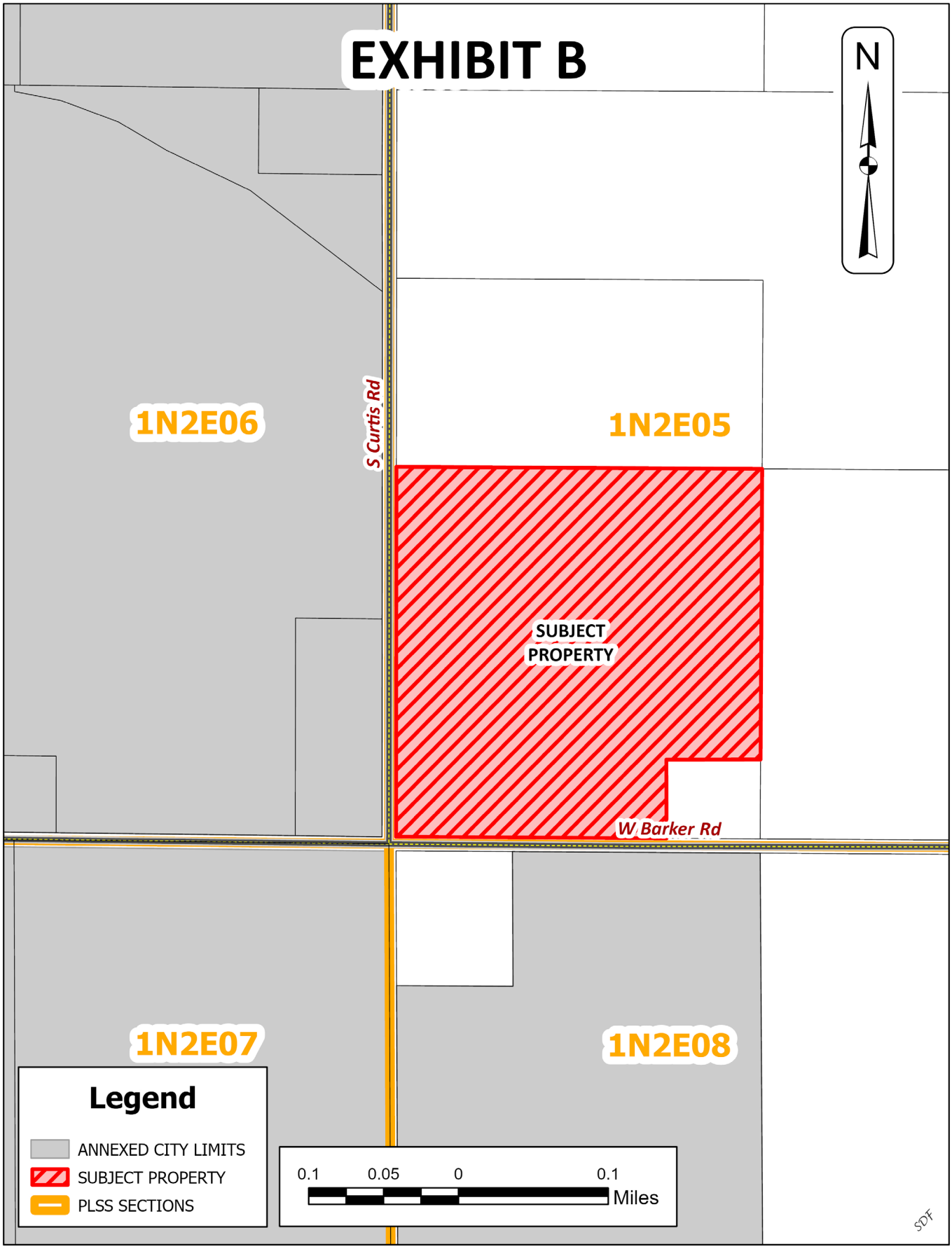
EXHIBIT A
LEGAL DESCRIPTION
BRIAN T STOREY AND ALEXA L STOREY
MUNICIPAL ANNEXATION AND ZONING

Parcel B of Record of Survey No. 9976 recorded December 10, 2014 as Instrument No. 2014-09990, being a parcel of land which is the Southwest quarter of the Southwest quarter of Section 5, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho

Excepting:

Commencing at the Southwest corner of said Section 5 which lies South 00°00'01" East 2658.65 feet from the West quarter corner of said Section 5; thence
South 89°43'39" East 978.84 feet along the South line of said Section 5 to the Point of Beginning; thence
North 00°13'02" East 330.00 feet; thence
South 89°43'39" East 330.00 feet to the East sixteenth line of the Southwest quarter of the Southwest quarter of said Section 5; thence along said East sixteenth line
South 00°13'02" West 330.00 feet to West sixteenth corner and the South line of said Section 5; thence along the South line of said Section 5
North 89°43'39" West 330.00 feet to the Point of Beginning.

Said parcel contains 37.53 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.


EXHIBIT B
N
1N2E06
1N2E05
S Curtis Rd
SUBJECT PROPERTY
W Barker Rd
1N2E07
1N2E08
Legend
ANNEXED CITY LIMITS
SUBJECT PROPERTY
PLSS SECTIONS
0.1
0.05
0
0.1
Miles
SDF

(Space above reserved for recording)

ORDINANCE NO. 2025-04A
CITY OF KUNA, IDAHO

DANIEL ISBELL
MUNICIPAL ANNEXATION AND ZONING

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

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S2006110005 OWNED BY DANIEL ISBELL, WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY "A" ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the "City") and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by Section §50-222, Idaho Code; and

WHEREAS, DANIEL ISBELL, (The "Owner") of **ADA COUNTY ASSESSOR'S PARCEL NO. S2006110005** [legally described in Exhibit A-attached hereto and by this reference herein incorporated] (the "Real Property")

WHEREAS, the Real Property is situated in the unincorporated area of Ada County.

WHEREAS, the owner has filed with the city the following written request and application:

- Annexation of Parcel No. S2006110005 with a M-1 (Light Industrial/Manufacturing) zoning district classification.

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on November 12, 2024, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on November 26, 2024) where it was recommended to the Mayor and Council that the annexation for lands described in Exhibit A with an M-1 Zoning District Classification requests, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on January 21, 2025, on the Owner's application and request for the Real Property annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on February 4, 2025) wherein the City Council determined that the Owner's written request and application for annexation for lands described in Exhibit A, with M-1 Zoning District Classification request, be approved;

WHEREAS, the zoning classification of M-1 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Property described below are contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owners of said property has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, and legally described in "Exhibit A" Legal Descriptions, and "Exhibit B" Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as M-1, as legally described in Exhibit A, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Property described in Section 2 above in the M-1 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 16th day of December 2025.

CITY OF KUNA

_____
Joe Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

EXHIBIT A
LEGAL DESCRIPTION; M-1
DANIEL ISBELL
MUNICIPAL ANNEXATION AND ZONING

The following Describes a Parcel of Land lying in a Portion of the Northeast 1/4 of the Northeast 1/4 of Section 6, Township 1 North, Range 2 East, Boise Meridian, City of Kuna, Ada County, Idaho and being more Particularly Described as follows;

BEGINNING at the Northeast Corner of Section 6, Township 1 North, Range 2 East, Boise Meridian; From which, the North 1/4 Corner of said Section 6 bears, North 88°38'27" West, 2650.86 feet;

Thence along the Easterly Boundary Line of the Northeast 1/4 of the Northwest 1/4 of said Section 6, South 00°27'40" West, 336.29 feet;

Thence leaving said Easterly Boundary Line, North 88°38'27" West, 208.71 feet to a found Aluminum Cap "PLS 11463;

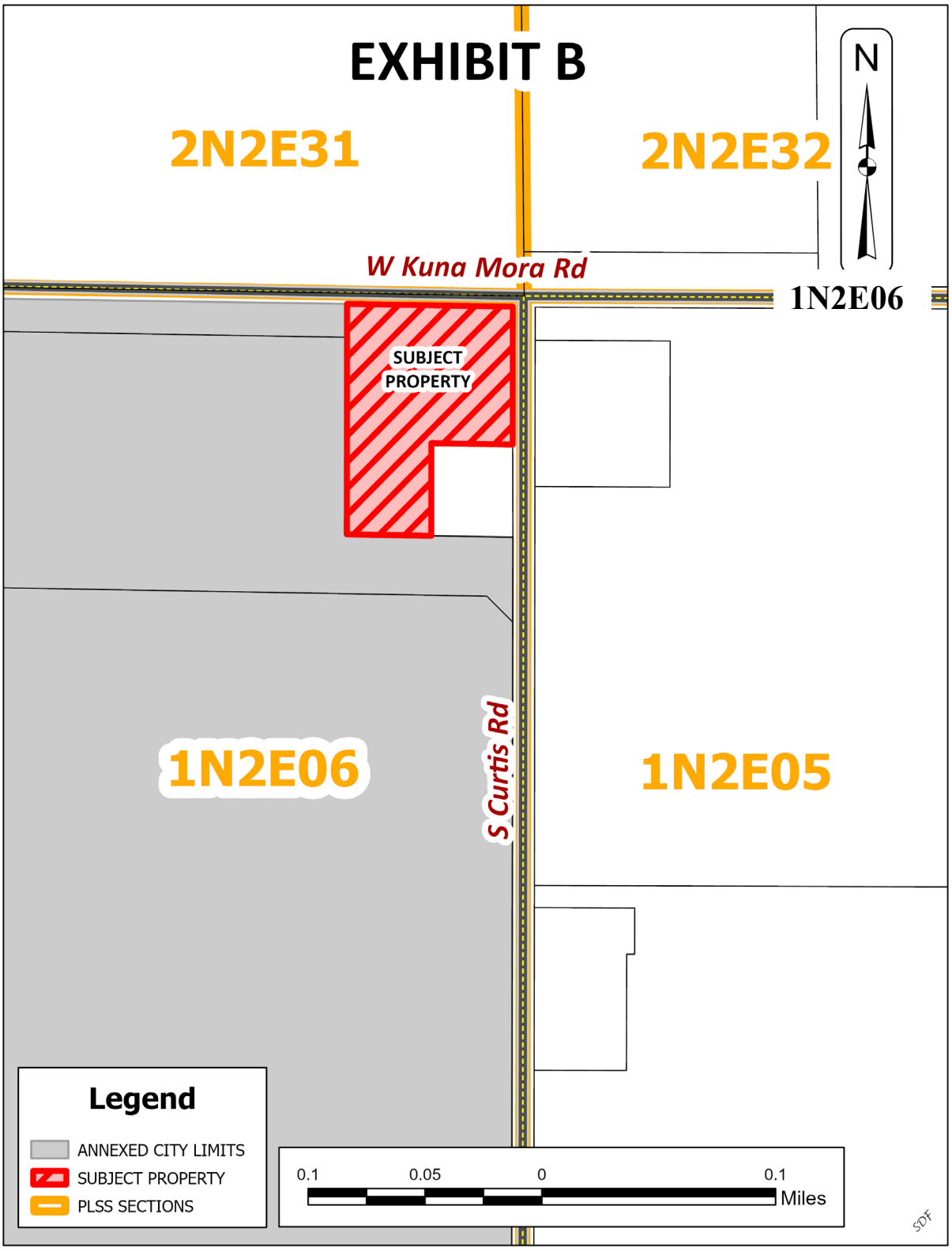
Thence, South 00°27'40" West. 208.71 feet to a found Aluminum Cap "PLS 11463";

Thence, North 88°38'27" West, 191.29 feet to a found 5/8" Iron Pin "PLS 4347";

Thence, North 00°27'40" East, 545.00 feet to a found 5/8" Iron Pin "PLS 11334" on the Northerly Boundary Line of the Northeast 1/4 of the Northeast 1/4 of said Section 6;

Thence along said Northerly Boundary Line, South 88°38'27" East, 400.00 feet to the **POINT OF BEGINNING:**

The above Described Parcel of Land Contains 4.00 acres, more or less.


EXHIBIT B
2N2E31
2N2E32
N
W Kuna Mora Rd
1N2E06
SUBJECT PROPERTY
S Curtis Rd
1N2E06
1N2E05
Legend
ANNEXED CITY LIMITS
SUBJECT PROPERTY
PLSS SECTIONS
0.1
0.05
0
0.1
Miles
SDF

(Space above reserved for recording)

ORDINANCE NO. 2025-17A
CITY OF KUNA, IDAHO

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

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the "City") and is authorized to exclude property from the boundaries of the City in the manner provided by Section §50-222, Idaho Code; and

WHEREAS, DURRANT HOME PLACE LLC, (The "Owner") is the Owner of **ADA COUNTY ASSESSOR'S PARCEL NO. S1302233715** (legally described in Exhibit A-attached hereto and by this reference herein incorporated) (the "Real Property") has requested that said real property be excluded from the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, held a public hearing on May 13, 2025, made findings (approved by the Commission on May 27, 2025) where it was recommended to the Mayor and Council that the lands described in Exhibit A, be excluded from the City; and

WHEREAS, The Council, held a public hearing on July 1, 2025, on the Owner's application and request for the Real Property to be excluded from the City, and made findings (approved on July 15, 2025) wherein the City Council determined that the Owner's written request and application for excluding lands described in Exhibit A, be approved; and

WHEREAS, the Ada County zoning classification of this parcel was Rural Residential (RR) under the Ada County Code before the City annexed this parcel, and such designation appears appropriate and should be applied following the approval of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Property is currently described within the boundaries of the City; that the Real Property is not currently necessary for the orderly development of the City; and that the Owner of the Real Property has requested that said property be excluded from the City.

Section 2: The Real Property, all situated in the City of Kuna, Idaho, commonly known as Parcel Number S1302233715, and legally described in "Exhibit A" Legal Descriptions, and depicted in "Exhibit B" Location Map, attached hereto and incorporated herein by reference, be and is hereby excluded from the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, the Real Property shall no longer be subject to any ordinances, resolutions, police regulations, taxation, and other powers of the City of Kuna.

Section 4: The zoning land use classification of the Real Property shall revert to Rural Residential (RR) as it was previously designated under Ada County Code. The Zoning Map of the City is hereby amended to exclude the Real Property as property within the City's boundaries but may still include it in the land use classifications for future planning purposes.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the Real Property excluded from the City boundaries by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 16th day of December 2025.

CITY OF KUNA

_____
Joe Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

EXHIBIT A
LEGAL DESCRIPTION
DURRANT HOME PLACE LLC
DEANNEXATION

Being a portion of the Southwest Quarter of the Northwest of Section 2, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

BEGINNING at an Aluminum Cap marking the West Quarter Corner of said Section 2, thence North 00°08'32" East, 2624.95 feet, along the westerly line of the Northwest Quarter of said Section 2 to a Aluminum cap marking the Northwest Corner of said Section 2; thence South 00°08'32" East, 1346.25 feet along said westerly line to the **Point of Beginning;**

Thence continuing along the following course;

Thence leaving said westerly line North 89°14'41" East, a distance of 247.01 feet to a point;
Thence South 00°08'32" East, a distance of 208.00 feet to a point;
Thence South 88°36'29" West, a distance of 247.06 feet to a point on the westerly line of said Northwest Quarter;
Thence along said westerly line North 00°08'32" West, a distance of 210.75 feet to the **Point of Beginning.**

Less any rights-of-way the above-described Parcel contains approximately 1.06 acres net.


EXHIBIT B
3N1W34
3N1W35
2N1W03
2N1W02
W Lake Hazel Rd
S Festival Ave
W Remembrance Dr
W Charlene St
S Donaway Ave
W Memorial St
S Allegiance Ave
W Tribute St
S Memory Way
S Nordean Ave
S Donaway Ave
S Ten Mile Rd
W Devotion Dr
SUBJECT PROPERTY
N
Legend
ANNEXED CITY LIMITS
PLSS SECTIONS
SUBJECT PROPERTY
0.1
0.05
0
0.1
Miles
SDF

(Space above reserved for recording)

ORDINANCE NO. 2025-10A
CITY OF KUNA, IDAHO

STEVEN G & CHARLENE J WISCOMBE
MUNICIPAL ANNEXATION AND ZONING

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

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1310336400 OWNED BY STEVEN G & CHARLENE J WISCOMBE WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY "A" ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the "City") and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by section 50-222, Idaho Code; and

WHEREAS, Steven G & Charlene J Wiscombe, (The "Owner") of parcel S1310336400, the subject real property [legally described in Exhibit A attached hereto and by this reference herein incorporated] (the "Real Property"),

WHEREAS, The Real Property is situated in the unincorporated area of Ada County, and

WHEREAS, The owner has filed with the City the following written request and application:

- Annexation of the Real Property with an R-2 zoning district classification [legally described in Exhibit A], and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on October 22, 2024, and continued to November 12, 2024, as required by Section §67-6525, Idaho Code, made findings (approved by the Commission on December 10, 2024) where it was recommended to the Mayor and Council that the annexation for Parcel No. S1310336400, legally described in Exhibit A, with R-2 Zoning District Classification request, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on January 25, 2025 on the Owner's application and request for the Real Property annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on February 18, 2025) wherein the City Council determined that the Owner's written request and application for annexation of Parcel No. S1310336400, legally described in Exhibit A, with a R-2 Zoning District Classification request, be approved;

WHEREAS, The zoning classification of R-2 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Property described below is contiguous to the City, that said properties can be reasonably assumed to be used for the orderly development of the City, and that the owner of said properties has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, and legally described in "Exhibit A," Legal Description, and "Exhibit B" Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as R-2, as legally described in Exhibit A as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Property described in Section 2 above in the R-2 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 16th day of December 2025.

CITY OF KUNA

_____
Joe Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

EXHIBIT A
LEGAL DESCRIPTION
R-2 ZONE

STEVEN G & CHARLENE J WISCOMBE
MUNICIPAL ANNEXATION AND ZONING

A part of the SW ¼ of the SW ¼ of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, being more particularly described as follows:

Beginning at a Brass cap, marking the SW corner of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho;

Thence S 89°51' E, 914.27 feet along the southern section line of said Section 10, Township 2 North, Range 1 West, to a point on the centerline of Indian Creek and the real **point of beginning**;

Thence continuing along said southern Section line S 89°51' E, 50.00 feet along the section line to a tack set in a land plug in a lava rock;

Thence continuing along said southern Section line S 89°51' E, 359.22 feet to an Iron Pin, the sixteenth corner;

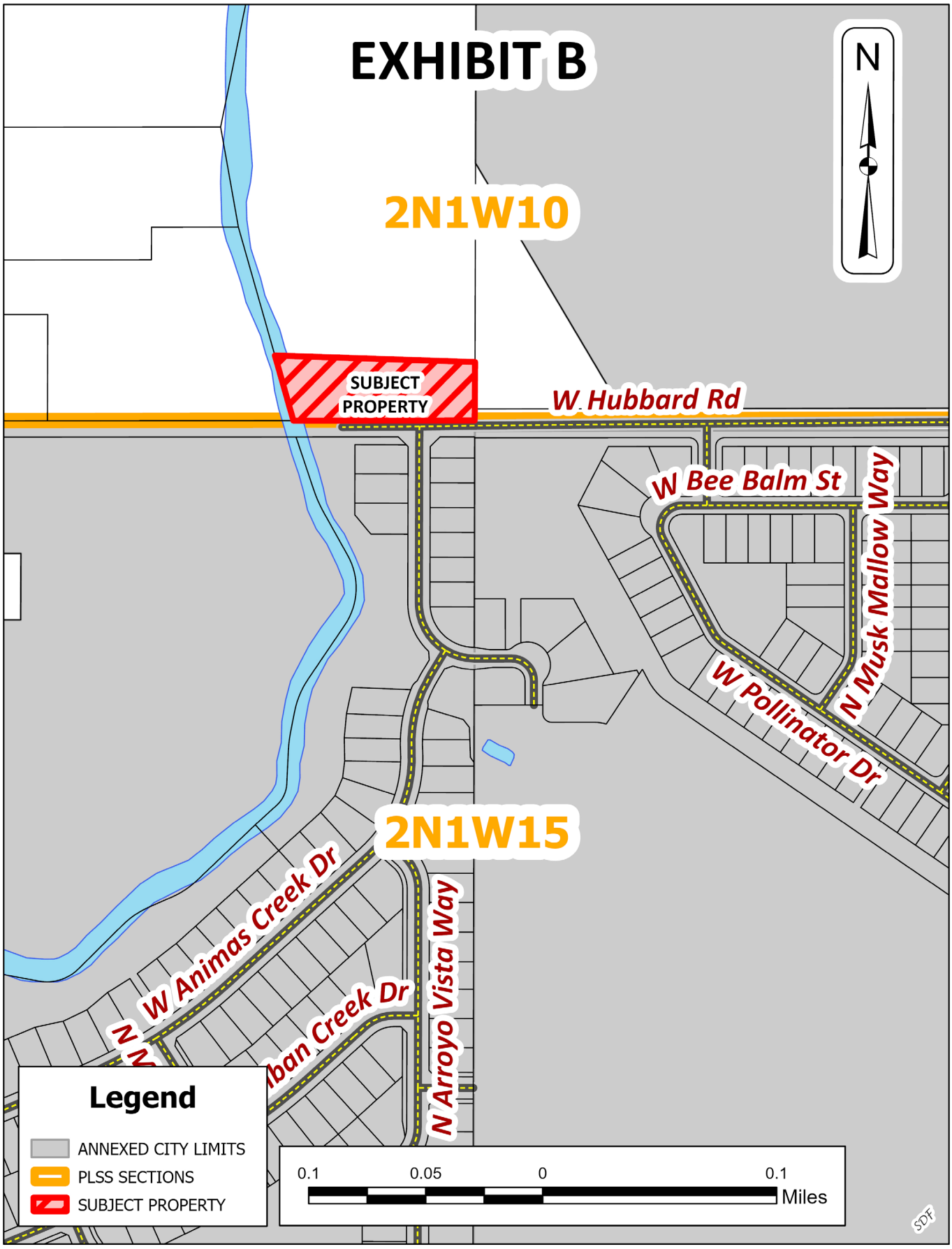
Thence N 00°03'06" E, 131.81 feet along the sixteenth line to a point (established from a previous survey) to a point;

Thence N 88°11'49" W, 401.23 feet to a tack set in a lead plug in a lava rock;

Thence continuing N 88°11'49" W, 50.53 feet to a point on the centerline of Indian Creek;

Thence S 16°00' E, 153.06 feet along the centerline to the point, the real **Point of Beginning**.

Said parcel contains 1.37 acres, more or less, including any existing easements or rights of way, there being an easement along the west side of the above-described property for Indian Creek.


EXHIBIT B
N
2N1W10
SUBJECT PROPERTY
W Hubbard Rd
W Bee Balm St
N Musk Mallow Way
W Pollinator Dr
2N1W15
W Animas Creek Dr
N Arroyo Vista Way
Legend
ANNEXED CITY LIMITS
PLSS SECTIONS
SUBJECT PROPERTY
0.1
0.05
0
0.1
Miles
SDF

Wiscombe

A part of the S W ¼ of the S W ¼ of Section 10, T-2-N, R-1-W, B. M., Ada County, Idaho. Being more particularly described as follows:

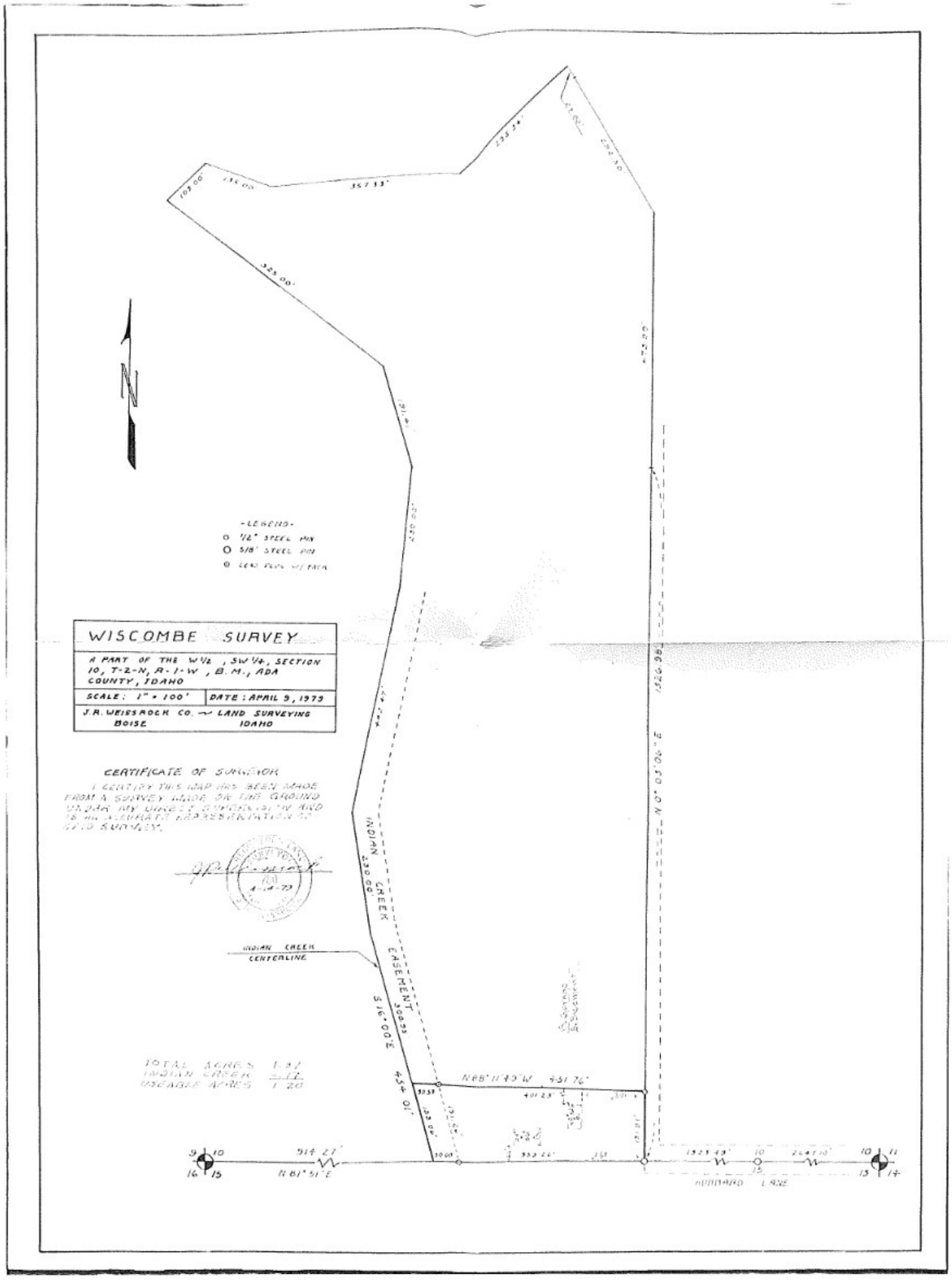
Beginning at a Brass Cap, the S W corner of Section 10, T-2-N, R-1-W, B. M., Ada County, Idaho; thence N 89° 51' E 914.27 feet along the section line to a point on the centerline of Indian Creek and the real point of beginning; thence continuing N 89° 51' E 50.00 feet along the section line to a tack set in a lead plug in a lava rock; thence continuing N 89° 51' E 359.22 feet to an iron pin, the sixteenth corner; thence N 0° 03' 06" E 131.81 feet along the sixteenth line (established from a previous survey) to a point; thence N 88° 11' 49" W 401.23 feet to a tack set in a lead plug in a lava rock; thence continuing N 88° 11' 49" W 50.53 feet to a point on the centerline of Indian Creek; thence S 16° 00' E 153.06 feet along the centerline to a point, the real point of beginning.

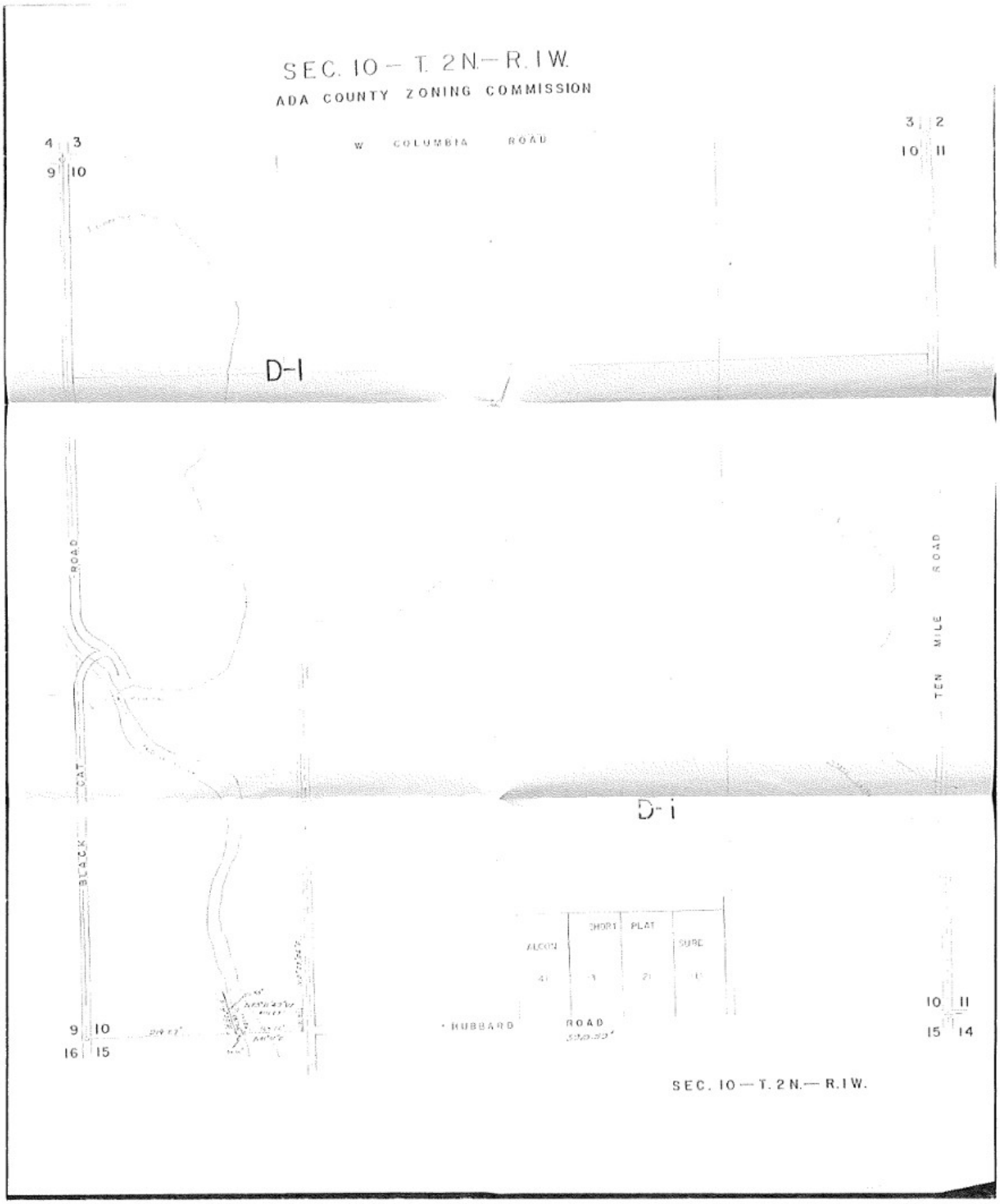
Said parcel containing 1.37 Acres, more or less.

Including any existing easements or rights of way, there being an easement along the west side of the above described property for Indian Creek.

I, J. R. Weisenrock, a registered Land Surveyor in the state of Idaho, do hereby certify that I made a survey of the property described above. I further certify that the above description correctly shows the true dimensions of the property surveyed.




-LEGEND-
1/2" STEEL PIN
5/8" STEEL PIN
LEAD PLUG W/TACK
WISCOMBE SURVEY
A PART OF THE W1/2, SW1/4, SECTION 10, T-2-N, R-1-W, B.M., ADA COUNTY, IDAHO
SCALE: 1" = 100'
DATE: APRIL 9, 1979
J.R. WEISBROCK CO. ~ LAND SURVEYING
BOISE IDAHO
CERTIFICATE OF SURVEYOR
I CERTIFY THIS MAP HAS BEEN MADE FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY.
4-14-79
INDIAN CREEK CENTERLINE
INDIAN CREEK EASEMENT
S 16° 00' E
N 88° 11' 43" W 451.76'
N 0° 03' 06" E
TOTAL ACRES 1.37
INDIAN CREEK .17
USEABLE ACRES 1.20
N 81° 51' E
HUBBARD LANE


SEC. 10 – T. 2N.– R. 1W.
ADA COUNTY ZONING COMMISSION
W COLUMBIA ROAD
4 3
9 10
3 2
10 11
D-1
ROAD
CAT
BLACK
TEN MILE ROAD
D-1
SHORT PLAT
SUBD
ALCON
9 10
16 15
RUBBARD
ROAD
10 11
15 14
SEC. 10 – T. 2N.– R. 1W.

(Space above reserved for recording)

ORDINANCE NO. 2025-03A
CITY OF KUNA, IDAHO

KUNA RURAL FIRE DISTRICT
MUNICIPAL ANNEXATION AND ZONING

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

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. R7321001020 OWNED BY KUNA RURAL FIRE DISTRICT, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY "A" ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the "City") and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by Section §50-222, Idaho Code; and

WHEREAS, KUNA RURAL FIRE DISTRICT, (The "Owner") of **ADA COUNTY ASSESSOR'S PARCEL NO. R7321001020** [legally described in Exhibit A-attached hereto and by this reference herein incorporated] (the "Real Property")

WHEREAS, the Real Property is situated in the unincorporated area of Ada County.

WHEREAS, the owner has filed with the city the following written request and application:

- Annexation of Parcel No. R7321001020 with a P (Public) zoning district classification.

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on November 26, 2024, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on December 10, 2024) where it was recommended to the Mayor and Council that the annexation for lands described in Exhibit A with a P Zoning District Classification requests, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on January 21, 2025, on the Owner's application and request for the Real Property annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on February 4, 2025) wherein the City Council determined that the Owner's written request and application for annexation for lands described in Exhibit A, with a P Zoning District Classification request, be approved;

WHEREAS, the zoning classification of P is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Property described below are contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owners of said property has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, and legally described in "Exhibit A" Legal Descriptions, and "Exhibit B" Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as P, as legally described in Exhibit A, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Property described in Section 2 above in the P zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 16th day of December 2025.

CITY OF KUNA

_____
Joe Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

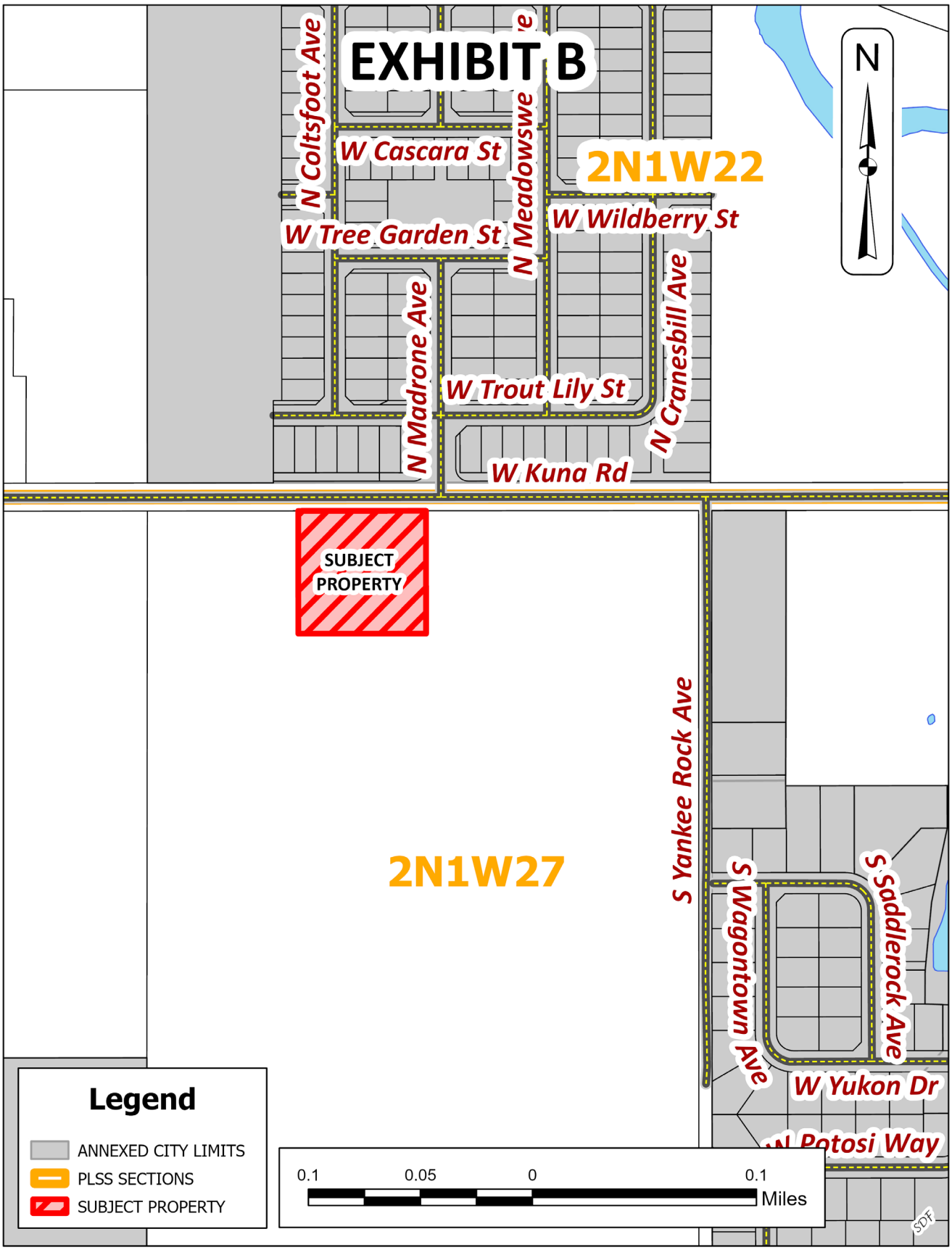
EXHIBIT A
LEGAL DESCRIPTION; P
KUNA RURAL FIRE DISTRICT
MUNICIPAL ANNEXATION AND ZONING

A parcel of land being a portion of Lots 30 and 31 of Rader and Kroeger's Subdivision (Book 5 of Plats, Page 205, Records of Ada County, Idaho), further situated in a portion of the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a brass cap marking the Northeast corner of said Section 27, which bears S89°41'25"E a distance of 2,654.34 feet from a brass cap marking the North 1/4 corner of said Section 27;
Thence following the northerly line of said Northeast 1/4 of Section 27, N89°41'25"W a distance of 2,298.28 feet;
Thence leaving said northerly line, S00°18'35"W a distance of 33.00 feet to a 5/8-inch rebar on the southerly right-of-way line of W. Kuna Road and being the **POINT OF BEGINNING**.

Thence following said southerly right-of-way line, S89°41'25"E a distance of 301.11 feet to a 5/8-inch rebar;
Thence leaving said southerly right-of-way line, S00°18'35"W a distance of 289.40 feet to a 5/8-inch rebar;
Thence N89°39'18"W a distance of 301.11 feet to a 5/8-inch rebar;
Thence N00°18'35"E a distance of 289.22 feet to the **POINT OF BEGINNING**.

Said parcel contains 2.00 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.


EXHIBIT B
N
N Coltsfoot Ave
W Cascara St
N Meadowswe
2N1W22
W Wildberry St
W Tree Garden St
N Madrone Ave
W Trout Lily St
N Cranesbill Ave
W Kuna Rd
SUBJECT PROPERTY
2N1W27
S Yankee Rock Ave
S Wagontown Ave
S Saddlerock Ave
W Yukon Dr
Potosi Way
Legend
ANNEXED CITY LIMITS
PLSS SECTIONS
SUBJECT PROPERTY
0.1
0.05
0
0.1
Miles
SDF

(Space above reserved for recording)

ORDINANCE NO. 2025-23A
CITY OF KUNA, IDAHO

847 S ASH AVE (HUDON ANNEXATION)
MUNICIPAL ANNEXATION AND ZONING

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

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. R5070502020 OWNED BY MISTY AND NOEL HUDON, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY "A" ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the "City") and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by Section §50-222, Idaho Code; and

WHEREAS, MISTY AND NOEL HUDON, (The "Owner") of **ADA COUNTY ASSESSOR'S PARCEL NO. R5070502020** [legally described in Exhibit A-attached hereto and by this reference herein incorporated] (the "Real Property")

WHEREAS, the Real Property is situated in the unincorporated area of Ada County.

WHEREAS, the owner has filed with the city the following written request and application:

- Annexation of Parcel No. R5070502020 with an R-6 (Medium Density Residential) zoning district classification.

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on May 13, 2025, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on May 27, 2025) where it was recommended to the Mayor and Council that the annexation for lands described in Exhibit A with an R-6 Zoning District Classification requests, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on July 1, 2025, on the Owner's application and request for the Real Property annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on July 15, 2025) wherein the City Council determined that the Owner's written request and application for annexation for lands described in Exhibit A, with an R-6 Zoning District Classification request, be approved;

WHEREAS, the zoning classification of R-6 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Property described below is contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owners of said property has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, and legally described in "Exhibit A" Legal Descriptions, and "Exhibit B" Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as R-6, as legally described in Exhibit A, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Property described in Section 2 above in the R-6 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 16th day of December 2025.

CITY OF KUNA

_____
Joe Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

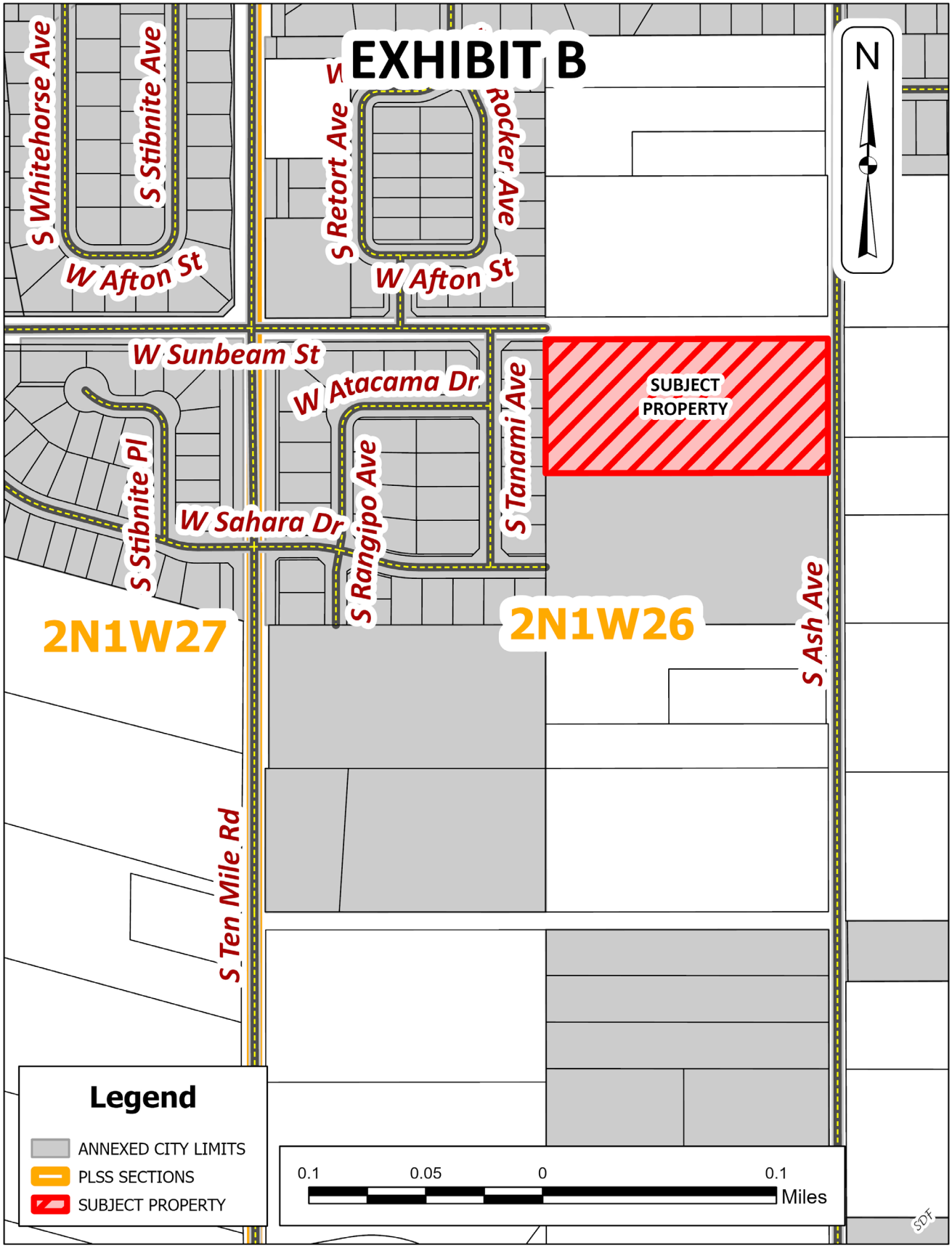
EXHIBIT A

LEGAL DESCRIPTION
847 S ASH AVE
MISTY D HUDON AND NOEL T HUDON

A parcel of land located within the Kuna Orchard Tracts, Book 6, Page 291 located in the NW ¼ of the SW ¼ of Section 26, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho

The northern +/-303' feet of Lot 14 within said Kuna Orchard Tracts subdivision less any platted rights-of-way, also referenced as the northern lot in Record of Survey (ROS) #4050 for Brent Neddo recorded at the Recorders office in Ada County.

Said parcel contains 4.428 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.


EXHIBIT B
N
S Whitehorse Ave
S Stibnite Ave
W Afton St
S Retort Ave
S Rocker Ave
W Afton St
W Sunbeam St
W Atacama Dr
S Tanami Ave
SUBJECT PROPERTY
S Stibnite Pl
W Sahara Dr
S Rangipo Ave
2N1W27
2N1W26
S Ash Ave
S Ten Mile Rd
Legend
ANNEXED CITY LIMITS
PLSS SECTIONS
SUBJECT PROPERTY
0.1
0.05
0
0.1
Miles
SDF