



OFFICIALS
 Joe Stear, Mayor
 Chris Bruce, Council President
 Greg McPherson, Council Member
 Matt Biggs, Council Member
 Michael Rocco, Council Member

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

City Council Meeting
AGENDA
Tuesday, February 03, 2026

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 January 20, 2026**
- B. Accounts Payable Dated January 28, 2026, in the amount of \$549,204.63**
- C. Final Plats**
 - 1. Case No. 25-06-FP (Final Plat) Monarch Landing No. 2

D. Resolutions

1. Resolution R22-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY LETE LAND INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR MONARCH LANDING SUBDIVISION PHASE NO. 2 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

2. Resolution R23-2026

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R60-2025 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND

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.

MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

3. Resolution R24-2026

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; AND SUPERSEEDING, AMENDING, AND REFORMING CITY COUNCIL RESOLUTION R64-2025; AND ESTABLISHING FEES FOR CONNECTING TO SANITARY SEWER SYSTEM; AND ESTABLISHING MONTHLY SEWER USE FEES; AND ESTABLISHING MINIMUM SEWER LINE SIZES; AND ESTABLISHING OTHER CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

4. Resolution R25-2026

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING AND ADOPTING AN AMENDMENT TO THE FIXED ASSET POLICY SECTIONS 3.1 AND 3.1.2 REGARDING PROCEDURES FOR ASSET DISPOSAL; AND AUTHORIZING THE MAYOR TO SIGN SAID DOCUMENT; AND AUTHORIZING THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND PROVIDING AN EFFECTIVE DATE.

4. Public Comment

5. External Reports

A. Kuna Kindness Week Proclamation. Mayor Stear.

6. Public Hearings:

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

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

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

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

A. Case No. 25-09-S Indie Subdivision. Applicant requests Subdivision and Design Review approval for a 23-lot single family residential subdivision. The site is located near the intersection of W Ardell Rd. and S McClure Ln. (APN: S1315427820) – Marina Lundy, Associate Planner. **ACTION ITEM**

 [CASE NO. 25-09-S & 25-29-DR CC STAFF PACKET.pdf](#)

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- B.** Case No. 25-02-OA (Ordinance Amendment) Pole Signs – Zoning text amendment application to the Development Regulations Code for pole signs. Doug Hanson, Planning and Zoning Director. **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- C.** Case No. 25-02-CPA (Comprehensive Plan Amendment) Area of Impact Reduction - Comprehensive Plan Amendment application to remove approximately 5,531 acres from City of Kuna Area of Impact boundary. Doug Hanson, Planning and Zoning Director. **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

7. Business Items:

- A.** Fiscal 2026 Q1 Budget Update. Jared Empey, City Treasurer. **DISCUSSION ITEM**

8. Ordinances:

- A.** Consideration to approve Ordinance 2026-01 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S CHALLENGER DEVELOPMENT INC. AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

B. Consideration to approve Ordinance 2026-02 ACTION ITEM

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

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

*Consideration to waive three readings
Consideration to approve Ordinance*

C. Consideration to approve Ordinance 2026-03 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S HUBBLE HOMES LLC. AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings
Consideration to approve Ordinance*

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment:



OFFICIALS
 Joe Stear, Mayor
 Chris Bruce, Council President
 Greg McPherson, Council Member
 Matt Biggs, Council Member
 Michael Rocco, Council Member

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

City Council Meeting
MINUTES
Tuesday, January 20, 2026

6:00 P.M. REGULAR CITY COUNCIL

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

1. Call to Order and Roll Call

(Timestamp 00:00:12)

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
 Chris Regli, Parks & Recreation, Fleet & Facilities 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, good enough. 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.

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Council Member Biggs Here.

City Clerk Nathan Stanley Council Member Rocco.

Council Member Rocco Here.

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 00:00:26)

Mayor Stear And if you 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

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(Timestamp 00:00:45)

A. Regular City Council Meeting Minutes Dated January 06, 2026

B. Accounts Payable Dated January 15, 2026, in the amount of \$1,717,348.31

C. Resolutions

1. Resolution R07-2026

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPOINTING CERTAIN CITY OF KUNA, IDAHO OFFICIALS AS PERSONS AUTHORIZED TO SIGN FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA, IDAHO AND PROVIDING THAT THE SIGNATURES ARE VALID FOR THE 2026 YEAR OR UNTIL REVOKED BY ACTION OF THE MAYOR, AS PROVIDED FOR IN RESOLUTION NO. R07-2026.

2. Resolution R08-2026

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE WARRANTY DEED DEDICATION BETWEEN THE CITY

OF KUNA (GRANTOR) AND THE ADA COUNTY HIGHWAY DISTRICT (GRANTEE) FOR RIGHT-OF-WAY LOCATED WITHIN PARCEL NUMBER S1531223500.

3. Resolution R09-2026

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE INTERAGENCY TEMPORARY LICENSE AGREEMENT BETWEEN THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF KUNA FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF INFRASTRUCTURE WITHIN DEDICATED RIGHT-OF-WAY.

4. Resolution R10-2026

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING RESOLUTION NO. R43-2025 APPOINTING ONE (1) NEW MEMBER TO THE KUNA ARTS COMMISSION.

5. Resolution R12-2026

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR RIVERTON SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R13-2026

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR RIVERTON SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

7. Resolution R14-2026

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR RIVERTON SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

8. Resolution R15-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROS., INC, A PENNSYLVANIA GENERAL BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR VALOR WEST SUBDIVISION PHASE NO. 1 FOR

UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

9. Resolution R16-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROS., INC, A PENNSYLVANIA GENERAL BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR VALOR WEST SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

10. Resolution R17-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROS., INC, A PENNSYLVANIA GENERAL BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR VALOR WEST SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR STREET LIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

11. Resolution R18-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROS., INC, A PENNSYLVANIA GENERAL BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR PALOMA RIDGE SUBDIVISION PHASE NO. 7 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

12. Resolution R19-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR SABINO'S ROCKY RIDGE PHASE NO. 2 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

13. Resolution R20-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR SABINO'S ROCKY RIDGE PHASE NO. 2 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

14. Resolution R21-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR SABINO'S ROCKY RIDGE PHASE NO. 2 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

(Timestamp 00:00:45)

Mayor Stear First item is the consent agenda, and Nathan has something he needs to talk about.

City Clerk Nathan Stanley Yes, Mayor, Council, Nathan Stanley, City Clerk, 751 West 4th Street. Resolution R20-2026, the amount on the resolution itself is the wrong amount. The resolution needs to reflect the amount in the agreement, which is \$61,231.25, and that is the amount we received. So, if you're going to pass the consent agenda as published, we just need to make a note that we will adjust that number before signature.

Council President Bruce And what was the amount again?

City Clerk Nathan Stanley \$61,231.25.

Mayor Stear And I think it's originally listed like \$45,000.

City Clerk Nathan Stanley Yeah, the original number on the resolution is \$43,125.

Council President Bruce Okay.

Mayor Stear All right, so consent agenda Other than that, questions?

Council President Bruce And you're good, Councilman Rocco?

Council Member Rocco Yes.

Council President Bruce Okay. I move we approve the consent agenda as published with the update to resolution R20-2026, changing the amount to \$61,231.25.

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? I'm sorry, Nathan, would you poll the Council?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member Rocco.

Council Member Rocco Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:01:50)

Motion To: Approve The Consent Agenda With Modification To Resolution R20-2026

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Rocco, McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: None

Via: Roll Call Vote

4-0-0

4. Public Comment

(Timestamp 00:02:23)

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

5. External Reports

(Timestamp 00:02:35)

A. Awarding Dana Hennis the City of Kuna Commitment to Service Award. Mayor Stear.

Mayor Stear That takes us to external reports. This is for Dana Hennis. He is leaving our Planning & Zoning Commission and has been doing that for 20 years. And we certainly appreciate your dedication and your stick-to-itiveness on that. That's a job that is often tough to deal with. So, thank you for that. We've got a plaque for you if you want to come up. 20 years and you get this. Thank you, sir.

[Brief Pause In Proceedings As Pictures Were Taken]

[Applause]

Mayor Stear Appreciate you.

Council Member Biggs Thank you.

Mayor Stear 20 years on that board. I can't even imagine what that translates into in hours spent looking through. agendas and that. So, thank you again so very much for that for so long.

Council President Bruce Do you have another Commission you're eyeing, or?

Dana Hennis Not currently.

[Laughter]

Council Members Okay.

Council President Bruce Thank you again.

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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(Timestamp 00:04:15)

- A.** Consideration to approve Resolution R06-2026 City Parks and Recreation and City Public Property Fees. Chris Regli, Parks and Recreation Director. **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

(Timestamp 00:04:15)

Mayor Stear All right, that takes us to a public hearing. This is going to be consideration to approve resolution R06-2026. City Parks and Recreation and City Public Property Fee, Chris Regli

Parks & Rec, Fleet & Facilities Director Chris Regli Chris Regli, Director of Parks & Recreation, Fleet & Facilities, 371 West Short Line, Kuna, Idaho, 83634. We are proposing an update the fee schedule for our usage of the city parks. The existing park fees are outdated and have been added to over the years, creating confusion on locations, amenities, and rental usages. The new proposed fee schedule spells out the number of tables available in each park, the amount of people the location can accommodate, and a simplified price per four-hour block. It also spells out clear prices for additional rental fees, such as additional trash cans and portable restrooms. The updated schedule will also apply a small field fee for our softball and baseball fields to cover the cost of materials such as diamond dust and other things we need.

Mayor Stear Okay, questions for Mr. Regli at this point? Yeah.

Council Member Biggs Can you please discuss the excess of 5% over the last fees collected, and why?

Parks & Rec, Fleet & Facilities Director Chris Regli Yeah, we felt that our prices were awfully low and we look to surrounding cities as well to kind of get an idea of what everybody else is charging for their fees or for their fields or in parks. They're kind of we're kind of all across the board so the numbers we use are actually more from the higher end of what we used to charge for usages in our parks.

Council Member Biggs So, I guess I'll caveat that then if we're going off what other people want, do we need that increase? Because you know we've been increasing things every year, so I guess what's the justification for that?

Parks & Rec, Fleet & Facilities Director Chris Regli The big thing we see is the usage of our parks taking up more man hours after some of these rental events, cleaning up trash, damages, damage to the grass, sprinkler systems, things of that nature.

Council Member Biggs And what is the total, I guess, increase on average across the board?

Parks & Rec, Fleet & Facilities Director Chris Regli Across the price change on all the parks? On an average, I didn't figure in that average, but I'd be happy to get back to you.

Council Member Biggs Can you give me a few examples?

Parks & Rec, Fleet & Facilities Director Chris Regli As far as like what one park is compared to what we're proposing?

Council Member Biggs Well, what it used to be and what it's going up to.

Parks & Rec, Fleet & Facilities Director Chris Regli Well, so the biggest thing is that we're trying to simplify this. So, for example, our East Greenbelt used to be able to, you could rent the south part of that Greenbelt, you could rent the volleyball court, you could rent the east side of the Greenbelt. We would give the option for X amount of tables, which then we would have to transport over there to accommodate the amount of people that they wanted to have there. We're simply trying to simplify it where if you're going to rent the East Greenbelt, it's spelled out right there, how many tables you guys have. If that doesn't accommodate your group, we have other locations that are probably better suited. So, the fee structure before varied a lot based on the amount of people, what you're trying to do, and we're just trying to make it more simple. It was even somewhat difficult to sometimes find the right place on our end when people would call wanting to rent a space. So, we're just trying to make it out there to the public more user-friendly.

Council Member Biggs So simplified and user-friendly, 100% get it. Love it. But the increase is where I'm, that's where my focus is at on this.

Parks & Rec, Fleet & Facilities Director Chris Regli Sure. And like I say, by simplifying it, we're hoping that we'll also, like I said, eliminate our staff from having to go out there and constantly be picking up trash and doing repairs on the parks.

Council Member Biggs Simplifying usually to me means that's less work, right? Maybe I'm off base.

City Clerk Nathan Stanley Mister Biggs, in your packet as well as the red line version of what the fees were compared to what the new fees are being proposed.

Council Member Biggs Yep, thank you. I'll let the others ask if they have...

Mayor Stear So I think, so we haven't changed those fees for quite some time. With -- we're trying to get staff up to the levels they need to be pay-wise. We've had significant increases in that over the years and trying to make up for some of that. So, it's necessary to increase the fees to kind of help cover the staff time. When people want to exclusively use a park, that means other people can't use it. So, that means

they need to pay their share of what it would cost to actually have that park. If they want it for a whole day, then you divide what it costs to have that park by 365 days. And those costs have significantly increased, and we haven't changed any fees for parks for... Once in a while, we would add a new park or a new facility, and those fees would go in, but it didn't change the rest of it. So, it's just an effort to get it all cleaned up and make it easier for the public to figure out what it costs and what's available and that type of thing. That's the reason for the increase.

Council Member Rocco Mr. Mayor.

Mayor Stear Yes.

Council Member Rocco Can I have some questions?

Mayor Stear Yes.

Council Member Rocco Mr. Mayor, when was approximately the last time the fees were increased? Approximately.

Mayor Stear I don't know that we have since I've been here, other than we've added a few, like we the golf disc course, that was added... disc golf course, that was added, and so that came on board as another thing. But as far as the park fees, I don't remember that we've actually gone through and done any.

Council Member Rocco Okay.

Parks & Rec, Fleet & Facilities Director Chris Regli Yeah, and if I may, I don't have that information as to when it was last updated either, but we did go through here and find a lot of our newer parks were missed...

City Clerk Nathan Stanley Excuse me, Chris, one second. Sorry to interrupt. Can we keep audience conversations down, please? Thank you.

Parks & Rec, Fleet & Facilities Director Chris Regli We did go through and see that some of our newer parks, the Fritz Roy Park, the one over off of Strobel as well, they were never listed on some of these outdated pricing.

Council Member Rocco Thanks, Chris. Chris, I have a few more questions.

Mayor Stear Yes. Yes, go ahead.

Council Member Rocco Are the fees looking for full recovery from all of your expenses?

Parks & Rec, Fleet & Facilities Director Chris Regli No, we're not trying to make money or do anything like that off this. We're just trying to go with the cost of what these things cost to upkeep. The chalk, for example, on the baseball fields, we've in the past always provided that. And we will continue to do that, but we are trying to make a fee that will cover the cost so we can continue to do that.

Council Member Rocco Right, a few more questions.

Mayor Stear Yes.

Council Member Rocco Is there a subsidy or price differential for people maybe on the lowest socioeconomic scale?

Parks & Rec, Fleet & Facilities Director Chris Regli We -- no. No, there's just a flat rent. We're just trying to get flat rate fees on this. And like I said, we didn't increase anything substantially. We're just trying to get it all on the same page.

Council Member Rocco One last question, Mayor.

Mayor Stear Yes.

Council Member Rocco You know what was nice is when Public Works recently, in the last few months, increased their fees. And they showed a structure of what the fee, they actually showed what the fees are in the neighboring cities. Kind of be nice to be able to see that. Just a thought. Thank you.

Mayor Stear Yes, Marc.

City Attorney Marc Bybee Mark Bybee, City Attorney. Councilman Rocco, in relation to your second question, my recommendation is not to adjust fees on that basis. Fees need to be consistent across the board, charged the same to every user. It's tempting to do that, but just the basis of fees, they need to be tied to the cost of providing the service and need to be applied equally to everyone. And so, I just would discourage those types of categorizations because I don't think they're consistent with law.

Council Member Rocco Okay.

Mayor Stear Okay.

Council Member Biggs I thought I did read there. Isn't there a 20% for military and first responder discount? Okay, thank you.

Council Member McPherson I'm good.

Mayor Stear All right.

Council President Bruce Mr. Mayor, if...

Mayor Stear Yes.

Council President Bruce So I was looking at, well, it's a public hearing. I actually don't have questions. I just wanted to chat about it. Thank you. I'll leave you be.

Mayor Stear All right, this is a public hearing. I didn't have anybody sign up to testify. Is there anybody who wishes to that didn't get a chance to sign in? All right, seeing none.

Council President Bruce I move...Any other questions? I move we close evidence presentation and move to deliberation.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:13:57)

Motion To: Close Evidence Presentation And Proceed To Deliberation

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Rocco, McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: None

Via: Voice Vote

4-0-0

Council President Bruce I guess I can kind of start. If you look at some of these fees, they're actually, some of them are \$20, right? I don't even know that would cover even going out and cleaning up some of the stuff. You put more than one or two guys out there and then we're carrying that over into the budget that we set, right? We're using extra man hour. So, I don't see that big of a jump. Obviously, you want to be mindful of it, but some of these are really, really, it's almost like not having a fee at all.

Mayor Stear Well, I think that one thing that we find in Kuna, at least, is that most people that rent these facilities are generally quite respectful and put their trash in the trash cans. And so, it's a matter of emptying the trash cans and getting them hauled off for the most part. So, I don't know that we really have experienced a lot of things that cost us a lot of damage or manhours to take care of. So that's kind of why we keep our prices down.

Council President Bruce Yeah, it's still pretty affordable. Especially when you look at rental in the area, I think. That's just my thought.

Mayor Stear Anything further?

Council Member McPherson No.

Council President Bruce Councilman Biggs, what do you think?

Council Member Biggs It's, I honestly, I don't have any experience with the other cities and how much they charge and whether, what the deal is, as long as there's no profit, this is a no-profit sum game.

Council President Bruce I'd actually like to also ask that we make sure that anyone has already leased the properties, not experienced, if they've already leased it and agreed to those terms, that we're not going back and saying, hey, you have this listed, but we went up while you were waiting for your time.

Mayor Stear Yeah, so Chris, I think anything that was pre-reserved will be the same fee as it was, is that correct?

Parks & Rec, Fleet & Facilities Director Chris Regli That's correct, yes. We have had some rentals, and we are honoring the existing fees until this one is put in motion.

Council Member Biggs So forecasting, I guess this would probably be a Nate thing, the start date for this would be about a month from now, or the effective date.

City Clerk Nathan Stanley The effective date would be once it's approved and signed. So, anything moving forward, any reservations would go up the new fee schedule.

Council Member Biggs Okay, thank you.

Council Member McPherson I'm good.

Council President Bruce Councilman Biggs?

Council Member Biggs Yeah.

Council President Bruce Councilman Rocco?

Council Member Rocco I'm okay.

Council President Bruce I move we approve resolution R06-2026.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded on approval of the resolution. 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 00:16:48)

Motion To: Approve Resolution R06-2026

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Rocco, McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: None

Via: Voice Vote

4-0-0

7. Business Items:

(Timestamp 00:17:14)

- A.** Resolution R11-2026 National Fitness Campaign Outdoor Fitness Court. Nathan Stanley, City Clerk. **ACTION ITEM**

(Timestamp 00:17:14)

Mayor Stear That takes us to item 7.A., Resolution R11-2026, National Fitness Campaign Outdoor Fitness Court, Nathan Stanley.

City Clerk Nathan Stanley Mayor and Council, Nathan Stanley, City Clerk, 751 West 4th Street. The resolution in front of you is for approval to move forward with the National Fitness Campaign Fitness

Court Studio. We applied for a grant in November. We were awarded the grant for \$30,000. We haven't signed the award. This is a project for fiscal year '27. We're just working on getting your approval tonight to move forward with the project. The total cost of the project is approximately \$400,000. This will be coming at the park impact fee. This is a national fitness campaign. They provide fitness studios. They're outdoor and it's free to the public. The proposed site location would be the dirt lot, which used to be the commercial vehicle parking. So, right there on the greenbelt at the end of 2nd Street. And this was in front of the impact fee committee on January 8th, and they recommended approval for moving forward to Council. So, phase one is the approval of the resolution for adoption. The date has been updated to January 21st. It was the 7th. We got an extension to make sure we could get it in front of the impact fee committee and you guys first. And then, like I said, this is a project for '27 to make sure we can get everything budgeted. The plan is to work with parks and facilities to update the landscape around the site area. And so, with that, I can stand for any questions you may have.

Mayor Stear Okay, questions for Nathan? Yes, Council Member Biggs.

Council Member Biggs The actual grant itself, how much did that provide?

City Clerk Nathan Stanley \$30,000.

Council Member Biggs Okay, \$30,000. Thank you.

Council Member Rocco I got a question.

Mayor Stear Yes.

Council Member Rocco Nathan, so does that mean that the city is, it's \$370,000, it'll cost the city \$370,000?

City Clerk Nathan Stanley Yes, so the park impact...

Council Member Rocco Chris, can I direct this question at you? How does this impact the Parks & Rec? If you can just walk us through how that impacts the parks.

Parks & Rec, Fleet & Facilities Director Chris Regli Chris Regli, Director of Parks & Recreation, Fleet & Facilities, 371 West Short Line, Kuna, Idaho, 83634. Where we're talking about putting this is right next to our existing skate park. We have some improvements that we want to see happen over there and make that more of an appealing place for the public. Like Nate said, it does attach to our green belt with a green belt access. Maybe down the line, we would like to see an extension on the, again, the existing skate park and potentially even some restrooms there. We're excited for this project. We already have a lot of the public that utilize Bernie Fisher for group activities such as yoga and stuff. This kind of would give them a place that they could be doing this.

Council Member Rocco Chris, I don't know if you have the answer to this. Is there future opportunities to add more of these?

Parks & Rec, Fleet & Facilities Director Chris Regli I would say there's always an opportunity to add more of these. We're hoping to see how these ones get a matrix on how well the public likes this one. And as Kuna continues to grow, if we see the need, we'd definitely explore it as another option again.

Council Member Rocco Thank you.

City Clerk Nathan Stanley Yeah, and I'll go off of that as well. We want this to promote community health. And with this, why we chose the studio, it is the bigger option. But I don't know if you can see, so I don't have a real good photo, but in this, here's the studio. It has the flat section on the other side. So, for -- we have a yoga studio, we have local gyms that can run outdoor classes that are free and available to the public. There's also a QR code that you can scan with your phone, and it gives you full workouts. And then with the cover option that we're choosing as well, everything is coated to withstand weather. Like these are all over Michigan and they last a very long time. The covers come down during winter so you don't have to worry about snowpack or anything like that. And with the coating, when it's real hot outside, the coating allows the aluminum to stay cooler so no one's getting burnt or anything like that.

Council Member Rocco I think it's a great idea. I do.

Council Member Biggs So do you anticipate, I guess, you can use this ad hoc or it can be scheduled? I mean, is it going to be like the softball field?

City Clerk Nathan Stanley Yeah, there's- No, there won't be any reservations to start. If we do get local gyms and the yoga studio or if people want to reserve the open-end part to run classes that are free to the public, then I think we would get together and set up a reservation system. That way people aren't double stacking and we're not having pickleball issues.

[Laughter]

Council Member Biggs Thank you.

Council President Bruce I have a question, Mr. Mayor.

Mayor Stear Yes, Council Member Bruce.

Council President Bruce Chris, what projects do you see, by approving this and moving forward, will we hold up any of the other projects that Parks would like to do in the next year or two?

Parks & Rec, Fleet & Facilities Director Chris Regli No, I don't see this being a foreseeable problem. What are your thoughts?

Council Member McPherson Fabulous project. Good on Nate for getting the grant, and I'm sure Chris's crew can handle it. I've seen what they did with the ball fields and the new ball fields and other parks, and that'd be great.

City Clerk Nathan Stanley Yeah, and Morgan Webb was a big part of this, and she did a lot of work on this with the grant, working with me with Darcy, who's with the National Fitness Campaign to get all this rolling.

Council Member McPherson Kudos to her too then. Good.

Council President Bruce I have one more question.

Mayor Stear Okay.

Council President Bruce Chris, on the skate park, I know we were looking at upgrading some of the stuff there at the skate park. Have we come to, do we have an idea of what would need to be upgraded there or what our outlook is on the skate park itself?

Parks & Rec, Fleet & Facilities Director Chris Regli So, our current skate park is an advanced skate park. So, what we would need is something for more intermediate, moderate, options for different class riders. We are looking into getting some bids and some ideas, some numbers put together as far as what our options are. Again, that would obviously be '27 or later, but we are trying to do some digging on that.

Council President Bruce Thank you. Anything else?

Council Members I'm good.

Council President Bruce Someone have a motion; you want me to? Go ahead.

Council Member Biggs I make a...

Council Member Rocco Oh, go ahead.

Council Member McPherson Let the new guy do it.

Council President Bruce Yeah.

[Laughter]

Council Members Yeah.

Council Member McPherson Let's put him on the spot here.

Council Member Rocco Okay, well I motion, let me get the resolution right. Give me a second.

Mayor Stear Yeah. 11-2026.

Council Member Rocco I motion that we approve Resolution R11-2026.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded. Is there any further discussion on that motion?

Council President Bruce You know it requires, if we approve this, we're all going to have to go out and use it.

[Laughter]

Council Member McPherson Yeah, I'm sick that day.

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

Mayor Stear All right, all those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Anyone opposed? And that motion carries.

(Timestamp 00:25:08)

Motion To: Approve Resolution R11-2026

Motion By: Council Member Rocco

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Rocco, McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: None

Via: Voice Vote

4-0-0

- B.** Project approvals regarding length of time from approval to starting the project. Chris Bruce, Council President **ACTION ITEM**

(Timestamp 00:25:39)

Mayor Stear Project approvals regarding length of time from approval to starting the project, Chris Bruce.

Council President Bruce Thank you, Mr. Mayor. I think this is something that came up with Councilman Laraway that we just wanted to maybe have a conversation about as a whole, what we'd like to see, and obviously with legal as well, about what our legal options are for projects that are, may have been approved multiple years ago that fit the needs of the community then, but now when they come up, we've expanded so much, we have so much going on that they don't necessarily fit, but legally we're kind of bound to move them forward. Maybe I can get Marc's input on it on his thoughts...

Mayor Stear We did kind of start talking about this. And there's some caveats that will pertain to this and Marc can maybe get into that. But whether we can do that through a development agreement that is signed upon the time of rezone, or however that may work. But I'm not sure that anybody else is really actually doing it. So...

Council President Bruce Well, I know that we did update. I thought we had started putting a timeline on approvals already on new ones.

Mayor Stear We did as far as final plats and that type of thing, but not actual zoning. So, Marc?

City Attorney Marc Bybee Yeah, Marc Bybee City Attorney. Councilman Bruce, when you, like the way you phrase it, like when you say project, that's part of the thing that makes this challenging, because I know we often talk about land use proposals as 'projects,' but there's multiple components to what it takes to get it approved. And so, if we're looking at, you know, expirations on certain parts of it, I think that's kind of the question is can there be like an expiration to an approval? It's like my question back to you is, well, what approval? For a zoning, my inclination, like a zoning approval, my inclination is no, just like not because I've researched that, but because I have never seen a zoning code change that would revert to a prior zone just based on no development on the parcel.

Council President Bruce My thought is that we, when we make these approvals, we're looking at the, it's more of a, this fits the community now, right? And as we go on multiple years, maybe a decade, now all of a sudden, we have thousands of houses that are outstanding and we have another development that has

another thousand homes that we can't service, but yet we're still handcuffed into approving it. And I get what you're saying, but what are our options to go back and say you have, do we have any options to bring those forward? Anything that's outstanding past 10 years or so, or moving forward, can we say, if you hold this property, maybe it doesn't revert back in zoning, maybe it starts over with?

City Attorney Marc Bybee Well, that's like, that's, I mean, I'm focused.

Council President Bruce And I'm just having a conversation. I just need to know what.

City Attorney Marc Bybee And I'm not trying to shut it down, so don't take it that way. But it's also, for me, it's important, like, well, what are we putting the restriction on? Because is it like, okay, is it a plat potentially expiring? And a preliminary plat, like, that's not unusual to have like a preliminary plat approval expire after some period of time of inactivity. That's often why you see preliminary plats phased because they'll bring the final plat part of it in phases and, you know, do 40 houses here, 100 houses here. Once you get to the final plat, no, that wouldn't, that you couldn't like cancel and approve final plat because that's actually changed the legal parcels. But could there be expirations associated with preliminary plats that there's no action on? Potentially, yes. I have seen, and that's why you actually see these requests for extensions at the times. With a development agreement, if there's a development agreement that has a very broad proposal, I think you could, within the terms of the DA itself, have some type of expiration or basically that after some period of time, the city has the right to bring it for a decision for modification or revocation. I think those types of things certainly could be negotiated into a development agreement. So, when you say project, if the project, if we could change that to project, could we do this with a plat? Could we do this with a DA? I'm more comfortable with that. Could we do it with zoning? I have a lot of reservations about that, and I'd have to do some research, but yeah, that one that one causes me some pause, but it's just because there's, I mean, I don't know. There's an ordinance change with the zone. Like you're actually technically changing your ordinance because you're changing your map. And so...

Council President Bruce And maybe that is the plat that would work best for this. I mean, I'm just speaking for myself, but I just don't want to, you know, lock a future council into the same position that we're that we were in December. And then also, you know, I'd like to find out what maybe has been platted that we are not looking at or hasn't been brought forward. And maybe this is a Doug question. Can you give us a list of those that have been platted that maybe haven't come forward within multiple years, maybe close to five or longer, so that when we're making these decisions, we can factor those into our land use decisions?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning and Zoning Director, 751 West 4th Street. So, I think what may be a little bit easier to demonstrate is we have a working map that shows the legal boundaries of Development Agreements, I think that's more of what you're asking for. Like once these subdivision preliminary plats record, they could be phased out over 13 phases. So, we have things that were approved in 2008 that are still planning out through final phases, and Marc sort of alluded to that earlier. That's a little trickier, but what we have more control over is the development agreements that have an associated concept plan or approved site plan for development that may have taken no action. We've started going back through all of those and this sort of kicked off with that Osprey Ridge Development Agreement, realizing what was in it back from 2008 and kind of

retroactively going back. We're mapping them all. We're seeing what the language says and like what has been acted upon and what hasn't.

Council President Bruce I just think that would be good for council to have those, you know, those understanding of those projects are outstanding. I know Marc doesn't like project, but those agreements are outstanding.

Planning & Zoning Director Doug Hanson Yeah, and that's just a document that we could prepare for a future packet or a Director's Report, however you'd prefer.

Council President Bruce Okay. Yeah, you guys.

Mayor Stear So, I think what we'll do is we'll continue looking into this and see what our options are, because I don't know legally what we can and can't do. You know, back when they built that wastewater treatment plant, they annexed and zoned a lot of property. And that was kind of done blanketly without development agreements. And so, trying to get through all that and figure out what those look like and what options Council has in that case. I think it's just going to take some more research and digging through that. So, we'll work on that some more.

Council President Bruce And I think too, even if we get to the point where I'm at is that, you know, we've made these decisions around the community and they've put us in these seats to make sure that these projects don't come in and hammer their way of life and things that they're doing that are years and years old. And if they were blanket approved like that with you know out here where there's nothing but farmland the times have changed you know so that was only that was my thought process you guys can speak to that.

Council Member Rocco Mr. Mayor I have a question, maybe you can just educate me so on a new development agreement is this something that we could, again speaking out of ignorance, is there something we can do on a new development agreement that stops it from being long-term?

Mayor Stear Well, I think so that's what we're gonna have to research a little more because I don't know I don't think there's much we can do with zoning, but possibly there's something we can do with the actual development itself and being able to lock things in as far as putting a time limit on that type of thing. So, it's just going to take some more research to figure out what our options actually are.

Council President Bruce And I think we did craft some language like that to already start doing that, correct?

Planning & Zoning Director Doug Hanson Yeah, so starting around late 2024 after the code update occurred, we added a new clause in our development agreements to be a little bit more explicit about what defaulting on the development agreement looks like and that's just failure of a developer or owner to faithfully comply with the terms and conditions of a DA. So what something like that would look like if a preliminary plat were to expire or they wanted to change the level of use within the development agreement, then the city could determine that we viewed that as a default on the DA and then we could bring forward a hearing to terminate said development agreement.

Council Member Rocco Thank you.

Planning & Zoning Director Doug Hanson Yeah.

Council Member Biggs I guess my only thing on this is you have a situation like we do now, it's pretty common, you know, when something gets annexed and then it sits there and now you have holes throughout the city in certain places, some that have development agreements or some that had even gone through the planning process, you know, houses and things that were planned and then we have, you know, we're the ones holding the bag when we're trying to get ready, work on these new projects, or sorry, I shouldn't call it projects, these new developments. And they're ready to go. I mean, they're ready to go tomorrow. And, you know, we didn't have those other things in mind, you know, like, you know, a massive project that had been approved in 2008.

Council President Bruce Yeah. Well, I think Doug, you know, Doug putting those onto the same map that we can view now. you know, updating them as far back as they can so that we can go to that map and look and say, hey, these, you know, these are...

Council Member Biggs Well, his GIS is pretty amazing. I guess I don't want to break it, you know, I guess that's a question that we'll just have to get in with him a little more on each one of those. What does it really, you know, what does it really mean on each one of those zones?

Council President Bruce That's all I had on that one, Mr. Mayor.

City Attorney Marc Bybee I was just going to offer, this isn't necessarily in response to any specific comment. It's just somebody said something that made me think on some of these DAs, like Osprey Ridge, for example, there's terms in it that have to do with some degree of consideration, some money that was paid by these developers to the city back in, what is it, like, '08, did I think that? And so those types of, when you see that payment that was made, it does cause me concern, okay, if we're going to now go back and amend and revoke, like, my recollection of that DA, it's been probably about a year since I've read it, but that there's this, it wasn't clearly dealt with, like, okay, if that was paid, now what? If this gets terminated and modified later, now what? And so just issues like that are certainly, if we're going to look at and revisit them, I'm not saying we can't, but we have to kind of confront those and figure out what does it mean for that payment if it was or wasn't made.

Council President Bruce I would think we'd refund it.

City Attorney Marc Bybee I don't know if we would, right? And especially 20 years out, 20 years after the fact, right? So it's like, you know, something it's more, I guess, kind of a talking point for when we're looking at DA's as staff, like if there is going to be some exchange, and then there's some failure to perform on their part for a decade, 2 decades, what does that mean? Yeah, you know, do we have any obligation to refund? I'd certainly like to specify, no, we don't. Like, there's some expectation you follow through, and if you don't, you may be forfeiting these funds. I think similar things can be done, or are done with like these the bonds, the performance bonds and kind of similar type idea because I just don't want it to be, oh my gosh, now we're, you didn't act and now we're looking to modify the DA, which the city has the right to under law that we can bring an applicant, we can bring it forward for public hearing and consider modifying the DA. But then all of a sudden be like, well, now you owe us one, I think it was \$1.7 million that was paid in that DA for something. I can't remember what. And it's like, now they're going to say we have to refund it back. And it's even more complicated because it's like, well, the person who paid that, they don't own it anymore. And so now it's some new landowner and they're receiving it. There's just oddities to it that I think when you have that type of consideration happening at the time it's entered, that if we need, if Sydney needs to be delivered on what happens if there is a failure to perform,

those funds were paid, what then? You know, to clarify it, so when it comes forward for a possible modification, we know what's going to happen regarding those funds.

Mayor Stear Some of the properties that were annexed back at the formation of the local improvement district, some of those didn't even have DAs. And so, is that, do we have an option, since there is no DA, to come back on that somehow? I think maybe. I think there's going to be several different things we're going to have to look at to figure out what our options actually are, so...

Council President Bruce Thank you.

Council Member Biggs That was going to be my question. So those, you know, taking the DA's out of it, we have all this annexed land. What can we, what, what can we do?

Mayor Stear Right.

Planning & Zoning Director Doug Hanson Tradition--, Doug Hanson, Planning & Zoning Director. Traditionally speaking, outside of a development agreement, historically it's just been that zoning runs with the land zoning isn't something that expires.

Mayor Stear Right. On the zoning, yes. Okay, we'll continue to research that and see where we can get with this so that we can move on. I mean, I don't know. where we're going to end up with it, but we did start talking about it immediately after that last action because it was a little disturbing.

Council President Bruce Well, and I just, you know, I wanted a couple of folks had mentioned it, so they, you know, just to have a conversation. So, and that way the community can watch it as well, the conversation that we had, so...

City Attorney Marc Bybee Councilman Biggs, I just want to clarify. Were you asking a question about like undoing annexations? I was not sure I understood.

Council Member Biggs Well, maybe. I don't know. I mean, if someone goes and annexes a piece of land and they don't intend to do anything with it, I mean, it follows a comprehensive, you know, city plan. Is there any, again, I'm trying to prevent these holes, you know, from being all over the city, I guess, with potentially annexed property, and we don't do anything with it, you know, outside of the, out of the DA's.

City Attorney Marc Bybee From a straight legal perspective, like annexations, like the process of bringing it into the city is pretty clearly dealt with in state code. And there's actually a recent modification that even contemplates there's like 2 categories of annexation right now, which is your typical ones that you guys see, which is applicant initiated. And then there's a more robust and like complicated process that the city decides to initiate it. But that's on, like so the city says we see land and we want to bring it into our boundaries. There is a process for that, but it's much more involved in that legislation. in my perspective, appears to be in response to the Avimore annexation that happened in the city of Eagle, which was, I don't know why the ins and outs of it, I just know it was controversial. I don't have the ins and outs as to why. But de-annexation was what you're talking about, and there's not good clear processes on it. There's like one statute that talks about that you can, like the city could remove from its jurisdiction you know, annexed land, but it doesn't give clear on processes. And that's a pretty significant legal impact to the person, you know, the owner potentially. And so, the very least, I'd say there'd have to be a public hearing process to give that person an opportunity to be heard on it. But even, you know, getting out of

the specific legalities there, I'd also say, well, if it's annexed and it's undeveloped, You know, if it's just annexed and zoned as AG, is that really problematic for the city to have that in there because it's just undeveloped land that's generating limited tax revenue because it's, you know, agricultural land tends to have pretty low tax rates on it. But is there, I guess, practically speaking, is there a motive for pulling it out?

Council Member Biggs I'll give you an example, the one that's on my mind. What's the project called? The sports, the sports thing?

Mayor Stear True Gritt.

Council Member Biggs True Gritt. So, we passed that. It was zone C-1, I think. But it's also, it was also part, not residential, but mixed, was it mixed-use, Doug?

Mayor Stear Commercial residential.

Council Member Biggs Was it all C-1?

Doug Hanson For the record, Doug Hanson, planning zoning, it is just zone C-2, that parcel.

Council Member Biggs C-2, okay. So hypothetically speaking, right now it's just sitting there zoned, and it could be for a very long time because they are still trying to get the funding for that project and then they don't get it or something like that, then what happens kind of a thing? We just wait for them to put it up for sale?

City Attorney Marc Bybee Yeah, and that's kind of getting Chris or Councilman Bruce's I think original question is like going and doing a zoning change. And I can -- I don't really want to spout off concepts and ideas because they could be completely legally not doable, but I can, I think through ways that, you know, to bring it back for a zoning consideration after being stale. Yeah, I could set up processes, but the question I have right now the legality of those processes that one though I will say since the city owns it and I don't know what they part of it right yeah part of it yeah there's 20 acres the city owns that's your land and obviously something you've clearly have seen as an applicant can or a landowner can always come and reapply for a zoning change like whether they get it's a question but and so as the owner of the of that land as the city owning it you could reinitiate an application and decide to rezone it yourselves.

Council President Bruce Thank you, Marc, and Doug.

Council Member Biggs Thank you.

CLERK'S NOTE: NO COUNCIL ACTION TAKEN

- C. Traffic studies within city on projects around the subject property for the hearing. To have a concise report in the packet updating council with the list of road improvements and timelines. Chris Bruce, Council President ACTION ITEM

(Timestamp 00:43:15)

Mayor Stear Okay and then traffic studies within the city on projects around the subject property for hearing. That's Chris Bruce also.

Council President Bruce So, and this one, Councilman Rocco actually asked me about this. You know, the traffic studies that we get are kind of around the development, but yet we're having impacts from other developments that we're not necessarily looking at. He wanted to know, do we have a list of either projects that are, maybe ACHD's list of projects and where they're at that could be put in the packet and or do, is a traffic study for the city something that we could look at? And I don't know if that's the case. We just want to know what the impacts on all the developments that have already been approved. Because it seems like as these development projects come through, we're continuing to add on to the issue of traffic, but not necessarily, we're only looking at one study that's around the project. So, I don't know if you can speak to that, but.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. So, when these -- I threw in a traffic impact study and executive summary into the packet, just in his example. Those are done by the developer, or applicant, for a particular project. But these factor in numbers on all of the surrounding areas. So, they have to look at all of the intersection improvements, all of the roadway improvements that they would need to make in order to mitigate the impact of their development. But while they're looking at it a lens of however large it may be, that's deemed by ITD and ACHD based off of traffic standards, traffic engineering standards, traffic counts, all of those things. ITD and ACHD is still taking into account every single approved project and every project currently under review that they have on the development as well. So, they have to, the applicant will prepare this TIS, but ACHD and ITD still have to accept the TIS, and until a traffic impact study is accepted, staff won't even bring forward an application for a public hearing to the Planning and Zoning Commission for them to make a recommendation to you for a decision.

Council President Bruce I think, too, another thing is giving us the list of, ACHD's top list of improvements for the area, because we've had several times, like out by the golf course, where the upgrades there at the top of the list, top of the list, and then they're gone. But yet we've also made decisions. So, we want to kind of track those as, hey, are these projects still to be upgraded around this development, still even on the list? If so, how far out are they? Or have they now been removed from the list? You see what I'm saying?

Planning & Zoning Director Doug Hanson Yeah, I see what you're saying. And so that's basically what it would be on ACHD and ITD's long-range transportation plans. So those things are available, but a lot of these other projects are completely development driven. So those aren't things that necessarily we would even see until these properties develop.

Council President Bruce But that's what I'm asking. I would like to see their list of road improvements and in with our packet somewhere to say, hey, these are ACHDs and ITDs top list of road improvements. We can say, okay, we've looked at this traffic study. Yes, it'll work. These intersections that may be way

over here are already on their list. It looks like something we can do. Or, you know, hey, these intersections now are completely gone off their important list. You know, how are these developments going to impact that? And it's as easy as maybe just print it and add it into the.

Planning & Zoning Director Doug Hanson Yes, so I don't know if there's necessarily a perfect list as you're describing now. There are online tools that ACHD actually has where you can pull it up on their website and it will show every single programmed project that's within their five-year plan that has, at the very least, a design year. That's probably your best bet because that sort of paints a picture of in the next five years, this project will either be designed, engineered, or be constructed. So that's something that we could definitely share. It would be a little bit more difficult to go through every single project and get a list of all of these perceived improvements, because we also don't know if some of these other projects that could be impacted or even going to be approved.

Council President Bruce I think what you said with their approved, you the ones that are already on the top of their list and been approved to be done. So, it just helps us have a better view of what's actually happening in the city and the surrounding areas, at least for me. And I think that's what you were using.

Council Member Rocco Right, Mr. Mayor.

Mayor Stear Yes.

Council Member Rocco So, is it unreasonable, Doug, to actually have you put together a concise report for the packet for us coming from staff?

Planning & Zoning Director Doug Hanson It -- I can share. So, I could share the link to the mapping tool. I could sort of see what that report looks like. I just don't know if us as just being the planners could prepare a more informative report than that traffic impact summary already has the TIS executive summary, because that will actually provide the current conditions of all of the road -- of all of the roadways that are affected by a development and also what would need to be done in order to have them mitigated. We could probably provide something that's just more concise than that. We take out some of the verbiage.

Council President Bruce And if I can speak, I think they're providing a lot of data, which is great. But when we say, oh, ACHD, it's on their list of approved projects to do, we just want to know that the roads around it are still on their radar. so that we're not approving a project and then they have no inkling that they're going to be doing this in 10, 20, 30 years. The report gives us a lot of info, but it doesn't give us some of the bigger.

Planning & Zoning Director Doug Hanson Yeah, I guess the difficulty is short of major intersection improvements in some of the arterial roadways. ACHD isn't doing the improvements, the developers are. But we can definitely nail down which intersections, and which arterial roadways are slated for improvements in the next five years and possibly further out than that.

Mayor Stear But the one thing that we do see is the ACHD's five-year plan. And I think that's going to come before you next month.

Planning & Zoning Director Doug Hanson That should be before you, the second meeting in February. We'll share the priority projects that staff has garnered for fiscal year, or not fiscal year, I'm sorry, just year

'27 through '32. Yeah, I had to do some math there. So, we'll have that list for you to look at, and then it'll come before you just to view as a business item, and then the next meeting as an actual action item to take action on, depending on the changes you would like to see from the first meeting.

Council Member Rocco Council President Bruce, on that last meeting we had in December, you even flushed out that, I forget what the rating is, but it was basically the ACHD rating was unsafe or whatever that was a numerical, or...

Council President Bruce ACHD will give a better than E, which is when you look at that term, it still says unstable.

Council Member Rocco Okay.

Council President Bruce And, well, better than E, I don't even think is a rating, just E, but it says better than E, which in my thought process there may be okay for Boise or Meridian, but better than E means that we're sitting at traffic out here for days on end, it feels like. And so, it's just good to see those other, the projects that they have in their timeline out. Maybe that's not encompassed in that report so we can make those decisions.

Council Member Rocco So, if we're looking at a particular development that's rated unstable, is it, do we want to also look out beyond that to see if there's other existing developments going on that also have a rating of possibly unstable?

Council President Bruce I have a -- Doug, can we update our city to change the acceptable level within our city? From what ACHD has, if they have a better than E, which is, E is unstable, if you look at the rating system, And we say, hey, well, you know, that's okay for ACHD, but we'd like to layer, you know, add something, maybe a D.

Planning & Zoning Director Doug Hanson It's so, I think it's probably always a possibility that we could explore. The difficulty is their traffic engineers and traffic experts were not, and we don't have, and we're not, we don't have a right-of-way authority. They have jurisdiction over the right-of-way.

Mayor Stear Which I think also presents a problem for us because what we see today that's on an ACHD list might get pulled off of that list for something they decide is a bigger priority somewhere else. So that's the problem with us not controlling our own roads is being able to say we want everything at a D or better, but we don't have that jurisdiction to do that. So hopefully we can change that in the next year or two.

Council President Bruce Yeah, I just think it leaves us kind of, if you look at the traffic impact is actually unstable. They'll say, oh, well, you got plenty of, you know, that's at peak and you got plenty of flow. Well, come drive through town at rush hour and tell me how much flow we have out here.

Mayor Stear Right.

Council President Bruce You know, which changes not only the quality of life, you know, impact on vehicles, cost, car insurance costs. So, you know, it's just stuff that I that I think our community's asking about. So.

Council Member Rocco Yeah, I mean, you have to make this assumption, right? So they're in Kuna, there's developments going on, but then you have South Meridian, and I'm sure, Doug, that, you know, they're the experts, they're the traffic experts, but you have a Costco, you have other potential developments at commercial, large commercial going on in Meridian. I'm assuming that when they're looking at something that's on Hubbard, that they are also taking into consideration those impacts in the traffic flow to Kuna.

Planning & Zoning Director Doug Hanson So, you mentioned Costco. Costco was a particular project where the influence of that development is so large that the owner of that project, that parcel, they're actually going to be making improvements on ITD State Highway all the way into Kuna. So outside of Meridian's area of city impact and into ours. So, that is one benefit of ACHD is they're looking at the entire county interchangeably. It's not just each jurisdiction looking at what they're doing in hopes that everybody else is sort of in line with their plans. It's we're looking at this through one lens with their level of service planning thresholds that they hold everybody accountable to. I'm not going to say that always works the best, but it's just that's a benefit is. Well, and I know the standard is the same.

Council President Bruce You know, what I was thinking is if you look at Eagle and how long it takes to get to the highway, they're trying to mimic that same thing here in Kuna and it's going to be a nightmare, you know, for all of our residents who leave to go to work every day to fight that traffic into Boise. So maybe there's some way we can have more input on what they do so we're not, you know, another Eagle Rd. you know, where they don't put roundabouts or four-way, you know. So, you know, I just thought it'd be good to have this conversation about traffic. That way the more we know, the better decisions we can make.

Council Member Rocco Yeah. Doug, what's frustrating is like, say for example, they came out with all the Meridian developments that there's going to be commercial and private for this coming year. And on Lake Hazel and Locust there's a massive residential going on. But that, again, this affects Kuna, right? Because these people are going to flow out, they're going to high flow out to Meridian. It just feels frustrating to me that it's not really safe anymore. That's just my emotional comment, you know?

Council President Bruce That's all I had.

City Attorney Marc Bybee This isn't directly responsive, but I think relevant. Mayor, if you're okay if I give just a little context on ACHD. It's, I think, just worth knowing and understanding as a council member, ACHD is a weird legal entity compared to like what you'd see really anywhere in the country. And it's because its jurisdiction actually reaches into the cities It's not uncommon that you might have a highway district that covers the whole county, but it's unincorporated county. But you look at Canyon County, our neighbor, right? I think there's four highway districts. Their jurisdiction, they run into each other, but it also runs into the cities. The cities have jurisdiction over their streets. And so, I just offer that to you because it's like you try and look at maybe look at other things. I think it's helpful to understand that we're dealing in a weird climate. And I don't know the reasons why and how ACHD became this countywide entity with jurisdiction within the cities, but it's a very unique model. It's something that like studies are done on and published about out there because it's unique, it's strange. And I think it presents unique challenges. And so, it's just something that as being policy makers and decision makers for a city, I think it's useful understanding that you're dealing kind of in a different arena than what you might see elsewhere.

Mayor Stear Good.

Council President Bruce That's all I had.

Mayor Stear We'll see what we can figure out there too.

Council President Bruce Thank you.

CLERK'S NOTE: NO COUNCIL ACTION TAKEN

8. Ordinances:

9. Executive Session:

10. Mayor/Council Announcements:

(Timestamp 00:56:10)

Mayor Stear All right. Well, that is all we have on the agenda tonight. Is there any council discussion or announcements? Work on the new chambers is coming right along. They actually have most of the roof sealed up. And we're looking forward to getting that done so we can get the dirt out of the parking lot and open that back up.

Council Member Rocco Will we have a little bit more desk room at the new council?

Mayor Stear I told them to make sure whatever they do to make sure that desk is a little less tight.

Council President Bruce Not for the newest guy.

[Laughter]

Council Member Rocco In the corner.

Mayor Stear We'll all be sitting on three-legged stools.

Council Member McPherson Like the old days.

11. Adjournment:

(Timestamp 00:57:03)

Mayor Stear All right. Well, then, with that, meeting is adjourned.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Deputy City Clerk
Date Approved: CCM 02.03.2026



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



City Council Public Comment Sign-In Sheet
January 20, 2026

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.

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Payment Approval Report - City Council Approval
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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	0582907	22422	<u>NEW NAME PLATE FOR M. LUNDY, JAN '26</u>	01/14/2026	28.91	.00	01-6165 OFFICE SUPPLIES	1003	1/26		
Total 0582907:						28.91	.00					
Total ABC STAMP, SIGNS & AWARDS:						28.91	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	01212026CPA		<u>PROSECUTORIAL SERVICES FOR FEBRUARY 2026</u>	01/27/2026	7,724.70	.00	01-6203 PROSECUTORIAL SERVICES	0	1/26		
Total 01212026CPA:						7,724.70	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						7,724.70	.00					
AKK INVESTMENTS LLC												
2074	AKK INVESTMENTS LLC	12301215867C	22510	<u>SHIPPING WATER SAMPLES, J. COX, JAN. 25</u>	01/21/2026	330.50	.00	20-6190 POSTAGE & BILLING	0	1/26		
Total 12301215867C023053:						330.50	.00					
Total AKK INVESTMENTS LLC:						330.50	.00					
ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	107096		<u>QUARTERLY PEST CONTROL FOR OPS BUILDING KUNA EAST, 15977 S CURTIS RD, JAN '26 - WATER</u>	01/22/2026	87.50	.00	27-6140 MAINT. & REPAIR BUILDING	0	1/26		
1804	ALPHA HOME PEST CONTROL, LLC	107096		<u>QUARTERLY PEST CONTROL FOR OPS BUILDING KUNA EAST, 15977 S CURTIS RD, JAN '26 - SEWER</u>	01/22/2026	87.50	.00	28-6140 MAINT. & REPAIR BUILDING	0	1/26		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>JAN 26</u>	01/14/2026	683.82	683.82	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	1/26	01/23/2026	
Total 82665:						683.82	683.82					
Total C&B QUALITY TRAILER WORKS INC:						683.82	683.82					
CITY OF BOISE												
571	CITY OF BOISE	604		CONTRIBUTION FOR ALLUMBAUGH HOUSE, JAN. - MAR. 2026	01/26/2026	3,316.34	.00	01-6070 DONATIONS EXPENSE	0	1/26		
Total 604:						3,316.34	.00					
Total CITY OF BOISE:						3,316.34	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	Y368481	22433	WATER METERS, J.OSBORN, JAN.'26	01/13/2026	47,082.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	1/26		
Total Y368481:						47,082.00	.00					
Total CORE & MAIN LP:						47,082.00	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	9643	22418	TROUBLE SHOOT KUNA WWTP UV AND AREATION BASIN VALVES, JAN 25	01/08/2026	700.00	.00	21-6150 M & R - SYSTEM	0	1/26		
Total 9643:						700.00	.00					
147	CUSTOM ELECTRIC, INC.	9647	22430	TROUBLE SHOOT UV #2 AND PERMEATE PUMP AT WWTP, T. FLEMING, JAN. 26	01/09/2026	280.00	.00	21-6150 M & R - SYSTEM	0	1/26		
Total 9647:						280.00	.00					

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total CUSTOM ELECTRIC, INC.:						980.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	1666	22456	<u>CERAMIC UTILITY HEATER, M. DAVILA, JAN '26</u>	01/13/2026	49.99	.00	20-6175 SMALL TOOLS	0	1/26		
Total 1666:						49.99	.00					
75	D & B SUPPLY	2614-2026	22545	<u>CHAINSAW BAR, J. PEREZ, JAN 26</u>	01/27/2026	119.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/26		
Total 2614-2026:						119.99	.00					
75	D & B SUPPLY	3141	22506	<u>LADDER AND HOSES FOR PATGONIA RESTROOM, M. PRICE, JAN 26</u>	01/21/2026	121.97	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total 3141:						121.97	.00					
75	D & B SUPPLY	3820	22468	<u>10 PACK OF X7/8 CUT OFFS FOR WELDING, B. VILLANUEVA, JAN '26</u>	01/14/2026	31.98	.00	01-6150 M & R - SYSTEM	1004	1/26		
75	D & B SUPPLY	3820	22468	<u>GRINDING WHEELS AND AIR CHUCKS FOR THE WATER TRUCK, B. VILLANUEVA, JAN '26</u>	01/14/2026	41.54	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	1/26		
Total 3820:						73.52	.00					
75	D & B SUPPLY	3830	22470	<u>CHEMICAL PUMP, J.BOSTON, JAN.'26</u>	01/14/2026	51.99	.00	21-6175 SMALL TOOLS	0	1/26		
Total 3830:						51.99	.00					
75	D & B SUPPLY	3832		<u>HARDWARE FOR PICNIC TABLES, JAN '26</u>	01/14/2026	63.97	.00	01-6150 M & R - SYSTEM	1004	1/26		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 3832:						63.97	.00					
75	D & B SUPPLY	3875	22477	<u>DRILL BIT, R.WARWICK, JAN.'26</u>	01/14/2026	5.99	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total 3875:						5.99	.00					
75	D & B SUPPLY	4395	22535	<u>CHAINSAW BLADES, K.PETERSON, JAN '26</u>	01/27/2026	206.96	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/26		
75	D & B SUPPLY	4395	22535	<u>APRON CHAPS, K. PETERSON, JAN 26</u>	01/27/2026	376.17	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	1/26		
Total 4395:						583.13	.00					
75	D & B SUPPLY	4424		<u>CREDIT/RETURN CHAIN LOOP ON INVOICE # 4395, JAN '26</u>	01/27/2026	-53.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/26		
75	D & B SUPPLY	4424		<u>CHAIN LOOP, J. PEREZ, JAN '26</u>	01/27/2026	62.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/26		
Total 4424:						9.00	.00					
75	D & B SUPPLY	4428	22538	<u>CHAINSAW CHAINS, P.BRYNER, JAN.'26</u>	01/27/2026	61.98	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/26		
Total 4428:						61.98	.00					
75	D & B SUPPLY	5849	22547	<u>EXHAUST FLUID FOR PARKS TRUCK #56, R.WARWICK, JAN.'26</u>	01/27/2026	24.99	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	1/26		
Total 5849:						24.99	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total D & B SUPPLY:						1,166.52	.00					
DEBEST PLUMBING INC												
2390	DEBEST PLUMBING INC	25-40-APP5		<u>PLUMBING FOR PATAGONIA PARK RESTROOMS, 01/01/26-01/31/26, JAN '26</u>	01/22/2026	7,637.33	.00	50-6045 CONTINGENCY	0	1/26		
Total 25-40-APP5:						7,637.33	.00					
Total DEBEST PLUMBING INC:						7,637.33	.00					
DENNIS DILLON RV LLC												
2064	DENNIS DILLON RV LLC	88325		<u>PARTS FOR PARKS POLARIS SIDE BY SIDE, J. DURHAM, NOV '25</u>	11/24/2025	809.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/26		
Total 88325:						809.99	.00					
Total DENNIS DILLON RV LLC:						809.99	.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30535454	22436	<u>TOTE OF CHLORINE, M. DAVILA, JAN '26</u>	01/13/2026	1,316.70	.00	20-6151 M & R - PROCESS CHEMICALS	0	1/26		
Total IN-30535454:						1,316.70	.00					
Total DUBOIS CHEMICALS INC:						1,316.70	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	13536190		<u>200.90 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD, JAN '26 - ADMIN</u>	01/09/2026	184.09	184.09	01-6150 M & R - SYSTEM	1004	1/26	01/16/2026	
1731	ED STAUB & SONS PETROLEUM, INC	13536190		<u>200.90 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD, JAN '26 - WATER</u>	01/09/2026	73.63	73.63	20-6150 M & R - SYSTEM	0	1/26	01/16/2026	
1731	ED STAUB & SONS PETROLEUM, INC	13536190		<u>200.90 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD, JAN '26 - PI</u>	01/09/2026	36.82	36.82	25-6150 M & R - SYSTEM (PI)	0	1/26	01/16/2026	

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1731	ED STAUB & SONS PETROLEUM, INC	13536190		<u>200.90 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD. JAN '26 - SEWER</u>	01/09/2026	73.63	73.63	<u>21-6150 M & R - SYSTEM</u>	0	1/26	01/16/2026	
Total 13536190:						368.17	368.17					
1731	ED STAUB & SONS PETROLEUM, INC	13613432		<u>57.00 GALLONS PROPANE DELIVERED TO 201 AVE A, JAN '26 - ADMIN</u>	01/20/2026	52.23	.00	<u>01-6150 M & R - SYSTEM</u>	1004	1/26		
1731	ED STAUB & SONS PETROLEUM, INC	13613432		<u>57.00 GALLONS PROPANE DELIVERED TO 201 AVE A, JAN '26 - SEWER</u>	01/20/2026	20.89	.00	<u>21-6150 M & R - SYSTEM</u>	0	1/26		
1731	ED STAUB & SONS PETROLEUM, INC	13613432		<u>57.00 GALLONS PROPANE DELIVERED TO 201 AVE A, JAN '26 - PI</u>	01/20/2026	10.45	.00	<u>25-6150 M & R - SYSTEM (PI)</u>	0	1/26		
1731	ED STAUB & SONS PETROLEUM, INC	13613432		<u>57.00 GALLONS PROPANE DELIVERED TO 201 AVE A, JAN '26 - WATER</u>	01/20/2026	20.89	.00	<u>20-6150 M & R - SYSTEM</u>	0	1/26		
Total 13613432:						104.46	.00					
Total ED STAUB & SONS PETROLEUM, INC:						472.63	368.17					
EXPRESS PLUMBING SERVICE INC												
2382	EXPRESS PLUMBING SERVICE INC	116379		<u>PLUMBING SERVICE # AFB-170, PATAGONIA PARK PHASE #2 (BATHROOMS), DEC '25</u>	12/12/2025	3,544.50	3,544.50	<u>50-6045 CONTINGENCY</u>	0	1/26	01/23/2026	
Total 116379:						3,544.50	3,544.50					
Total EXPRESS PLUMBING SERVICE INC:						3,544.50	3,544.50					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0947149	22434	<u>BOLT PACKS. T. FLEMING. JAN. 26</u>	01/12/2026	59.94	.00	<u>21-6150 M & R - SYSTEM</u>	0	1/26		
Total 0947149:						59.94	.00					

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Total FERGUSON ENTERPRISES INC:						59.94	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	9699349	22487	<u>GASKETS FOR THE PLANT, B. BYLSMA, JAN. 26</u>	01/15/2026	41.99	.00	21-6150 M & R - SYSTEM	0	1/26		
Total 9699349:						41.99	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						41.99	.00					
HD SUPPLY INC												
265	HD SUPPLY INC	INV00936490	22488	<u>CHLORINATOR AND GASKETS, U.RAMIREZ, JAN.'26</u>	01/15/2026	1,038.46	.00	21-6150 M & R - SYSTEM	0	1/26		
Total INV00936490:						1,038.46	.00					
Total HD SUPPLY INC:						1,038.46	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	112025IHS		<u>ANIMAL CONTROL CONTRACT SERVICES FOR NOVEMBER 2025</u>	11/01/2025	14,261.00	14,261.00	01-6005 ANIMAL CONTROL SERVICES	0	1/26	01/16/2026	
Total 112025IHS:						14,261.00	14,261.00					
833	IDAHO HUMANE SOCIETY	122025IHS		<u>ANIMAL CONTROL CONTRACT SERVICES FOR DECEMBER 2025</u>	12/01/2025	14,261.00	14,261.00	01-6005 ANIMAL CONTROL SERVICES	0	1/26	01/16/2026	
Total 122025IHS:						14,261.00	14,261.00					
Total IDAHO HUMANE SOCIETY:						28,522.00	28,522.00					
IDAHO POWER CO												
38	IDAHO POWER CO	01232026I		<u>ELECTRIC SERVICE, 12/13/2025 -1/14/2026 - P.I</u>	01/15/2026	99.55	99.55	25-6290 UTILITIES EXPENSE	0	1/26	01/23/2026	
38	IDAHO POWER CO	01232026I		<u>ELECTRIC SERVICE, 12/13/2025 -1/14/2026 - ADMIN</u>	01/15/2026	949.94	949.94	01-6290 UTILITIES EXPENSE	0	1/26	01/23/2026	

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38	IDAHO POWER CO	012320261		<u>ELECTRIC SERVICE, 12/13/2025 -1/14/2026 - SENIOR CTR</u>	01/15/2026	417.91	417.91	01-6290 UTILITIES EXPENSE	1001	1/26	01/23/2026	
38	IDAHO POWER CO	012320261		<u>ELECTRIC SERVICE, 12/13/2025 -1/14/2026 - STREET LIGHTS</u>	01/15/2026	2,328.81	2,328.81	01-6290 UTILITIES EXPENSE	1002	1/26	01/23/2026	
38	IDAHO POWER CO	012320261		<u>ELECTRIC SERVICE, 12/13/2025 -1/14/2026 - SEWER</u>	01/15/2026	167.72	167.72	21-6290 UTILITIES EXPENSE	0	1/26	01/23/2026	
38	IDAHO POWER CO	012320261		<u>ELECTRIC SERVICE, 12/13/2025 -1/14/2026 - WATER</u>	01/15/2026	167.73	167.73	20-6290 UTILITIES EXPENSE	0	1/26	01/23/2026	
38	IDAHO POWER CO	012320261		<u>ELECTRIC SERVICE, 12/13/2025 -1/14/2026 - PARKS</u>	01/15/2026	1,880.43	1,880.43	01-6290 UTILITIES EXPENSE	1004	1/26	01/23/2026	
Total 012320261:						6,012.09	6,012.09					
Total IDAHO POWER CO:						6,012.09	6,012.09					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	704074	22360	<u>ORDINANCE NO. 2025-04A, DANIEL ISBELL, MUNICIPAL ANNEXATION AND ZONING, N. STANLEY, JAN '26</u>	01/02/2026	342.57	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		
Total 704074:						342.57	.00					
1802	IDAHO PRESS TRIBUNE, LLC	707971	22452	<u>CASE NO. 25-02-OA POLE SIGNS, T. VILLANUEVA, JAN '26</u>	01/14/2026	57.09	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		
Total 707971:						57.09	.00					
1802	IDAHO PRESS TRIBUNE, LLC	707975	22452	<u>CASE NO. 25-02-CPA AREA OF IMPACT REDUCTION, T. VILLANUEVA, JAN '26</u>	01/14/2026	53.43	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		
Total 707975:						53.43	.00					
1802	IDAHO PRESS TRIBUNE, LLC	709114	22499	<u>CASE NOS. 25-03-AN, 25-10-S & 25-01-DA SELKIRK RANCH SUBDIVISION, T. VILLANUEVA, JAN '26</u>	01/19/2026	71.73	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		

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Total 709114:						71.73	.00					
Total IDAHO PRESS TRIBUNE, LLC:						524.82	.00					
IDAHO TOOL & EQUIPMENT, INC.												
1667	IDAHO TOOL & EQUIPMENT, INC.	2601-105397	22463	SAW BLADES AND GRINDING DISKS FOR WELDING, S. CAHILL, JAN '26	01/14/2026	182.00	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total 2601-105397:						182.00	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						182.00	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482195000010		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 12/05/2025-01/06/2026, JAN '26 - WATER	01/07/2026	864.62	864.62	20-6290 UTILITIES EXPENSE	0	1/26	01/16/2026	
37	INTERMOUNTAIN GAS CO	482195000010		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 12/05/2025-01/06/2026, JAN '26 - SEWER	01/07/2026	864.62	864.62	21-6290 UTILITIES EXPENSE	0	1/26	01/16/2026	
37	INTERMOUNTAIN GAS CO	482195000010		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 12/05/2025-01/06/2026, JAN '26 - PI	01/07/2026	329.39	329.39	25-6290 UTILITIES EXPENSE	0	1/26	01/16/2026	
Total 48219500001072026:						2,058.63	2,058.63					
Total INTERMOUNTAIN GAS CO:						2,058.63	2,058.63					
IRMINGER CONSTRUCTION												
188	IRMINGER CONSTRUCTION	26-001-01	22500	VALVE REPLACEMENT, TEN MILE LIFT STATION, T.FLEMING, JAN.'26	01/16/2026	4,467.71	.00	21-6150 M & R - SYSTEM	0	1/26		
Total 26-001-01:						4,467.71	.00					

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Total IRMINGER CONSTRUCTION:						4,467.71	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	01082026-0115		<u>SANITATION RECEIPT TRANSFER, 01/08-01/15/2026</u>	01/16/2026	262,309.57	262,309.57	26-7000 SOLID WASTE SERVICE FEES	0	1/26	01/16/2026	
230	J & M SANITATION, INC.	01082026-0115		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 01/08-01/15/2026</u>	01/16/2026	-25,916.19	-25,916.19	01-4170 FRANCHISE FEES	0	1/26	01/16/2026	
Total 01082026-01152026:						236,393.38	236,393.38					
230	J & M SANITATION, INC.	01162026-0122		<u>SANITATION RECEIPT TRANSFER, 1/16-22/2026</u>	01/23/2026	55,425.92	55,425.92	26-7000 SOLID WASTE SERVICE FEES	0	1/26	01/23/2026	
230	J & M SANITATION, INC.	01162026-0122		<u>SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES, 1/16-22/2026</u>	01/23/2026	-5,476.08	-5,476.08	01-4170 FRANCHISE FEES	0	1/26	01/23/2026	
Total 01162026-01222026:						49,949.84	49,949.84					
Total J & M SANITATION, INC.:						286,343.22	286,343.22					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	5166268		<u>ENTERPRISE PAYMENTS SOLUTIONS MONTHLY AND TRANSACTIONAL FEES, 12/01/2025-12/31/2025 - WATER</u>	01/01/2026	25.33	25.33	20-6505 BANK FEES	0	1/26	01/16/2026	
1328	JACK HENRY & ASSOCIATES, INC.	5166268		<u>ENTERPRISE PAYMENTS SOLUTIONS MONTHLY AND TRANSACTIONAL FEES, 12/01/2025-12/31/2025 - PI</u>	01/01/2026	9.75	9.75	25-6505 BANK FEES	0	1/26	01/16/2026	
1328	JACK HENRY & ASSOCIATES, INC.	5166268		<u>ENTERPRISE PAYMENTS SOLUTIONS MONTHLY AND TRANSACTIONAL FEES, 12/01/2025-12/31/2025 - SEWER</u>	01/01/2026	25.33	25.33	21-6505 BANK FEES	0	1/26	01/16/2026	
1328	JACK HENRY & ASSOCIATES, INC.	5166268		<u>ENTERPRISE PAYMENTS SOLUTIONS MONTHLY AND TRANSACTIONAL FEES, 12/01/2025-12/31/2025 - ADMIN</u>	01/01/2026	37.03	37.03	01-6505 BANK FEES	0	1/26	01/16/2026	

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Total 5166268:						97.44	97.44					
Total JACK HENRY & ASSOCIATES, INC.:						97.44	97.44					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	192492		<u>PROFESSIONAL SERVICES FROM 11/30/25-12/27/25, PROJECT 10-24-11900. HELEN ZAMZOW PARK DESIGN PHASE 2, JAN '26</u>	01/15/2026	1,287.40	.00	<u>50-6020 CAPITAL IMPROVEMENTS</u>	0	1/26		
Total 192492:						1,287.40	.00					
Total J-U-B ENGINEERS, INC.:						1,287.40	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0254661		<u>PROFESSIONAL SERVICES FOR KUNA-DEVELOPMENT PLAN REVIEW SUPPORT, 11/30/25-12/31/25 - WATER</u>	01/15/2026	1,586.03	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	1/26		
429	KELLER ASSOCIATES, INC.	0254661		<u>PROFESSIONAL SERVICES FOR KUNA-DEVELOPMENT PLAN REVIEW SUPPORT, 11/30/25-12/31/25 - PI</u>	01/15/2026	604.19	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	1/26		
429	KELLER ASSOCIATES, INC.	0254661		<u>PROFESSIONAL SERVICES FOR KUNA-DEVELOPMENT PLAN REVIEW SUPPORT, 11/30/25-12/31/25 - SEWER</u>	01/15/2026	1,586.03	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	1/26		
Total 0254661:						3,776.25	.00					
Total KELLER ASSOCIATES, INC.:						3,776.25	.00					
KENDALL FORD OF MERIDIAN LLC												
1616	KENDALL FORD OF MERIDIAN LLC	RN35689	22414	<u>2026 F 250 TRUCK FOR PARKS, J. DURHAM, DEC 25</u>	12/29/2025	63,089.00	63,089.00	<u>40-6166 CAPITAL EQUIPMENT PURCHASES</u>	0	1/26	01/16/2026	

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Total RN35689:						63,089.00	63,089.00					
1616	KENDALL FORD OF MERIDIAN LLC	RN35859	22415	<u>2026 F-150 FOR PARKS, J. DURHAM, DEC 25</u>	12/29/2025	48,384.00	48,384.00	50-6166 CAPITAL EQUIPMENT PURCHASES	0	1/26	01/16/2026	
Total RN35859:						48,384.00	48,384.00					
Total KENDALL FORD OF MERIDIAN LLC:						111,473.00	111,473.00					
KUNA CHAMBER OF COMMERCE												
314	KUNA CHAMBER OF COMMERCE	5465		<u>DECEMBER LUNCHEON, DEC '25</u>	01/01/2026	30.00	30.00	01-6155 MEETINGS/COMMITTEES	4000	1/26	01/23/2026	
314	KUNA CHAMBER OF COMMERCE	5465		<u>ANNUAL DINNER TICKET, JAN '26</u>	01/01/2026	50.00	50.00	01-6155 MEETINGS/COMMITTEES	4000	1/26	01/23/2026	
314	KUNA CHAMBER OF COMMERCE	5465		<u>ANNUAL MEMBERSHIP DUES, JAN '26</u>	01/01/2026	1,250.00	1,250.00	01-6075 DUES & MEMBERSHIPS	4000	1/26	01/23/2026	
Total 5465:						1,330.00	1,330.00					
Total KUNA CHAMBER OF COMMERCE:						1,330.00	1,330.00					
KUNA LUMBER												
499	KUNA LUMBER	A182673	22464	<u>DOOR FOR CITY HALL, J. LORENTZ, JAN '26</u>	01/14/2026	578.00	.00	01-6140 MAINT. & REPAIR BUILDING	0	1/26		
Total A182673:						578.00	.00					
499	KUNA LUMBER	A182676	22467	<u>WD40 FOR FLEET AND FACILITIES TRUCKS 71 AND 73, JAN '26 - ADMIN</u>	01/14/2026	10.62	.00	01-6150 M & R - SYSTEM	0	1/26		
499	KUNA LUMBER	A182676	22467	<u>ALCOHOL AND SPRAY BOTTLE FOR STREET LIGHT STICKERS, JAN '26</u>	01/14/2026	25.63	.00	01-6150 M & R - SYSTEM	1002	1/26		

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499	KUNA LUMBER	A182676		<u>WD40 FOR FLEET AND FACILITIES TRUCKS 71 AND 73, JAN '26 - WATER</u>	01/14/2026	4.25	.00	20-6150 M & R - SYSTEM	0	1/26		
499	KUNA LUMBER	A182676		<u>WD40 FOR FLEET AND FACILITIES TRUCKS 71 AND 73, JAN '26 - PI</u>	01/14/2026	2.11	.00	25-6150 M & R - SYSTEM (PI)	0	1/26		
499	KUNA LUMBER	A182676		<u>WD40 FOR FLEET AND FACILITIES TRUCKS 71 AND 73, JAN '26 - SEWER</u>	01/14/2026	4.25	.00	21-6150 M & R - SYSTEM	0	1/26		
Total A182676:						46.86	.00					
499	KUNA LUMBER	A182684	22472	<u>BALL VALVE FOR WATER TRUCK AIR TANK, S. CAHILL, JAN '26</u>	01/14/2026	11.39	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/26		
Total A182684:						11.39	.00					
499	KUNA LUMBER	A182687	22474	<u>DOWELS FOR CROSSWALK FLAGS, R. WARWICK, JAN. '26</u>	01/14/2026	8.53	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total A182687:						8.53	.00					
499	KUNA LUMBER	A182715	22489	<u>CABLE AND ZIP TIES, S. CAHILL, JAN. 26</u>	01/15/2026	36.09	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total A182715:						36.09	.00					
499	KUNA LUMBER	A182800	22502	<u>PIPE FITTINGS FOR REPLACING BIKE FITTINGS ON GREEN BELT.K. PETERSON, JAN 26</u>	01/20/2026	18.30	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total A182800:						18.30	.00					
499	KUNA LUMBER	A182817	22509	<u>PAINTERS PLASTIC DROP CLOTH FOR THE LAGOONS, S. HOWELL, JAN 26</u>	01/21/2026	5.69	.00	21-6150 M & R - SYSTEM	0	1/26		

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Total A182817:						5.69	.00					
499	KUNA LUMBER	A182825	22511	<u>2X4'S FOR CITY HALL DOORS, S. HOWELL, JAN '26</u>	01/21/2026	7.98	.00	01-6140 MAINT. & REPAIR BUILDING	0	1/26		
Total A182825:						7.98	.00					
499	KUNA LUMBER	A182928	22532	<u>SPRAY PAINT FOR THE SHOP, K. PETERSON, JAN '26</u>	01/26/2026	56.07	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total A182928:						56.07	.00					
499	KUNA LUMBER	A182945	22543	<u>PAINT PENS, W.HANCOCK, JAN.'26</u>	01/27/2026	15.08	.00	21-6175 SMALL TOOLS	0	1/26		
Total A182945:						15.08	.00					
499	KUNA LUMBER	A182946	22546	<u>LEVEL FOR J. ADAMS TRUCK, J. ADAMS, JAN 26 - PI</u>	01/27/2026	3.60	.00	25-6175 SMALL TOOLS	0	1/26		
499	KUNA LUMBER	A182946	22546	<u>LEVEL FOR J. ADAMS TRUCK, J. ADAMS, JAN 26 - SEWER</u>	01/27/2026	7.22	.00	21-6175 SMALL TOOLS	0	1/26		
499	KUNA LUMBER	A182946	22546	<u>LEVEL FOR J. ADAMS TRUCK, J. ADAMS, JAN 26 - WATER</u>	01/27/2026	7.22	.00	20-6175 SMALL TOOLS	0	1/26		
499	KUNA LUMBER	A182946	22546	<u>LEVEL FOR J. ADAMS TRUCK, J. ADAMS, JAN 26 - ADMIN</u>	01/27/2026	18.05	.00	01-6175 SMALL TOOLS	0	1/26		
Total A182946:						36.09	.00					
499	KUNA LUMBER	B182653	22471	<u>SATIN STAIN, J.ADAMS, JAN.'25</u>	01/14/2026	25.64	.00	01-6140 MAINT. & REPAIR BUILDING	0	1/26		
Total B182653:						25.64	.00					
499	KUNA LUMBER	B182658	22478	<u>CAULK FOR BATHROOM DOORS AT PATAGONIA, J ADAMS, JAN.'26</u>	01/15/2026	19.98	.00	50-6045 CONTINGENCY	0	1/26		

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Total B182658:						19.98	.00					
499	KUNA LUMBER	B182822	22526	<u>SPRAY TEXTURE FOR CITY HALL DOOR, J. ADAMS, JAN. '26</u>	01/26/2026	94.96	.00	01-6140 MAINT. & REPAIR BUILDING	0	1/26		
Total B182822:						94.96	.00					
499	KUNA LUMBER	E9700	22521	<u>STORAGE HANGERS, M.NADEAU, JAN.'26</u>	01/23/2026	18.51	.00	21-6165 OFFICE SUPPLIES	0	1/26		
Total E9700:						18.51	.00					
Total KUNA LUMBER:						979.17	.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	0032706580		<u>CYLINDER RENTAL, T. FLEMING, JAN '26</u>	01/21/2026	183.83	.00	21-6150 M & R - SYSTEM	0	1/26		
Total 0032706580:						183.83	.00					
Total MATHESON TRI-GAS INC:						183.83	.00					
METROQUIP, INC.												
196	METROQUIP, INC.	W05206		<u>MAINTENANCE WORK FOR VAC TRUCK, DEC '25 - SEWER</u>	12/11/2025	336.18	336.18	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26	01/23/2026	
196	METROQUIP, INC.	W05206		<u>MAINTENANCE WORK FOR VAC TRUCK, DEC '25 - PI</u>	12/11/2025	128.07	128.07	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26	01/23/2026	
196	METROQUIP, INC.	W05206		<u>MAINTENANCE WORK FOR VAC TRUCK, DEC '25 - WATER</u>	12/11/2025	336.18	336.18	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26	01/23/2026	
Total W05206:						800.43	800.43					

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Total METROQUIP, INC.:						800.43	800.43					
MISCELLANEOUS #3												
2270	MISCELLANEOUS #3	01162026GI		<u>GLEN IRBY, MUD BOOTS FOR INSPECTIONS, REIMBURSEMENT, JAN '26</u>	01/16/2026	116.05	116.05	01-6285 UNIFORMS EXPENSE	1005	1/26	01/16/2026	
Total 01162026GI:						116.05	116.05					
2270	MISCELLANEOUS #3	01232026GI		<u>GLEN IRBY REIMBURSEMENT, PARKING FOR CONTINUING EDUCATION DOWNTOWN BOISE, JAN '26</u>	01/23/2026	15.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1005	1/26		
Total 01232026GI:						15.00	.00					
Total MISCELLANEOUS #3:						131.05	116.05					
O'REILLY AUTO ENTERPRISES LLC												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-442220	22485	<u>FILTERS FOR WATER DEPT GMC, J. DURHAM, JAN 26- WATER</u>	01/15/2026	3.71	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-442220	22485	<u>FILTERS FOR WATER DEPT GMC, J. DURHAM, JAN 26- EAST WATER</u>	01/15/2026	.52	.00	27-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-442220	22485	<u>FILTERS FOR WATER DEPT GMC, J. DURHAM, JAN 26- P.I</u>	01/15/2026	1.06	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
Total 5841-442220:						5.29	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-442326	22492	<u>SEAT COVERS FOR PARKS NEW F250, J. DURHAM, JAN. 26</u>	01/16/2026	269.94	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	1/26		
Total 5841-442326:						269.94	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-443039	22504	<u>GEAR OIL FOR PARKS MOWER, J. DURHAM, JAN. 25</u>	01/21/2026	30.55	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/26		

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2121	O'REILLY AUTO ENTERPRISES LLC	5841-443039	22504	<u>FLUID PUMP FOR FLEET SHOP, J. DURHAM, JAN. 25- ADMIN</u>	01/21/2026	7.50	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-443039	22504	<u>FLUID PUMP FOR FLEET SHOP, J. DURHAM, JAN. 25- WATER</u>	01/21/2026	3.00	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-443039	22504	<u>FLUID PUMP FOR FLEET SHOP, J. DURHAM, JAN. 25- P.I</u>	01/21/2026	1.49	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-443039	22504	<u>FLUID PUMP FOR FLEET SHOP, J. DURHAM, JAN. 25- SEWER</u>	01/21/2026	3.00	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/26		
Total 5841-443039:						45.54	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-443176	22515	<u>GEAR OIL FOR PARKS TORO MOWER, J. DURHAM, JAN '26</u>	01/22/2026	31.50	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	1/26		
Total 5841-443176:						31.50	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						352.27	.00					
PACIFIC STEEL												
584	PACIFIC STEEL	1688807	22479	<u>MATERIAL TO MAKE RESERVATION BOARDS, S. CAHILL, JAN '26</u>	01/21/2026	1,430.33	.00	<u>01-6150 M & R - SYSTEM</u>	1004	1/26		
Total 1688807:						1,430.33	.00					
Total PACIFIC STEEL:						1,430.33	.00					
QUADIENT FINANCE USA INC												
1770	QUADIENT FINANCE USA INC	12312025QF		<u>POSTAGE METER REFILL, DEC. 25- ADMIN</u>	12/31/2025	140.00	140.00	<u>01-6190 POSTAGE & BILLING</u>	0	1/26	01/16/2026	
1770	QUADIENT FINANCE USA INC	12312025QF		<u>POSTAGE METER REFILL, DEC. 25- P&Z</u>	12/31/2025	50.00	50.00	<u>01-6190 POSTAGE & BILLING</u>	1003	1/26	01/16/2026	

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1770	QUADIENT FINANCE USA INC	12312025QF		<u>POSTAGE METER REFILL, DEC. 25- P.I</u>	12/31/2025	50.00	50.00	<u>25-6190 POSTAGE & BILLING</u>	0	1/26	01/16/2026	
1770	QUADIENT FINANCE USA INC	12312025QF		<u>POSTAGE METER REFILL, DEC. 25- SEWER</u>	12/31/2025	130.00	130.00	<u>21-6190 POSTAGE & BILLING</u>	0	1/26	01/16/2026	
1770	QUADIENT FINANCE USA INC	12312025QF		<u>POSTAGE METER REFILL, DEC. 25- WATER</u>	12/31/2025	130.00	130.00	<u>20-6190 POSTAGE & BILLING</u>	0	1/26	01/16/2026	
Total 12312025QF:						500.00	500.00					
Total QUADIENT FINANCE USA INC:						500.00	500.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	7A29933	22482	<u>SENSORS FOR GREENBELT RESTROOMS, S. HOWELL, JAN. 26</u>	01/16/2026	191.73	.00	<u>01-6150 M & R - SYSTEM</u>	1004	1/26		
Total 7A29933:						191.73	.00					
Total REXEL USA, INC.:						191.73	.00					
ROCKY MOUNTAIN STEEL INC												
2230	ROCKY MOUNTAIN STEEL INC	328139	22484	<u>FENCE POST CAPS FOR CRIMSON GARDENS, B. VILLANUEVA, JAN '26</u>	01/15/2026	12.60	.00	<u>01-6188 SIGNAGE</u>	1004	1/26		
Total 328139:						12.60	.00					
Total ROCKY MOUNTAIN STEEL INC:						12.60	.00					
RONI PLADSEN												
2215	RONI PLADSEN	0000191	22483	<u>DEPOSIT FOR FLOWER TRUCK, MIMOSAS FOR MOM EVENT, K. PEREZ, JAN. 26</u>	01/15/2026	1,793.75	1,793.75	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	1/26	01/16/2026	
Total 0000191:						1,793.75	1,793.75					
Total RONI PLADSEN:						1,793.75	1,793.75					

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SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-214463-1	22497	<u>KLEENEX, DUM DUMS, SCOTCH TAPE FOR CITY HALL, J. DURHAM, JAN '26- ADMIN</u>	01/19/2026	29.33	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-214463-1	22497	<u>KLEENEX, DUM DUMS, SCOTCH TAPE FOR CITY HALL, J. DURHAM, JAN '26- WATER</u>	01/19/2026	20.07	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-214463-1	22497	<u>KLEENEX, DUM DUMS, SCOTCH TAPE FOR CITY HALL, J. DURHAM, JAN '26- SEWER</u>	01/19/2026	20.07	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-214463-1	22497	<u>KLEENEX, DUM DUMS, SCOTCH TAPE FOR CITY HALL, J. DURHAM, JAN '26- P.I</u>	01/19/2026	7.71	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/26		
Total WO-214463-1:						77.18	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-214900-1	22522	<u>PAPER TOWELS, TOILET PAPER, DIVIDERS AND LABELS FOR THE TREATMENT PLANT, J. MILLER, JAN '26- P.I</u>	01/26/2026	71.51	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-214900-1	22522	<u>PAPER TOWELS, TOILET PAPER, DIVIDERS AND LABELS FOR THE TREATMENT PLANT, J. MILLER, JAN '26- SEWER</u>	01/26/2026	187.73	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-214900-1	22522	<u>PAPER TOWELS, TOILET PAPER, DIVIDERS AND LABELS FOR THE TREATMENT PLANT, J. MILLER, JAN '26- WATER</u>	01/26/2026	187.73	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/26		
Total WO-214900-1:						446.97	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						524.15	.00					
ST. LUKE'S HEALTH SYSTEM												
1441	ST. LUKE'S HEALTH SYSTEM	2653087		<u>EMPLOYEE VACCINATION & IMMUNIZATIONS ACCOUNT 509411615, A. WENGER 11/05/25 -P.I</u>	01/09/2026	26.79	.00	<u>25-5950 TEAM BUILDING, ONBOARDING</u>	0	1/26		

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				<u>RIDGE PARK</u>	01/25/2026	238.00	.00	<u>01-6212_RENT - EQUIPMENT</u>	1004	1/26		
Total INV-5870540:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5870605		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 12/29/25-01/25/26- SEGO PRAIRIE</u>	01/25/2026	119.00	.00	<u>01-6212_RENT - EQUIPMENT</u>	1004	1/26		
Total INV-5870605:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5870697		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 12/29/25-01/25/26- THE FARM PARK</u>	01/25/2026	119.00	.00	<u>01-6212_RENT - EQUIPMENT</u>	1004	1/26		
Total INV-5870697:						119.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						537.00	.00					
UTILITY REFUND #19												
2367	UTILITY REFUND #19	130710.03		<u>BRETT ALLAN SEBRING, 1393 W TOPANGA CT, UTILTIY REFUND - SEWER</u>	01/28/2026	43.62	.00	<u>21-4600_SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	130710.03		<u>BRETT ALLAN SEBRING, 1393 W TOPANGA CT, UTILTIY REFUND - WATER</u>	01/28/2026	38.94	.00	<u>20-4500_METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	130710.03		<u>BRETT ALLAN SEBRING, 1393 W TOPANGA CT, UTILTIY REFUND - TRASH</u>	01/28/2026	29.90	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	1/26		
Total 130710.03:						112.46	.00					
2367	UTILITY REFUND #19	142157.00A		<u>HATHAWAY HOMES, 1108 E EXPLORATION DR, UTILITY REFUND - WATER</u>	01/15/2026	36.12	.00	<u>20-4500_METERED WATER SALES</u>	0	1/26		

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Total 142157.00A:						36.12	.00					
2367	UTILITY REFUND #19	174039.02		<u>STEPHEN HERBERT, 1110 S KALAHARI AVE. UTILITY REFUND - TRASH</u>	01/22/2026	58.33	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	174039.02		<u>STEPHEN HERBERT, 1110 S KALAHARI AVE. UTILITY REFUND - SEWER</u>	01/22/2026	74.60	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	174039.02		<u>STEPHEN HERBERT, 1110 S KALAHARI AVE. UTILITY REFUND - WATER</u>	01/22/2026	45.86	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 174039.02:						178.79	.00					
2367	UTILITY REFUND #19	201370.01A		<u>DAVID L ALLEN, 583 E WILLOWRIDGE CT. UTILITY REFUND - WATER</u>	01/15/2026	125.00	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 201370.01A:						125.00	.00					
2367	UTILITY REFUND #19	20210.01		<u>THERESA J KUNTZ, 489 E EASY ST. UTILITY REFUND - WATER</u>	01/15/2026	92.90	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 20210.01:						92.90	.00					
2367	UTILITY REFUND #19	207109.00		<u>OPEN DOOR RENTALS, 569 E RONDA ST. UTILITY REFUND - TRASH</u>	01/28/2026	36.89	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	207109.00		<u>OPEN DOOR RENTALS, 569 E RONDA ST. UTILITY REFUND - SEWER</u>	01/28/2026	57.32	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	207109.00		<u>OPEN DOOR RENTALS, 569 E RONDA ST. UTILITY REFUND - WATER</u>	01/28/2026	37.45	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 207109.00:						131.66	.00					

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2367	UTILITY REFUND #19	221010.02		<u>JOSHUA L SMITH, 1468 S KODIAK BEAR PL, UTILITY REFUND - TRASH</u>	01/23/2026	36.40	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	221010.02		<u>JOSHUA L SMITH, 1468 S KODIAK BEAR PL, UTILITY REFUND - SEWER</u>	01/23/2026	52.97	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	221010.02		<u>JOSHUA L SMITH, 1468 S KODIAK BEAR PL, UTILITY REFUND - WATER</u>	01/23/2026	31.98	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 221010.02:						121.35	.00					
2367	UTILITY REFUND #19	240635.02		<u>MATTHEW THORUSEN, 657 N SILTSTONE AVE, UTILITY REFUND - SEWER</u>	01/21/2026	24.88	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	240635.02		<u>MATTHEW THORUSEN, 657 N SILTSTONE AVE, UTILITY REFUND - TRASH</u>	01/21/2026	16.95	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	240635.02		<u>MATTHEW THORUSEN, 657 N SILTSTONE AVE, UTILITY REFUND - WATER</u>	01/21/2026	14.89	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 240635.02:						56.72	.00					
2367	UTILITY REFUND #19	256227.00		<u>HUBBLE HOMES LLC, 515 S JAKE AVE, UTILITY REFUND - WATER</u>	01/16/2026	83.85	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 256227.00:						83.85	.00					
2367	UTILITY REFUND #19	256234.00		<u>HUBBLE HOMES LLC, 303 W SERA SOLE ST, UTILITY REFUND - WATER</u>	01/16/2026	87.72	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	256234.00		<u>HUBBLE HOMES LLC, 303 W SERA SOLE ST, UTILITY REFUND - SEWER</u>	01/16/2026	.23	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		

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Total 256234.00:						87.95	.00					
2367	UTILITY REFUND #19	256244.00		<u>HUBBLE HOMES LLC, 247 W WILLOW DALE DR, UTILITY REFUND - WATER</u>	01/22/2026	83.84	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 256244.00:						83.84	.00					
2367	UTILITY REFUND #19	256259.00		<u>HUBBLE HOMES LLC, 222 W WILLOW DALE DR, UTILITY REFUND - SEWER</u>	12/29/2025	22.92	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	256259.00		<u>HUBBLE HOMES LLC, 222 W WILLOW DALE DR, UTILITY REFUND - WATER</u>	12/29/2025	54.66	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 256259.00:						77.58	.00					
2367	UTILITY REFUND #19	256265.00		<u>HUBBLE HOMES LLC, 312 W WILLOW DALE DR, UTILITY REFUND - WATER</u>	01/21/2026	83.83	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 256265.00:						83.83	.00					
2367	UTILITY REFUND #19	256268.00		<u>HUBBLE HOMES LLC, 323 W OMPHALE ST, UTILITY REFUND - SEWER</u>	01/09/2026	32.08	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	256268.00		<u>HUBBLE HOMES LLC, 323 W OMPHALE ST, UTILITY REFUND - WATER</u>	01/09/2026	31.55	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 256268.00:						63.63	.00					
2367	UTILITY REFUND #19	257006.00		<u>LENNAR HOMES, 1317 S SABRINA AVE, UTILITY REFUND - WATER</u>	01/09/2026	49.75	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	257006.00		<u>LENNAR HOMES, 1317 S SABRINA AVE, UTILITY REFUND - SEWER</u>	01/09/2026	27.57	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		

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Total 257006.00:						77.32	.00					
2367	UTILITY REFUND #19	257013.00		<u>LENNAR HOMES, 146 W GREAT BEAR ST. UTILITY REFUND - WATER</u>	01/21/2026	123.17	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	257013.00		<u>LENNAR HOMES, 146 W GREAT BEAR ST. UTILITY REFUND - SEWER</u>	01/21/2026	35.97	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
Total 257013.00:						159.14	.00					
2367	UTILITY REFUND #19	257016.00		<u>LENNAR HOMES, 1290 S BOBBY AVE. UTILITY REFUND - SEWER</u>	01/09/2026	38.48	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	257016.00		<u>LENNAR HOMES, 1290 S BOBBY AVE. UTILITY REFUND - WATER</u>	01/09/2026	106.53	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 257016.00:						145.01	.00					
2367	UTILITY REFUND #19	269626.00		<u>LENNAR HOMES, 2434 W POLLINATOR DR. UTILITY REFUND - WATER</u>	01/07/2026	115.09	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	269626.00		<u>LENNAR HOMES, 2434 W POLLINATOR DR. UTILITY REFUND - SEWER</u>	01/07/2026	32.02	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
Total 269626.00:						147.11	.00					
2367	UTILITY REFUND #19	269680.00		<u>LENNAR HOMES, 2501 W POLLINATOR DR. UTILITY REFUND - WATER</u>	01/21/2026	67.55	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	269680.00		<u>LENNAR HOMES, 2501 W POLLINATOR DR. UTILITY REFUND - SEWER</u>	01/21/2026	91.58	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		

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Total 269680.00:						159.13	.00					
2367	UTILITY REFUND #19	269681.00		<u>LENNAR HOMES, 2493 W POLLINATOR DR, UTILITY REFUND - WATER</u>	01/09/2026	115.09	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	269681.00		<u>LENNAR HOMES, 2493 W POLLINATOR DR, UTILITY REFUND - SEWER</u>	01/09/2026	32.02	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
Total 269681.00:						147.11	.00					
2367	UTILITY REFUND #19	277714.01		<u>CHRISTOPHER GUY DIXON, 515 W SCREECH OWL DR, UTILITY REFUND - TRASH</u>	01/28/2026	6.67	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	277714.01		<u>CHRISTOPHER GUY DIXON, 515 W SCREECH OWL DR, UTILITY REFUND - SEWER</u>	01/28/2026	9.54	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	277714.01		<u>CHRISTOPHER GUY DIXON, 515 W SCREECH OWL DR, UTILITY REFUND - WATER</u>	01/28/2026	12.60	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 277714.01:						28.81	.00					
2367	UTILITY REFUND #19	278350.00A		<u>CBH HOMES, 722 W SNOWY OWL ST, UTILITY REFUND - WATER</u>	01/15/2026	79.35	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 278350.00A:						79.35	.00					
2367	UTILITY REFUND #19	282020.02		<u>LIAH KATHLEEN MCCANN, 2920 N SUNSET FARM AVE, UTILITY REFUND - WATER</u>	01/28/2026	45.69	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	282020.02		<u>LIAH KATHLEEN MCCANN, 2920 N SUNSET FARM AVE, UTILITY REFUND - TRASH</u>	01/28/2026	36.86	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	282020.02		<u>LIAH KATHLEEN MCCANN, 2920 N SUNSET FARM AVE, UTILITY REFUND - SEWER</u>	01/28/2026	48.91	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		

Vendor #	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 282020.02:						131.46	.00					
2367	UTILITY REFUND #19	302740.00		<u>EAGLEWOOD HOMES, 9392 S EGG HARBOR AVE, UTILITY REFUND - WATER</u>	01/23/2026	40.59	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	302740.00		<u>EAGLEWOOD HOMES, 9392 S EGG HARBOR AVE, UTILITY REFUND - SEWER</u>	01/23/2026	39.18	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
Total 302740.00:						79.77	.00					
2367	UTILITY REFUND #19	304643.01A		<u>DAN GEARRING, 2539 E WHISPER WIND DR, UTILITY REFUND - WATER</u>	01/15/2026	106.00	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 304643.01A:						106.00	.00					
2367	UTILITY REFUND #19	30655.03		<u>POGGETTI FAMILY TRUST, 484 S ASH AVE, UTILITY REFUND - WATER</u>	01/22/2026	45.72	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	30655.03		<u>POGGETTI FAMILY TRUST, 484 S ASH AVE, UTILITY REFUND - SEWER</u>	01/22/2026	68.57	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	30655.03		<u>POGGETTI FAMILY TRUST, 484 S ASH AVE, UTILITY REFUND - TRASH</u>	01/22/2026	24.48	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/26		
Total 30655.03:						138.77	.00					
2367	UTILITY REFUND #19	310043.02		<u>AUSTIN L SIMPSON, 1093 W SAGWON DR, UTILITY REFUND - TRASH</u>	01/15/2026	3.16	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	310043.02		<u>AUSTIN L SIMPSON, 1093 W SAGWON DR, UTILITY REFUND - SEWER</u>	01/15/2026	4.62	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		

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2367	UTILITY REFUND #19	310043.02		<u>AUSTIN L SIMPSON, 1093 W SAGWON DR, UTILITY REFUND - WATER</u>	01/15/2026	111.18	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 310043.02:						118.96	.00					
2367	UTILITY REFUND #19	311204.00		<u>TOLL BROS INC, 8569 S COUNTRY WIND AVE, UTILITY REFUND - WATER</u>	01/16/2026	70.99	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	311204.00		<u>TOLL BROS INC, 8569 S COUNTRY WIND AVE, UTILITY REFUND - SEWER</u>	01/16/2026	14.98	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
Total 311204.00:						85.97	.00					
2367	UTILITY REFUND #19	311256.00		<u>TOLL BROS INC, 1316 W REGENCY RIDGE DR, UTILITY REFUND - SEWER</u>	01/12/2026	9.94	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	311256.00		<u>TOLL BROS INC, 1316 W REGENCY RIDGE DR, UTILITY REFUND - WATER</u>	01/12/2026	67.92	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 311256.00:						77.86	.00					
2367	UTILITY REFUND #19	311257.00		<u>TOLL BROS INC, 1302 W REGENCY RIDGE DR, UTILITY REFUND - SEWER</u>	01/07/2026	11.29	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	311257.00		<u>TOLL BROS INC, 1302 W REGENCY RIDGE DR, UTILITY REFUND - WATER</u>	01/07/2026	68.58	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 311257.00:						79.87	.00					
2367	UTILITY REFUND #19	311267.00		<u>TOLL BROS INC, 1329 W REGENCY RIDGE DR, UTILITY REFUND - SEWER</u>	01/14/2026	11.30	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	311267.00		<u>TOLL BROS INC, 1329 W REGENCY RIDGE DR, UTILITY REFUND - WATER</u>	01/14/2026	68.58	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		

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Total 311267.00:						79.88	.00					
2367	UTILITY REFUND #19	311352.00		<u>TOLL BROS INC. 1133 W SWITCHGRASS DR. UTILITY REFUND - WATER</u>	01/22/2026	69.23	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	311352.00		<u>TOLL BROS INC. 1133 W SWITCHGRASS DR. UTILITY REFUND - SEWER</u>	01/22/2026	10.60	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
Total 311352.00:						79.83	.00					
2367	UTILITY REFUND #19	311375.00		<u>TOLL BROS INC. 8494 S SILVER SMOG WAY. UTILITY REFUND - SEWER</u>	01/22/2026	10.66	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	311375.00		<u>TOLL BROS INC. 8494 S SILVER SMOG WAY. UTILITY REFUND - WATER</u>	01/22/2026	69.18	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 311375.00:						79.84	.00					
2367	UTILITY REFUND #19	311383.00		<u>TOLL BROS INC. 1071 W SWITCHGRASS DR. UTILITY REFUND - SEWER</u>	01/21/2026	74.62	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	311383.00		<u>TOLL BROS INC. 1071 W SWITCHGRASS DR. UTILITY REFUND - WATER</u>	01/21/2026	99.12	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 311383.00:						173.74	.00					
2367	UTILITY REFUND #19	320521.00		<u>HAYDEN HOMES. 2256 E MISTY FALLS ST. UTILITY REFUND - SEWER</u>	01/07/2026	45.61	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	320521.00		<u>HAYDEN HOMES. 2256 E MISTY FALLS ST. UTILITY REFUND - WATER</u>	01/07/2026	117.65	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		

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Total 320521.00:						163.26	.00					
2367	UTILITY REFUND #19	323067.01		<u>GREGORY P LIENEMANN, 1796 N HURTSVILLE AVE, UTILITY REFUND - WATER</u>	01/15/2026	96.25	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 323067.01:						96.25	.00					
2367	UTILITY REFUND #19	360233.00		<u>SHALC GC INC, 12201 S COURAGE LN, UTILITY REFUND - SEWER</u>	01/08/2026	38.54	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	360233.00		<u>SHALC GC INC, 12201 S COURAGE LN, UTILITY REFUND - WATER</u>	01/08/2026	81.71	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 360233.00:						120.25	.00					
2367	UTILITY REFUND #19	360281.00		<u>SHALC GC INC, 11807 W UNITED LN, UTILITY REFUND - WATER</u>	01/08/2026	88.46	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	360281.00		<u>SHALC GC INC, 11807 W UNITED LN, UTILITY REFUND - SEWER</u>	01/08/2026	52.51	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
Total 360281.00:						140.97	.00					
2367	UTILITY REFUND #19	360287.00		<u>SHALC GC INC, 11707 W UNITED LN, UTILITY REFUND - WATER</u>	01/21/2026	17.42	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	360287.00		<u>SHALC GC INC, 11707 W UNITED LN, UTILITY REFUND - SEWER</u>	01/21/2026	78.72	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
Total 360287.00:						96.14	.00					
2367	UTILITY REFUND #19	360297.00		<u>SHALC GC INC, 11773 W ANTHOS LN, UTILITY REFUND - WATER</u>	01/09/2026	19.40	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		

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2367	UTILITY REFUND #19	360297.00		<u>SHALC GC INC. 11773 W ANTHOS LN. UTILITY REFUND - SEWER</u>	01/09/2026	40.24	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
Total 360297.00:						59.64	.00					
2367	UTILITY REFUND #19	360340.00		<u>SHALC GC INC. 11700 W REINING HORSE LN. UTILITY REFUND - WATER</u>	01/09/2026	45.41	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	360340.00		<u>SHALC GC INC. 11700 W REINING HORSE LN. UTILITY REFUND - SEWER</u>	01/09/2026	36.63	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
Total 360340.00:						82.04	.00					
2367	UTILITY REFUND #19	361980.00		<u>TRESIDIO HOMES. 11015 W CRUDEN BAY LN. UTILITY REFUND - SEWER</u>	01/07/2026	6.74	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		
2367	UTILITY REFUND #19	361980.00		<u>TRESIDIO HOMES. 11015 W CRUDEN BAY LN. UTILITY REFUND - WATER</u>	01/07/2026	207.63	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 361980.00:						214.37	.00					
2367	UTILITY REFUND #19	361991.00		<u>SHADOW MOUNTAIN HOMES. 10775 W CRUDEN BAY LN. UTILITY REFUND - WATER</u>	01/15/2026	89.34	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
Total 361991.00:						89.34	.00					
2367	UTILITY REFUND #19	362020.00		<u>TRESIDIO HOMES. 10800 W CRUDEN BAY LN. UTILITY REFUND - WATER</u>	12/15/2025	3.30	.00	<u>20-4500 METERED WATER SALES</u>	0	1/26		
2367	UTILITY REFUND #19	362020.00		<u>TRESIDIO HOMES. 10800 W CRUDEN BAY LN. UTILITY REFUND - SEWER</u>	12/15/2025	6.86	.00	<u>21-4600 SEWER USER FEES</u>	0	1/26		

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Total 362020.00:						10.16	.00					
2367	UTILITY REFUND #19	362060.00		TRESIDIO HOMES, 11242 W TARA ITI LN, UTILITY REFUND - WATER	01/07/2026	206.30	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	362060.00		TRESIDIO HOMES, 11242 W TARA ITI LN, UTILITY REFUND - SEWER	01/07/2026	3.96	.00	21-4600 SEWER USER FEES	0	1/26		
Total 362060.00:						210.26	.00					
2367	UTILITY REFUND #19	362161.00		TRESIDIO HOMES, 11222 W TARA ITI LN, UTILITY REFUND - WATER	01/09/2026	204.96	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	362161.00		TRESIDIO HOMES, 11222 W TARA ITI LN, UTILITY REFUND - SEWER	01/09/2026	1.17	.00	21-4600 SEWER USER FEES	0	1/26		
Total 362161.00:						206.13	.00					
2367	UTILITY REFUND #19	362169.00		TRESIDIO HOMES, 11272 W TARA ITI LN, UTILITY REFUND - SEWER	01/21/2026	154.61	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	362169.00		TRESIDIO HOMES, 11272 W TARA ITI LN, UTILITY REFUND - WATER	01/21/2026	74.56	.00	20-4500 METERED WATER SALES	0	1/26		
Total 362169.00:						229.17	.00					
Total UTILITY REFUND #19:						5,228.59	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	171598		LEGAL SERVICES, GENERAL DEC. 25	12/31/2025	2,303.01	2,303.01	01-6202 PROFESSIONAL SERVICES	0	1/26	01/23/2026	

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Total 171598:						2,303.01	2,303.01					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	171599		<u>LEGAL SERVICES FOR P&Z, DEC. 25</u>	12/31/2025	840.23	840.23	01-6202 PROFESSIONAL SERVICES	1003	1/26	01/23/2026	
Total 171599:						840.23	840.23					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	171600		<u>LEGAL SERVICE FOR WATER FUND, DEC. 25</u>	12/31/2025	80.63	80.63	20-6202 PROFESSIONAL SERVICES	0	1/26	01/23/2026	
Total 171600:						80.63	80.63					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	171601		<u>LEGAL SERVICES FOR SEWER FUND, DEC. 25</u>	12/31/2025	262.05	262.05	21-6202 PROFESSIONAL SERVICES	0	1/26	01/23/2026	
Total 171601:						262.05	262.05					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	171602		<u>LEGAL SERVICES, THORNTON/ TOLEDO JUDICIAL REVIEW, DEC. 25</u>	12/31/2025	6,975.39	6,975.39	01-6202 PROFESSIONAL SERVICES	1003	1/26	01/23/2026	
Total 171602:						6,975.39	6,975.39					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						10,461.31	10,461.31					
Grand Totals:						549,204.63	454,104.41					

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Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

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

CASE NO. 25-06-FP

MONARCH LANDING NO. 2, FINAL PLAT

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

ALL APPLICATION MATERIALS: [25-06-FP](#)
[MONARCH LANDING NO.2](#)

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



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

City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
Title:	Monarch Landing No. 2	Application Number:		25-06-FP			
Date:	02/03/2026	Staff Contact:		Marina Lundy			
Owner(s)/Applicant:	Inaki Lete	Applicant Contact:		208.465.6141 inaki@kingsgateid.com			
Representative:	Mason and Associates Inc.	Representative Contact:		208.454.0256 cshippy@masonandassociates.us			

Purpose
 Applicant requests Final Plat approval for the Monarch Landing No. 2, which is approx. 10.719 acres with a C3 zone. The site is located at 0 W. Hubbard Rd. and is near the intersection of W Hubbard and Linder (APN R8555340189). (S14, T2N, R1W).

Statement of Fact	
Parcel Number(s):	R8555340189
Future Land Use Map Designation:	Commercial
Existing Land Use:	C-3, Service Commercial District
Current Zoning:	C-3, Service Commercial District
Proposed Zoning:	C-3, Service Commercial District
Development Area:	10.719 Acres
Adjacent Zoning Districts:	North: RR (Rural Residential); East: C-1 (Neighborhood Commercial District) & R-4 (Medium Density Residential); South A (Agricultural); West: R-4 (Medium Density Residential)
Adjacent Street(s) Existing & Proposed:	North: W Hubbard Rd. (Existing); East: N Linder Rd. (Existing); South: N Snowbell Rd. (Existing); West: N Kelsan Ave (Existing)
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject property as Commercial; the existing zone is C-3 (service commercial district). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

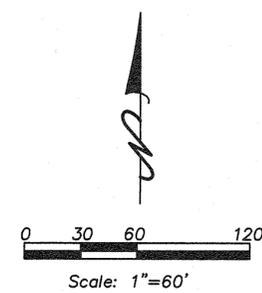
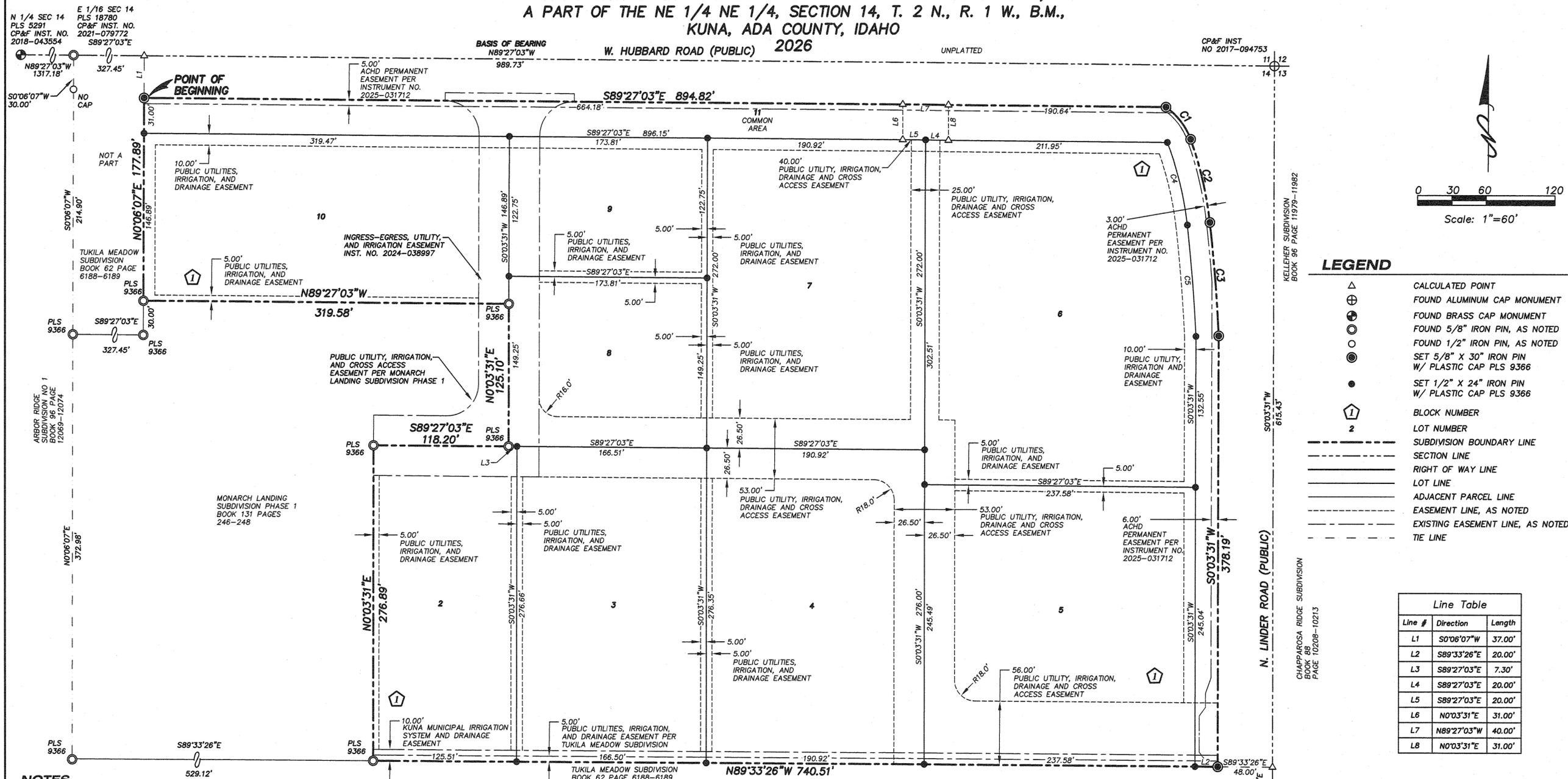
Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-8-1704 through 1706.
9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
11. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.
12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties
16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
17. Upon City Council's approval, no revisions shall be made to the Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via the Public Hearing process.
18. Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.
19. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
20. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

MONARCH LANDING SUBDIVISION PHASE 2

A PORTION OF LOT 1 BLOCK 1 OF TUKILA MEADOW SUBDIVISION,
A PART OF THE NE 1/4 NE 1/4, SECTION 14, T. 2 N., R. 1 W., B.M.,
KUNA, ADA COUNTY, IDAHO



LEGEND

△	CALCULATED POINT
⊕	FOUND ALUMINUM CAP MONUMENT
⊙	FOUND BRASS CAP MONUMENT
⊖	FOUND 5/8" IRON PIN, AS NOTED
⊗	FOUND 1/2" IRON PIN, AS NOTED
⊘	SET 5/8" X 30" IRON PIN W/ PLASTIC CAP PLS 9366
⊙	SET 1/2" X 24" IRON PIN W/ PLASTIC CAP PLS 9366
●	BLOCK NUMBER
①	LOT NUMBER
---	SUBDIVISION BOUNDARY LINE
---	SECTION LINE
---	RIGHT OF WAY LINE
---	LOT LINE
---	ADJACENT PARCEL LINE
---	EASEMENT LINE, AS NOTED
---	EXISTING EASEMENT LINE, AS NOTED
---	TIE LINE

Line Table

Line #	Direction	Length
L1	S0'06'07"W	37.00'
L2	S89'33'26"E	20.00'
L3	S89'27'03"E	7.30'
L4	S89'27'03"E	20.00'
L5	S89'27'03"E	20.00'
L6	N0'03'31"E	31.00'
L7	N89'27'03"W	40.00'
L8	N0'03'31"E	31.00'

NOTES

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONE, C-3.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION. 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.
- LOTS 3-8 BLOCK 1 ARE SUBJECT TO AN INGRESS/EGRESS, PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT AS SHOWN. LOTS 2, & 9-11 BLOCK 1 ARE SUBJECT TO AN EXISTING INGRESS-EGRESS, UTILITY, AND IRRIGATION EASEMENT INST. NO. 2024-038997.
- LOT 11 BLOCK 1 IS A COMMON LOT WITH A BLANKET LANDSCAPING, PUBLIC UTILITY, IRRIGATION, AND DRAINAGE EASEMENT. SAID LOT IS SUBJECT TO A 40' WIDE CROSS ACCESS EASEMENT & 56' WIDE EASEMENT INST. NO. 2024-038997 AS SHOWN. LOT TO BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION (BOA).
- THIS PROPERTY IS IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NUMBER 16001C0250J, MAP REVISED OCTOBER 2, 2003.
- THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE BOISE-KUNA IRRIGATION DISTRICT SERVICE AREA (208) 922-5608. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY THE CITY OF KUNA. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND. PER KUNA CITY ORDINANCE #2024-39, (INSTRUMENT NO. 2024-058550, RECORDS OF ADA COUNTY) THIS SUBDIVISION IS ANNEXED INTO THE KUNA MUNICIPAL IRRIGATION SYSTEM AND APPURTENANT IRRIGATION WATER RIGHTS HAVE BEEN POOLED FOR DELIVERY PURPOSES.
- THE BUSINESS OWNERS ASSOCIATION (BOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO THE FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH BOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE BOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER FILE NUMBER 6024, REGARDING ADDITIONAL RESTRICTIONS.
- DIRECT LOT OR PARCEL ACCESS TO N. LINDER ROAD AND W. HUBBARD ROAD IS PROHIBITED.

NARRATIVE

THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED FROM RECORD INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.

RECORD DATA

TUKILA MEADOW SUBDIVISION BOOK 62 PAGES 6188-6189
MONARCH LANDING SUBDIVISION PHASE 1 BOOK 131 PAGES 246-248

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	36.11'	59.50'	34°46'12"	S37°23'12"E	35.56'	18.63'
C2	75.18'	319.50'	13°28'56"	S13°15'38"E	75.01'	37.77'
C3	99.85'	1459.00'	3°55'16"	S4°33'32"E	99.83'	49.94'
C4	74.83'	299.50'	14°18'53"	N13°40'37"W	74.63'	37.61'
C5	98.02'	1439.00'	3°54'10"	N4°34'05"W	98.00'	49.03'



Professional Engineers,
Land Surveyors
& Planners
Mason & Associates
924 3rd St. South, Nampa, ID 83657
(208) 454-0256

JY0419 6/20/24
SHEET 1 of 3
BK. _____, PG. _____

E 1/4 SEC 14
PLS 12087
CP&F INST. NO.
2022-074160

E. ARDELL RD. (PUBLIC)

MONARCH LANDING SUBDIVISION PHASE 2

CERTIFICATE OF OWNERS

WE, LETE FAMILY REVOCABLE TRUST, BEING FIRST DULY SWORN, DEPOSE AND SAY WE ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT KNOWN AS MONARCH LANDING SUBDIVISION PHASE 2 MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION BELOW, STATE THAT IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT, WE DO FOR OURSELVES, OUR HEIRS, TRANSFEREES, SUCCESSORS AND ASSIGNS, DO HEREBY DEDICATE, DONATE AND CONVEY TO THE PUBLIC FOREVER THE PUBLIC STREETS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES OTHER THAN THOSE FOR UTILITY, IRRIGATION, OR DRAINAGE PURPOSES IS TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS. THE OWNERS FURTHER CERTIFY THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF KUNA WATER DEPARTMENT, AND THAT THE CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

THE OWNER(S) HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

A PARCEL OF LAND BEING A PORTION OF LOT 1 BLOCK 1 OF TUKILA MEADOW SUBDIVISION IN BOOK 62 AT PAGES 6188 & 6189 ON FILE IN THE ADA COUNTY RECORDER'S OFFICE LAYING IN THE NE1/4 NE1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA, ADA COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE1/4 NE1/4;

THENCE N 89° 27' 03" W., 989.73 FEET ALONG THE NORTH BOUNDARY OF THE NE1/4 NE1/4;

THENCE S 00° 06' 07" W., 37.00 FEET ALONG TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF W. HUBBARD ROAD PER WARRANTY DEED 2025-056376, AND BEING THE POINT OF BEGINNING;

THENCE S 89° 27' 03" E., 894.82 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF W. HUBBARD ROAD TO A POINT ON THE WESTERLY RIGHT OF WAY OF LINDER ROAD PER WARRANTY DEED 2024-071710;

THENCE ALONG SAID WESTERLY RIGHT OF WAY OF LINDER ROAD THE FOLLOWING COURSES AND DISTANCES;

THENCE A DISTANCE OF 36.11 FEET ALONG A CURVE RIGHT, HAVING A RADIUS OF 59.50 FEET, A CENTRAL ANGLE OF 34° 46' 12"; THE LONG CHORD OF WHICH BEARS S 37° 23' 12" E., 35.56 FEET;

THENCE A DISTANCE OF 75.18 FEET ALONG A CURVE RIGHT, HAVING A RADIUS OF 319.50 FEET, A CENTRAL ANGLE OF 13° 28' 56"; THE LONG CHORD OF WHICH BEARS S 13° 15' 38" E., 75.01 FEET;

THENCE A DISTANCE OF 99.85 FEET ALONG A CURVE RIGHT, HAVING A RADIUS OF 1459.00 FEET, A CENTRAL ANGLE OF 03° 55' 16"; THE LONG CHORD OF WHICH BEARS S 04° 33' 32" E., 99.83 FEET;

THENCE S 00° 03' 31" W., 378.19 FEET PARALLEL WITH THE EAST BOUNDARY OF THE NE1/4 NE1/4;

THENCE LEAVING SAID RIGHT OF WAY N 89° 33' 26" W., 740.51 FEET ALONG THE SOUTH BOUNDARY OF LOT 1;

THENCE N 00° 03' 31" E., 276.89 FEET PARALLEL WITH THE EAST BOUNDARY OF THE NE1/4 NE1/4;

THENCE S 89° 27' 03" E., 118.20 FEET PARALLEL WITH THE NORTH BOUNDARY OF THE NE1/4 NE1/4;

THENCE N 00° 03' 31" E., 125.10 FEET PARALLEL WITH THE EAST BOUNDARY OF THE NE1/4 NE1/4;

THENCE N 89° 27' 03" W., 319.58 FEET PARALLEL WITH THE NORTH BOUNDARY OF THE NE1/4 NE1/4;

THENCE N 00° 06' 07" E., 177.89 FEET PARALLEL WITH THE WEST BOUNDARY OF LOT 1 TO THE POINT OF BEGINNING.

MONARCH LANDING SUBDIVISION PHASE 2 CONTAINS 10.27 ACRES MORE OR LESS.

INAKI E. LETE - Trustee for the Lete Family Revocable Trust

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON } SS

Be it remembered that on this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said state, personally appeared INAKI E. LETE, who is known or identified to me to be a Trustee for the Lete Family Revocable Trust, that executed the instrument or the person who executed the instrument on behalf of said trust, and acknowledged to me that such trust executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for _____
Residing at _____
Commission expires _____

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon in conformity with the state of Idaho codes relating to plats, surveys, and the corner perpetuation and filing act, Idaho code 55-1601 through 55-1612.

Darin Holzhey



P.L.S. License No. 9366

MONARCH LANDING SUBDIVISION PHASE 2

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing Plat was accepted and approved by the BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS on the 10th day of December, 2025.

[Signature]
President

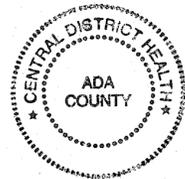
12/10/2025
Date



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 re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

[Signature] REHS
Central District Health



4.9.2025
Date

APPROVAL OF CITY COUNCIL

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

City Clerk, City of Kuna, Idaho

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER, in and for the City of Kuna, Ada County, Idaho, Hereby Approve this plat.

City Engineer

Date



CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land 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.

Ada County Surveyor

Date

CERTIFICATE OF COUNTY TREASURER

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

County Treasurer

Date

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. _____

STATE OF IDAHO }
COUNTY OF ADA } SS

I Hereby certify that this instrument was filed at the request of _____ at _____ minutes past _____ O'clock _____ this _____ day of _____, 20____, in my office and was duly recorded in Book _____ of Plats at Pages _____ thru _____

DEPUTY

EX-OFFICIO RECORDER

FEE: _____

**RESOLUTION NO. R22-2026
LANDSCAPE IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY LETE LAND INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR MONARCH LANDING SUBDIVISION PHASE NO. 2 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS MONARCH LANDING SUBDIVISION PHASE NO. 2 exists as part of an approved preliminary plat; and

WHEREAS construction plans for **MONARCH LANDING SUBDIVISION PHASE NO. 2** were approved by the Kuna City Engineer on **02/03/2025**; and

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

WHEREAS the landscaping has not been completed for **MONARCH LANDING SUBDIVISION PHASE NO. 2** according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the landscaping completion has been estimated at **SIXTY-ONE THOUSAND, FIFTY-FOUR DOLLARS AND THIRTY CENTS (\$61,054.30)** adding 25% for a total of **SEVENTY-SIX THOUSAND, THREE-HUNDRED SEVENTEEN DOLLARS AND EIGHTY-EIGHT CENTS (\$76,317.88)**; and

WHEREAS developer desires to record the final plat for **MONARCH LANDING SUBDIVISION PHASE NO. 2** prior to completion of construction; and

WHEREAS Kuna City Code §5-9-403 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond in lieu of Landscape construction for **MONARCH LANDING SUBDIVISION PHASE NO. 2** under the following terms and conditions:

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

3. The amount of the check is at least **SEVENTY-SIX THOUSAND, THREE-HUNDRED SEVENTEEN DOLLARS AND EIGHTY-EIGHT CENTS (\$76,317.88)**;
4. No more than fifty percent of available permits can be claimed during the life of the Cash Bond and if improvements are not completed 120 days from the date that the final plat is recorded, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 3rd day of February, 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 3rd day of February, 2026.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

CITY OF KUNA LANDSCAPE IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between INAKI LETE (hereinafter “Developer”); whose address is 117 N KINGS ROAD NAMPA, ID 83687, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter “City”); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase 2 of the development known as MONARCH LANDING Subdivision, (“Development”) located in the City of Kuna; and

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following Approved Landscape Plan for MONARCH LANDING SUBDIVISION 2 and the associated Bid for landscaping by BLUE RIBBON LANDSCAPE & MAINTENANCE.

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier’s check or wired funds (City to provide financial institution information upon execution of agreement) to the City’s trust account in the aggregate amount of seventy six thousand, three hundred seventeen dollars and eighty-eight cents (\$76,317.88), for deposit with City in its accounts (the “Cash Deposit”), which includes:
 - a. The initial City Engineer or Public Works Director’s estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;
 - b. To that total, the following additional sums may be added upon the following considerations:
 - i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for

the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.
4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.
5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.
6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.
7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach

of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.
9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.
10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.
11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.
12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.
13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.
14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.
15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.
16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.
17. Default. In the event either party hereto defaults in any of the covenants or agreements

contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

- 18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.
- 19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.
- 20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.
- 21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.
- 22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 15 day of JANUARY, 2026.

Inaki Lete
INAKI LETE

BY: INAKI LETE
TITLE: DEVELOPER AND TRUSTEE FOR THE LETE FAMILY REVOCABLE TRUST

On this 15 day of JANUARY, 2026, before me STEVE PETERSEN, personally appeared INAKI LETE known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the DEVELOPER and on behalf of the LETE FAMILY REVOCABLE TRUST.

S
E
A
L



Steve Petersen

Notary Public for IDAHO
My commission expires on 9/29/26

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Nathan Stanley, *City Clerk*

STATE OF IDAHO)
 : SS
County of Ada)

On this _____ day of _____, in the year of 20____, before me, _____ a notary public, personally appeared Joe L. Stear and Nathan Stanley, known or identified to me to be the Mayor and City Clerk (respectively) of the City of Kuna that executed the said instrument, and acknowledged to me that such City of Kuna executed the same.

Notary Public

My Commission Expires on _____



0006235970



STATE OF IDAHO
 Office of the secretary of state, Phil McGrane
ANNUAL REPORT
 Idaho Secretary of State
 PO Box 83720
 Boise, ID 83720-0080
 (208) 334-2301
 Filing Fee: \$0.00

For Office Use Only
-FILED-
 File #: 0006235970
 Date Filed: 5/5/2025 3:25:06 PM

B1011-7644 05/05/2025 3:25 PM Received by Office of the Idaho Secretary of State

Entity Name and Mailing Address:

Entity Name: LETE LAND INVESTMENTS, LLC
 The file number of this entity on the records of the Idaho Secretary of State is: 0000165562
 Address: 117 N KINGS RD
 NAMPA, ID 83687-3600

Entity Details:

Entity Status: Active-Existing
 This entity is organized under the laws of: IDAHO
 If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W51308

The registered agent on record is:

Registered Agent: INAKI E LETE
 Registered Agent
 Physical Address: 117 N KINGS RD
 NAMPA, ID 83687
 Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
Inaki Lete	Member	117 N KINGS RD NAMPA, ID 83687
Celeste Lete	Member	117 N KINGS RD NAMPA, ID 83687

The annual report must be signed by an authorized signer of the entity.
 Job Title: Member

Celeste Lete _____ 05/05/2025
 Sign Here Date



PO Box 1513
Nampa, ID 83653
208.466.5656
www.blueribbonlandscapes.com
RCE-847



January 13, 2026

To whom this may concern,

Blue Ribbon Landscapes was awarded the Monarch Landing Landscape Contract by Inaki Lete for a total of \$129,980.44. So far, we have completed and billed ~53% of the project for a total of \$68,926.14. The remaining total of the contract is \$61,054.30.

A handwritten signature in cursive script, appearing to read "Joe Detlor".

Sincerely,
Joe Detlor
Sales & Estimating
208-586-0104
Blue Ribbon Landscape & Maintenance



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only
-FILED-
File #: 0006125904
Date Filed: 2/24/2025 10:15:51 AM

Entity Name and Mailing Address:
Entity Name: BLUE RIBBON LANDSCAPE & MAINTENANCE, INC.
The file number of this entity on the records of the Idaho Secretary of State is: 0000481600
Address: DIANA AVILA
PO BOX 1513
NAMPA, ID 83653-1513

Entity Details:
Entity Status: Active-Good Standing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: C158580

The registered agent on record is:
Registered Agent: HANS ELLIS
Registered Agent
Physical Address
10497 US-20
CALDWELL, ID 83605
Mailing Address
PO BOX 1513
Diana Avila
NAMPA, ID 83653-1513

Corporate Officers and Directors:

Name	Title	Business Address
Hans Ellis	President	9197 J R WAY MIDDLETON, ID 83644

The annual report must be signed by an authorized signer of the entity.
Job Title: Office/HR Manager

Diana Avila _____ 02/24/2025
Sign Here _____ Date

00991-6523 02/24/2025 10:15 AM Received by Office of the Idaho Secretary of State

RESOLUTION NO. R23-2026

CITY OF KUNA, IDAHO

WATER SYSTEM FEES AND POLICIES

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R60-2025 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-5-5 of the Kuna City Code authorizes the City of Kuna, Idaho to set water connection fees by resolution of City Council; and

WHEREAS, Section 7-5-3 of the Kuna City Code authorizes the City of Kuna, Idaho to set monthly service rates for water use by resolution of City Council:

I. SYSTEM CONNECTION FEES

NOW THEREFORE BE IT RESOLVED, that the charge(s) for connecting to the City Water System shall be three thousand five hundred fifty-eight dollars (\$3,558) and allocated as follows:

- A. Water Main Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an equivalent dwelling unit (EDU), to be connected to the City potable water system, shall be assessed two thousand four hundred seventy-three dollars and zero cents (\$2,473.00) per EDU at or before the time of connection for the capital costs of providing oversized mains and trunk lines to convey potable water required by each connection.
- B. Water Supply Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an (EDU), to be connected to the City potable water system requiring water for domestic use only shall be assessed one thousand and eighty-five dollars (\$1,085.00) per EDU at or before the time of connection for the capital costs of providing water supply required by each connection. In instances where a developer or property owner has prepaid this fee as a condition of developing, and the area to which the prepayment applies is specifically defined, then any further water supply fee for connection subsequent to passage of this act shall be waived.
- C. Industrial/Commercial Connection:** Each commercial or industrial facility to be

connected to the publicly owned potable water works shall be assessed water main capacity fees and water supply fees, computed based on peak usage at full capacity and prorated compared to an equivalent dwelling unit. The minimum fees charged any connection shall be one equivalent dwelling unit.

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. For uses not specifically addressed in the aforementioned regulation, it shall be the responsibility of the City Engineer to equitably estimate peak usage at full capacity based on predictive equations, comparative usage, or historical usage as approved by the City Engineer. The minimum charge for non-irrigated property shall be the charge for one equivalent dwelling unit.

II. OTHER CONNECTION FEES

A. Water Meter and Service Fees: Each water connection shall be assessed charges for completing services and connections, when required, in accordance with the following schedule:

3/4"	Meter	\$ 722.91/ea
1"	Meter	\$ 857.38/ea
1 1/2"	Meter	\$ 1,072.14/ea
2"	Meter	\$ 1258.08/ea
3"	Meter	\$ 3562.81/ea
1/2 Street Asphalt Patch		Staff Time and Material
Full Street Asphalt Patch		Staff Time and Material
Other		Staff Time and Material

B. Previous Connections: In instances where an improvement on a property has previously been connected to the water system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only and prorated in comparison to the demand of an equivalent dwelling unit.

III. WATER USE FEES

BE IT FURTHER RESOLVED that fees for water usage and other charges shall be determined as follows:

A. Customer Water Use Charges:

1. Standard Water Use Fee - Metered water usage for City of Kuna residents and original Danskin Well customers shall be billed at a base rate of twenty dollars and fifty-four cents (\$20.54) for the first five thousand (5,000) gallons of usage in a

monthly billing cycle, an additional one dollar and fifty-six cents (\$1.56) per thousand gallons up to seven thousand (7,000) gallons, an additional two dollars and thirty-five cents (\$2.35) per thousand gallons up to ten thousand (10,000) gallons, and an additional three dollars and fifty-three cents (\$3.53) per thousand gallons over ten thousand (10,000) gallons. Metered water usage for City residents, where the property owner is over sixty-five (65) years of age, resides at the residence and has completed an application with the City, shall be billed at a rate fifteen dollars and ninety-eight cents (\$15.98) for the first five thousand (5,000) gallons of usage in a monthly billing cycle, an additional one dollar and fifty-six cents (\$1.56) per thousand gallons up to seven thousand (7,000) gallons, an additional two dollars and thirty-five cents (\$2.35) per thousand gallons up to ten thousand (10,000) gallons, and an additional three dollars and fifty-three cents (\$3.53) per thousand gallons over ten thousand (10,000) gallons. Commercial metered water usage for users with ¾” service lines shall be billed at a base rate of twenty dollars and fifty-four cents (\$20.54) for the first one thousand (1,000) gallons and an additional three dollars and fifty-three cents (\$3.53) per one thousand (1,000) gallons after. Commercial metered water usage for users with 2” service lines shall be billed at a base rate of one hundred forty-six dollars and eighteen cents (\$146.18) for the first one thousand (1,000) gallons and an additional three dollars fifty-three cents (\$3.53) per one thousand (1,000) gallons after.

2. **Excess Water Use Fee** - As mentioned under the Standard Water Use Fee, metered water usage beyond ten thousand (10,000) gallons shall be billed at three dollars and fifty-three cents (\$3.53) per one thousand (1,000) gallons.
3. **Irrigation Water Use Fee** –
 - i. The irrigation season shall run from May 1 to October 31.
 - ii. For City residential property (a single-family residence located within the City Limits of Kuna) that has no access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located, and where the usage is beyond five thousand (5,000) gallons, but less than forty-five thousand (45,000) gallons, said residential property shall be billed at one dollar (\$1.00) per thousand (1,000) gallons.
4. **Bulk Water Charges via Hydrant Meter** - All bulk sales via hydrant meter shall be approved by the Water Supervisor or his designated representative prior to delivery, and be obtained from designated sources only after receipt of deposit of \$3000. The deposit shall be in the event of damage to the meter or delinquency in payment beyond 90 days. The rate for bulk sales shall be three dollars and fifty-three cents (\$3.53) per one thousand (1,000) gallons. In addition, a rental fee of \$5 shall be charged per day. Moreover, a \$400 tamper fee shall apply in the event of tampering of the meter and a \$25 late fee shall apply for failure to provide timely monthly readings.

5. **Bulk Water Charges via Water Tokens** – All bulk sales via water tokens shall be approved by the utility billing department, and the rate shall be one dollar (\$1.00) per token.

III. **NEW CONSTRUCTION**

BE IT FURTHER RESOLVED, that in connection with new development, the assumed water main size is a minimum nominal diameter of eight (8) inches. When, in conformance with the needs of the City Water System, a larger line is requested of the developer than this minimum nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

IV. **OTHER CHARGES**

- A. **Connection Fees (Outside City Limits)** - Any customer outside the corporate limits of the City requesting water service, who is legally able to annex to the City, must do so to connect to the City Water System, thereafter to pay connection fees as any other resident. Any customer outside City corporate limits requesting water service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.
- B. **Damage Repair Costs** - Damages to Water Department facilities by other utilities, excavators or others will be repaired by or at the direction of Water Department personnel. All direct and indirect costs incurred in the repair will be billed to the party causing the damage.
- C. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight (48) hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.
- D. **Deposit** – Upon application for commercial and residential service, the city shall require all account owners to pay a refundable deposit to the city in the amount of one hundred dollars (\$100.00) for each opened utility account but one hundred dollars (\$100) per individual dwelling unit for multifamily accounts. (Example: A four plex is considered four individual dwelling units under a single account and shall be assessed a deposit of \$400.) The deposit shall be held for the term of the account, and it is non-transferable. Upon closing of an account, the deposit shall be used to pay any balance on the account and the remaining funds will be returned to the account holder. For water obtained via water meter rental, the city shall require all customers to provide a refundable deposit of three hundred dollars per account.
- E. **Late Payment Fee** – If the utility bill is not paid in full by the fifteenth (15th) day of the month following the bill's original due date, the City shall charge a late fee of fifteen dollars (\$15.00) for each account with a balance greater than fifteen dollars (\$15.00).

This late fee shall be added to the city utility account. This fee shall be allocated among water, sewer, and irrigation funds according to revenue within the allocation period.

- F. **Administrative Fee** – An administrative fee in the amount of fifty dollars (\$50) shall be charged for turn on of services for accounts disconnected for non-payment, in addition to voluntary turn off requests. In the event service cannot be disconnected and the customer only noticed via door hangers that the account is 90 days outstanding, the City Treasurer may charge a fifty dollar (\$50) fee. In addition, this fee shall be charged in the amount of fifty dollars (\$50) for each unauthorized reconnection following disconnection for non-payment. This fee shall be allocated among water, sewer, and irrigation funds according to revenue within the allocation period.

IV. EFFECTIVE DATE

BE IT FURTHER RESOLVED that water connection fees and all other charges, as presented in this resolution and as set forth in Exhibit “A” attached hereto and incorporated herein by reference, other than the Customer Water Use Fees, shall be in effect upon passage of this resolution, that Customer Water Use Fees shall be in effect beginning with the October 1, 2025 billing cycle, and that all fees that are in conflict with the new fees as established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 3rd day of February, 2026.

APPROVED BY THE MAYOR of the City of Kuna, this 3rd day of February, 2026.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**EXHIBIT A TO RESOLUTION RXX-2026
CITY OF KUNA
WATER SYSTEM FEES
EFFECTIVE October 01, 2025**

Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$20.54 (Usage up to 5,000 gallons) ○ 1st Tier (5,001-7,000 gals): \$1.56 per 1,000 gals ○ 2nd Tier (7,001-10,000 gals): \$2.35 per 1,000 gals ○ 3rd Tier (>10,000 gals): \$3.53 per 1,000 gals
Senior Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$15.98 (Usage up to 5,000 gallons) ○ 1st Tier (5,001-7,000 gals): \$1.56 per 1,000 gals ○ 2nd Tier (7,001-10,000 gals): \$2.35 per 1,000 gals ○ 3rd Tier (>10,000 gals): \$3.53 per 1,000 gals
¾” – 1 ½” Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$20.54 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$3.53 per 1,000 gals
2” or greater Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$146.18 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$3.53 per 1,000 gals

**RESOLUTION NO. R24-2026
CITY OF KUNA, IDAHO**

SEWER SYSTEM FEES AND POLICIES

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; AND SUPERSEEDING, AMENDING, AND REFORMING CITY COUNCIL RESOLUTION R64-2025; AND ESTABLISHING FEES FOR CONNECTING TO SANITARY SEWER SYSTEM; AND ESTABLISHING MONTHLY SEWER USE FEES; AND ESTABLISHING MINIMUM SEWER LINE SIZES; AND ESTABLISHING OTHER CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

Section 1: Findings: The City Council makes the following findings in regards to its authority and purposes for approval of this resolution:

1. Section 7-6-3A of the Kuna City Code authorizes the City of Kuna City Council to modify the City's sanitary sewer system connection fees by resolution of City Council; and
2. Section 7-6-4A of the Kuna City Code authorizes the City of Kuna City Council to modify the City's sanitary sewer system monthly user rates, based on the volume and strength of the effluent discharged by the users, and consistent with the benefit derived by the users, by resolution of City Council; and
3. It is necessary to amend and reform City Council Resolution No. R64-2025.

Section 2: Actions:

NOW THEREFORE BE IT RESOLVED that Resolution No. R64-2025 is hereby superseded, amended, and reformed to read as follows:

2.1 SEWER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED that the fee for connecting to the Wastewater Treatment Facilities shall be eight thousand eighty dollars (\$8,080.00) and allocated as follows:

- A. Interceptor Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to an equivalent dwelling unit (EDU) as defined in Kuna City Code, to be connected to the Wastewater Treatment Facilities, shall be assessed six thousand three hundred forty-two dollars and 75/100ths dollars (\$6,342.75) per EDU at the time of connection for the capital costs of providing oversized mains, and interceptor and trunk lines to convey the wastewater flow generated by each unit.
- B. Treatment Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to an EDU as defined in Kuna City Code, to be connected to the Wastewater Treatment Facilities shall be assessed one thousand seven

hundred thirty-seven and 25/100ths dollars (\$1,737.25) per EDU at the time of connection for the capital costs of providing treatment capacity to treat the biochemical oxygen demand and total suspended solids generated by each unit. In instances where a developer or property owner has prepaid this fee as a condition of development, and the treatment plant to which the proposed connection and prepayment applies is the same, then the prepaid fee shall suffice for full or partial credit for payment of the Treatment Capacity Fee defined herein and as provided in City Resolution R10-2010.

- C. Industrial/Commercial Connection:** Each commercial or industrial facility to be connected to the publicly owned treatment works shall be assessed interceptor capacity and treatment capacity fees based on user equivalents established by adopted policies, and in instances not addressed by established policies, computed as follows, based on peak usage at full capacity and prorated compared to a typical residence:

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. Waste Strength shall be obtained from the chart in Section 2.2.B of this resolution by averaging the high and low extremes of the applicable Category. For uses not specifically addressed in the aforementioned charts, it shall be the responsibility of the City Engineer to equitably estimate peak usage at design capacity for the connecting facility.

- D. Previous Connections:** In instances where an improvement on a property has previously been connected to the sewer system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the increase only. For existing connections proposing to increase levels of discharge, a fee proportional to the increase of quantities, when compared to an EDU as defined in Kuna City Code, shall be assessed. For existing commercial and industrial users, the existing level of usage is generally the discharge defined by connection fees previously paid at the time they were paid. In the absence of a record of connection fees previously paid, the existing level of usage derived from the existing facility at full capacity, or the discharges defined in a "discharge permit" or "user agreement" existing at the promulgation of this act may be utilized.

2.2 SEWER USER CHARGES

BE IT FURTHER RESOLVED the monthly use fee for sewer service provided by the Wastewater Treatment Facilities to each user connected to the system within the City Limits shall include a Monthly Use Fee based upon volume and strength of discharge as follows:

- A. Monthly Use Fee:** Sewer Use Fees for City residents shall be forty-two dollars and fifty-nine cents (\$42.59) for the first four thousand (4,000) gallons, an additional three dollars and zero cents (\$3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents (\$4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents (\$5.00) per one thousand gallons (1,000) above eight thousand gallons user

equivalent as measured via the winter average method. The winter average method is the average of usage during November, December, January, and February. Metered water usage for City residents, where the property owner is over sixty-five (65) years of age, resides at the residence, and has completed an application with the City, shall be billed at a rate of thirty-two dollars and forty-six cents (\$32.46) for the first four thousand (4,000) gallons, an additional three dollars and zero cents (\$3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents (\$4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents (\$5.00) per one thousand gallons (1,000) above eight thousand gallons as calculated via the winter average method. Use fees for residential users not annexed into City limits shall be forty-two dollars and fifty-nine cents (\$42.59) per equivalent dwelling unit plus five dollars (\$5.00) per thousand gallons of metered usage above zero gallons. Commercial metered usage for users with 3/4" to 1 1/2" service lines shall be billed a base amount of forty-two dollars and fifty-nine cents (\$42.59) for the first one thousand (1,000) gallons and an additional five dollars and zero cents (\$5.00) per one thousand (1,000) gallons after. Commercial metered usage for users with 2" or greater service lines shall be billed a base amount of three hundred two dollars and eighty-seven cents (\$302.87) for the first one thousand (1,000) gallons and an additional five dollars and zero cents (\$5.00) per one thousand (1,000) gallons after.

B. Waste Strength: The Kuna City Code defines user equivalent in terms of flow and waste strength as follows:

Flow	190 gallons/day
BOD	350 mg/liter
COD	750 mg/liter
TSS	285 mg/liter

The City has adopted by Resolution R55-2019A methodology of calculating EDUs, which shall be relied on in establishing user equivalents for each discharger as provided in Kuna City Code.

- 1. Purpose:** The waste strength may be used at the discretion of the City Engineer to compute the user equivalent for each user for the purpose of assessing connection and monthly use fees.

2.3 NEW CONSTRUCTION

BE IT FURTHER RESOLVED that, in connection with new development, the minimum sewer main size is a nominal diameter of eight (8) inches. When, in conformance with the needs of the City Sewer System, a larger line is requested of the developer than this nominal diameter and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

2.4 OTHER CHARGES

- A. Connection Fees (Outside City Limits):** Any customer outside the corporate limits of the City requesting sewer service, who is legally able to annex to the City, must do so as a condition to connect to the City sewer system except as approved by resolution of City

Council. Any customer outside City corporate limits requesting sewer service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

- B. Damage Repair Costs:** Damages to Sewer Department facilities by other utilities, excavators or others will be repaired using City approved contractors, procedures and specifications. All direct and indirect costs incurred by the City to perform, oversee, monitor and/or inspect the repair will be billed to the party causing the damage.
- C. Short Notice Line Location Charges:** The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight (48) hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.
- D. Late Payment Fee:** If the utility bill is not paid in full by the fifteenth (15th) day of the month following the bill's original due date, the City shall charge a late fee of fifteen dollars (\$15.00) for each account with a balance greater than fifteen dollars (\$15.00). This late fee shall be added to the city utility account. This fee shall be allocated among water, sewer, and irrigation funds according to revenue within the allocation period.
- E. Administrative Fee:** An administrative fee in the amount of fifty dollars (\$50) shall be charged for turn on of services for accounts disconnected for non-payment, in addition to voluntary turn off requests. In the event service cannot be disconnected and the customer only noticed via door hangers that the account is 90 days outstanding, the City Treasurer may charge a fifty dollar (\$50) fee. In addition, this fee shall be charged in the amount of fifty dollars (\$50) for each unauthorized reconnection following disconnection for non-payment. This fee shall be allocated among water, sewer, and irrigation funds according to revenue within the allocation period.

2.5 EFFECTIVE DATE

BE IT FURTHER RESOLVED that sewer connection fees, shall be in effect upon passage of this resolution, that Sewer User Charges shall be in effect beginning with the October 1, 2025 billing cycle, and all fees that are in conflict with the new fees as established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 3rd day of February, 2026.

APPROVED BY THE MAYOR of the City of Kuna, this 3rd day of February, 2026.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**EXHIBIT A TO RESOLUTION RXX-2026
CITY OF KUNA
SEWER SYSTEM FEES
EFFECTIVE October 1, 2025**

Note: Sewer User Charges effective beginning with the October 1, 2025 billing cycle.

Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$42.59 (average winter water usage up to 4,000 gallons) ○ 1st Tier (4,001-6,000 gals): \$3.00 per 1,000 gals ○ 2nd Tier (6,001-8,000 gals): \$4.00 per 1,000 gals ○ 3rd Tier (>8,000 gals): \$5.00 per 1,000 gals
Senior Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$32.46 (average winter water usage up to 4,000 gallons) ○ 1st Tier (4,001-6,000 gals): \$3.00 per 1,000 gals ○ 2nd Tier (6,001-8,000 gals): \$4.00 per 1,000 gals ○ 3rd Tier (>8,000 gals): \$5.00 per 1,000 gals
Residential, Not Annexed	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$42.59 ○ 1st Tier (>0 gallons): \$5.00 per 1,000 gals
¾” – 1 ½” Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$42.59 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$5.00 per 1,000 gals
2” or greater Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$302.87 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$5.00 per 1,000 gals

**RESOLUTION NO. R25-2026
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING AND ADOPTING AN AMENDMENT TO THE FIXED ASSET POLICY SECTIONS 3.1 AND 3.1.2 REGARDING PROCEDURES FOR ASSET DISPOSAL; AND AUTHORIZING THE MAYOR TO SIGN SAID DOCUMENT; AND AUTHORIZING THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. The Amendment to sections 3.1 and 3.1.2 of the *Fixed Asset Policy*, in substantially the format as attached hereto as “**EXHIBIT A**” is hereby approved and adopted by the City of Kuna, Idaho.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to sign said document on behalf of the City of Kuna, Idaho and the City Clerk is hereby authorized to attest to said signature.

Section 3. The policy shall be in effect as of the passage of this resolution.

PASSED BY THE COUNCIL of Kuna, Idaho this 3rd day of February, 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 3rd day of February, 2026.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

EXHIBIT A

CITY OF KUNA, IDAHO
FIXED ASSET POLICY
ADOPTED: FEBRUARY 3, 2026

INTRODUCTION

This policy is intended to set forth procedures and uniform guidelines for the inventory, disposal, accounting, and classifying of City-owned property.

SECTION 1: GENERAL

1.1 City Property. City property is only to be used for City-business needs. It is not for personal or public use unless expressly permitted. Violation of this policy by any City officials or staff will result in disciplinary action up to and including termination.

1.2 Classification of Assets. Acquisitions of property will be used by the City to conduct daily business and City activities. The City Treasurer will determine whether or not the acquisition of property will be classified as a fixed asset that falls under the Fixed Asset Capitalization Status, which is outlined in Section 2 of this policy.

1.3 Roles and Responsibilities. City employees have a personal responsibility to track and safeguard City-owned property in their possession. Departments are responsible for tracking and locating tangible & intangible property purchased by their department or donated to the City. Departments are responsible for reporting all lost or stolen property to the department Director and City Treasurer immediately. The Treasurer is responsible for writing and maintaining procedures, designing forms, updating the asset/inventory system, training departmental personnel, scheduling inventories, and authorizing disposals. City employees, including their spouses, dependents, or any other person acting on the employee's behalf, are prohibited from acquiring surplus property from the City unless acquired through an advertised competitive bid process.

SECTION 2: FIXED ASSET CAPITALIZATION STATUS

2.1 Capital Outlay. Acquisitions of \$10,000.00 or more that have a useful life of at least 3 years will be capitalized, inventoried, depreciated over its useful life, and recorded on the "Fixed Asset Listing" for the City.

2.2 Real Property. Any acquisition of land, either by direct purchase, property exchange, or donation, will be recorded on the "Fixed Asset Listing," regardless of cost.

2.3 Infrastructure. Infrastructure with a value of \$10,000.00 or more that the City acquires either directly, by donation, or by gift, will be capitalized as a fixed asset.

2.4 Leases. Leases and payment arrangements, as defined under GASB 87 and GASB 96, that transfer substantially all of the benefits and risks inherent in the ownership of property to the City will be capitalized as a fixed asset if the total cost meets the capitalization threshold of \$10,000.00, and are longer than 12 months in duration.

2.5 Fixed Asset Capitalization Amount

2.5.1 Property costs can include the property price as well as all other related costs to make the property workable for the City (such as outfitting vehicles, license and software for computers, RFPs and related costs associated with required purchasing procedures, etc.).

2.5.2 Capital improvements must reflect the total cost of improving an asset such as landscaping, which would include shrubs, trees, lawn, curbing, sidewalks, lighting, etc. The initial expenditure for the land improvements must be capitalized. Repairs or replacements related to the landscaping (such as replacement of trees, reseeding of lawns, resurfacing pavement), will not be capitalized unless such expenses meet the City's capitalization thresholds.

2.5.3 Repairs involving the overhauling of certain assets are frequently referred to as "renewals." Minor renewals, maintenance, alterations, or part replacements, even if over the minimum threshold, must be regarded as ordinary repairs and will not be capitalized if it does not extend the life of the asset or significantly enhance the net value of the asset. Major renewals or major replacements that significantly extend the life of an asset or significantly enhance the net value of an asset must be capitalized as long as the major renewal or replacements exceeds \$10,000.00.

SECTION 3: FIXED ASSET DISPOSAL

3.1 Procedure. Fixed asset disposals require the completion of the "Asset Removal Form," and approval from the Department Director and City Treasurer prior to any disposal of certain Long-Lived Assets, as defined below. All other asset disposals are subject to the review of the Department Director and City Treasurer, but the "Asset Removal Form" is not required. If the fixed asset was acquired with Federal or State grant funds, the "Asset Removal Form" must be completed, and approval must be obtained by the Department Director, the City Treasurer, and the Grant Manager.

3.1.1 The City will dispose of surplus fixed assets in the manner that maximizes the value received by the City or that benefits the community in accordance with the following requirements:

Any fixed asset that is to be disposed of or sold without public notice, public sale, or at auction must be authorized by City Council resolution prior to disposal or sale; the exceptions to this policy shall be in the case of trade in of asset to a dealership offering fair market value for asset, scrap sales of obsolete assets, or disposals due to insurance company purchases or "totaling" of vehicles.

Any request to approve disposal of fixed assets by Council must be approved by the department Director and Finance department prior to submission to Council for consideration.

3.1.2 Long-Lived Assets are defined as any asset that is classified as buildings with permanent foundations, land, vehicles, equipment with a vehicle identification number, and heavy machinery. Examples of heavy machinery include but are not limited to: tractors, loaders, skid steers, backhoes, irrigation pivots, and wheel-line irrigation apparatuses. Assets specifically excluded from this definition long-lived assets are building improvements and tenant improvements.

3.2 Methods of Disposal.

3.2.1 Sell. City may:

- (a) Sell surplus property to another state, local, or federal public agency or charitable 501(c)(3) or 501(c)(19) organization without public advertisement or receipt of competitive bids; or
- (b) Sell surplus property to the public at large to the highest bidder after advertisement of public sale for at least two (2) weeks in a newspaper of general circulation pursuant to Idaho Code Sections 60-106 and 60-109, giving the time, place and any sale conditions thereof, and after offering the surplus property for sale: at a regularly held public auction, at a state conducted public auction, by receipt of written competitive bid in response to the aforementioned public advertisement, or by electronic auctions on the internet.

3.2.2 Transfer. Transfer to another state or local agency. Transfer to a charitable organization 501(c)(3) and 501(c)(19).

3.2.3 Trade-in. Surplus property may be traded in as part of a solicitation conducted by the department and Treasurer for the acquisitions of the same or similar property. Surplus property may be included as partial payment in bids or acquisitions for the same or similar property. The bid shall include a full description of the property to be traded in and allow time for bidders to examine the property. The bid shall be awarded on the basis of fair market value to the City.

3.2.4 Discard. If none of the above disposal options are feasible, the City may discard, recycle, or sell for salvage such surplus property.

3.3 Exceptions for Disposal.

3.3.1 Computers and Cell Phones. Only the Treasurer may authorize the disposal of computers and cell phones.

3.3.2 Abandoned Property. Under Idaho Code Section 55-403, abandoned property shall not be considered surplus City property. Abandoned property must be disposed of by the method described in the applicable state statute(s).

3.3.3 Real Property. Real property may only be sold, exchanged, or conveyed with the prior approval of City Council in accordance with Idaho Code Sections 50-1402 and 50-1403. The following requirements apply to the sale (by public auction), exchange, or conveyance of real property:

The City Council shall declare the value or minimum price, if any, it intends to receive as a result of such conveyance or exchange; or an explanation of an intended exchange or conveyance for other than monetary consideration. The City Council may also declare that the subject property will be offered for sale without establishing a minimum price.

The City Clerk shall publish a summary of the action taken by the City Council in the official newspaper of the City. Notice of the public hearing concerning the proposed exchange or conveyance shall be published in the official newspaper of the City at least fourteen (14) days prior to the date of the hearing.

Sale of real property shall be accomplished by public auction preceding a public meeting declaring the dollar value of said real property or stating that the subject property will be offered without establishing a minimum price.

Exchange or conveyance of real property shall take place preceding a public meeting stating an explanation of the exchange or conveyance of real property.

SECTION 4: DEPRECIATION

4.1 Schedule of Fixed Asset Depreciation

Depreciation is recorded by use of the straight-line method. The book value of each asset is reduced by equal amounts over its estimated useful life as follows:

Asset Type	Estimated Useful Life (Years)
Buildings	15-40
Sewer and Water Infrastructure	10-40
Sewer and Water Lines	20-40
Improvements other than Buildings	10-20
Equipment and Software	3-10
Public Domain Infrastructure	15-40
Land	0
Vehicles	5-10
Studies, Masterplans, Policies	3-5

4.1.1 Depreciation of Fixed Assets. The Treasurer will be responsible for calculating the annual depreciation amount for fixed assets. Depreciation calculation will be processed annually unless needed otherwise. Depreciation calculations will be recorded based on a

straight-line depreciation method in accordance to Generally Accepted Accounting Principles.



Asset Removal Form

(Form Approved 2/3/26)

Asset Name: _____

Asset Make/Model: _____

Asset Serial Number: _____

Quantity _____

Department: _____

Location: _____

General Description of Asset and Use:

Reason for Request:

_____ Destroyed

_____ Missing

_____ Stolen

_____ Broken

_____ No Longer Used

_____ Other

Explanation:

Requestor Signature

Date

Supervisor Signature

Date

Treasurer Signature

Date

City Council Disposal Instructions and Resolution (if necessary)

Mayor Signature

Date

CITY OF KUNA

State of Idaho *Proclamation*

MAYOR STEAR'S KUNA KINDNESS CHALLENGE WEEK

WHEREAS, the City of Kuna recognizes the value of simple acts of kindness that are performed without prompting or reason and how these acts can have a positive impact in Kuna; and

WHEREAS, the City of Kuna and Mayor Stear seek to cultivate a thoughtful, compassionate and caring community by setting an example of understanding and acceptance for all through genuine acts of kindness; and

WHEREAS, Mayor Stear's Kuna Kindness Challenge is one week where acts of kindness can be performed by any person in the City of Kuna regardless of age, origin, education, gender, beliefs, lifestyle, or abilities for the good of those around them; and

WHEREAS, this week is intended to encourage all of us to practice acts of kindness in our homes, schools, businesses, and communities.

NOW, THEREFORE, I, Joe L. Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim February 16-20, 2026, as:

Kuna Kindness Week

and encourage all parents, students, community members, residents and visitors of Kuna, Idaho to show and practice kindness, in the spirit of compassion, and goodwill because kindness matters in Kuna and beyond.

**IN WITNESS WHEREOF,
I set my hand on this the 3rd day of February
in the year of two thousand and twenty-six.**

**Joe L. Stear
Mayor of Kuna, Idaho**



CASE NO. 25-02-OA (ORDINANCE AMENDMENT)

POLE SIGNS

Planner: Doug Hanson

dhanson@kunaid.gov

208-287-1771

ALL APPLICATION MATERIALS: [25-02-OA POLE SIGNS](#)

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.



August 12, 2025

Mayor Stear and Council
City of Kuna
751 W 4th Street
Kuna, ID 83634

SUBJECT: Kuna City Code Text Amendment – Narrative

Mayor and City Council Members,

The City of Kuna Planning and Zoning Department respectfully submits a zoning text amendment application.

The text changes include 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, uncluttered and well-maintained signage through requiring special use permit approval for the construction of all pole signs and limiting the zoning districts and locations where pole signs can be constructed.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Hanson". The signature is stylized and cursive.

Doug Hanson
Planning & Zoning Director

Proposed Development Regulations Code Text Amendments		
KCC Section	Topic	Reason for Change
5-8-1704-D.	Requirements for Specific Sign Types, Pole Signs	Requiring special use permit approval for all pole signs and limit the zoning districts and locations where pole signs can be constructed.

5-8-1704: REQUIREMENTS FOR SPECIFIC SIGN TYPES:

The regulations contained in this section shall apply to all signs used within any district:

A. *Digital signs:*

1. Digital signs may be permitted as part of a monument sign and shall be prohibited in all other types of signs if the city determines the sign does not comply with the following:
 - a. The lighting shall be harmonious with and in accordance with the general objectives, or with any specific objective of Chapter 4 of this title;
 - b. The lighting shall be installed, operated and maintained to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and shall not change the essential character of the area; and
 - c. The lighting shall not be intrusive to existing or future neighboring uses.
2. All digital signs that utilize light to create change may change frame content through dissolve, fade or scroll features only. No sign shall be operated in a manner which the sign, sign structure, design or pictorial segment of the sign shows full animation, glowing, flashing, rotating content, or otherwise create an illusion of movement, except for single color text only message displays scrolling or traveling across the sign area.
3. The signs shall only change frame content not more than every eight (8) seconds. The change of content must change immediately within a period of less than one (1) second.
4. Based on brightness measured in NIT (an illuminative brightness measurement equivalent to one (1) candela per square meter measured perpendicular to the rays of the source); digital signs that utilize light to change frames shall contain an auto dimmer allowing for no more than five thousand (5,000) NIT illumination between sunrise and sunset and up to one-hundred (100) NIT illumination between sunset and sunrise.
5. The digital sign portion of any sign should be constructed in a manner in which it is subordinate to the overall design of the sign. The digital sign portion of any sign shall not exceed twenty-five (25) percent of the face of any sign.
6. Where more than one (1) sign is allowed, only one (1) sign may contain a digital sign.
7. The addition of a digital sign to any nonconforming sign is prohibited.

B. *Free-hanging signs:*

1. Free-hanging signs shall not exceed eight (8) square feet, nor shall any such sign extend beyond the porch or canopy to which it is attached.
2. A minimum distance of seven (7) feet six (6) inches shall be required between a walkway or required front yard and the lowest part of any free-hanging sign.

C. *Monument signs:*

1. Single-tenant buildings which are not within the central business district (CBD district), the monument signs shall not exceed eight (8) feet in height and the sign area shall not exceed seventy (70) square feet per side.
2. Single-tenant buildings which are within the CBD district, the monument signs shall not exceed five (5) feet in height with a maximum sign area of forty (40) square feet.
3. Multi-tenant buildings which are not within the CBD district or within a "shopping center," the monument signs shall not exceed twenty (20) feet at the highest point and the sign area shall not exceed one hundred fifty (150) square feet per side.
4. Multi-tenant buildings which are within the CBD district, the monument signs shall not exceed seven (7) feet in height with a maximum sign area of sixty (60) square feet. There shall only be one (1) freestanding monument sign for each building regardless of the number of businesses located in that building.
5. A "shopping center" located on a site less than twenty (20) acres shall be allowed one (1) monument sign per abutting street. "Shopping centers" located on a site twenty (20) acres or greater shall be allowed two (2) signs per classified roadway.
 - a. "Shopping center" signs adjacent to a roadway not designated as a state highway shall not exceed twenty (20) feet in height and one hundred fifty (150) square feet per side.
 - b. "Shopping center" signs adjacent to roadways designated as a state highway shall not exceed thirty (30) feet in height and two hundred (200) square feet per side.
 - c. If the "shopping center" has a single address, the address shall be located on the monument sign and shall be a size that is readable from the street.
 - d. Any single-tenant building within a shopping center shall be permitted one (1) monument sign. The height of any such sign shall not exceed eight (8) feet in height. The sign area shall not exceed seventy (70) square feet per side.
6. Residential subdivisions may be permitted one (1) monument sign on each side of any entry road into a subdivision, or within the landscape median if approved by ACHD and the planning and zoning director.
 - a. Subdivision monument signs shall not exceed seven (7) feet in height and the sign area shall not exceed sixty (60) square feet per side.
 - b. Subdivision monument signs shall comply with clear vision sight triangle standards under KCC § 5-8-502 E.
 - c. No residential subdivision monument sign shall contain electronic message centers (EMCs).
7. The minimum distance between monument signs on a single parcel, shall be one hundred (100) feet.

8. No monument sign shall be any closer than fifty (50) feet from a monument sign, or other freestanding sign, on an adjacent property.
 9. Monument signs are permitted to be double-faced.
- D. *Pole signs:* Pole Signs are limited to the C-2 and C-3 zoning districts and permitted there by way of a special use permit.
1. Pole signs shall be limited to thirty (30) feet in height with a maximum sign area of one hundred (100) square feet.
 2. Pole signs shall only be installed on property fronting the State Highway 69 north-south alignment.
 3. There shall be only one (1) freestanding sign for each site, regardless of the number of businesses located in that building or on location.
 - ~~1. *Pole sign (on premises and less than thirty (30) feet in height):* A freestanding sign (on premises and up to thirty (30) feet in height) with a maximum sign area of one hundred (100) square feet may be installed to serve a group of business establishments, provided it is placed no closer than ten (10) feet to any street right of way or adjoining lot line. There shall be only one (1) freestanding sign for each site, regardless of the number of businesses located in that building or on location.~~
 - ~~2. *Pole signs (on premises and more than thirty (30) feet in height):* A freestanding sign (on premises and over thirty (30) feet in height) with a maximum sign area of one hundred (100) square feet may be installed to serve a group of business establishments, provided it is placed no closer than ten (10) feet to any street right of way or adjoining lot line through acquisition of a special use permit. There shall be only one (1) freestanding sign for each site, regardless of the number of businesses located in that building or location, unless it is a corner lot in which case you may have one (1) freestanding sign per street.~~
- E. *Billboard signs:* Billboard signage: Billboards are limited to the A, M-1 and M-2 zoning districts and permitted there by way of a special use permit.
1. The city considers any sign with more than two hundred (200) square feet of surface area a billboard sign, no billboard sign shall exceed six-hundred (600) total square feet.
 2. Billboard signs shall conform to the zoning district's yard and height regulation.
 3. Billboard signs within the highway overlay district are not allowed regardless of the zoning district.
 4. A nonconforming billboard sign may change the face of the signage only. Any other alterations or upgrades requires the billboard signage to be brought into compliance with current signage standards.
- F. *Portable advertising signs (on-premises):*
1. *Commercial portable advertising signs (on-premises):*

- a. One (1) portable advertising sign (on-premises) shall be permitted per business. Except that, if the business abuts more than one (1) street it shall be permitted one (1) portable advertising sign (on-premises) per street that it abuts as long as the signs are a minimum of seventy-five (75) feet apart.
 - b. Portable advertising sign (on-premises), except for feather flag signs, shall be a maximum of sixteen (16) square feet along roadways with three (3) or less travel lanes and twenty-four (24) square feet along roadways with more than three (3) travel lanes.
 - c. Portable advertising sign (on-premises), shall only be permitted on the parcel where the business is located, or on the adjacent sidewalk (as described below in subsection d), and shall not be permitted on any other parcel except that any multi-tenant site shall have the sign on the site and not on any other site.
 - d. Portable advertising sign (on-premises), on a public sidewalk abutting the business's parcel may be permitted if a minimum of five (5) feet of unobstructed walkway, or ADA required minimum width/aisle, remains for pedestrians. The sign shall be located so as to not interfere with the flow of pedestrians.
 - e. If a feather flag sign is used as a portable advertising sign (on-premises), the maximum height shall be twelve (12) feet and maximum width shall be four (4) feet.
 - f. Vendors and temporary merchants shall comply with all portable advertising sign (on-premises) requirements. However, any such sign shall be allowed only for the length of time that the vendor or temporary merchant is in operation.
 - g. The display of all portable advertising signs (on-premises) shall be limited to the hours of operation associated with the advertising business; all signs shall be displayed and removed daily.
2. *Residential subdivision portable advertising signs (on-premises):*
- a. Signage installed along a residential subdivision's street frontage for advertising purposes shall be limited to the installation of four (4) in-ground signs.
 - b. Signs shall not exceed twelve (12) square feet in area and ten (10) feet in height.
 - c. Signs shall only advertise the names of owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located.
 - d. If a feather flag sign is used as a portable advertising sign (on-premises) the maximum height shall be twelve (12) feet and maximum width shall be four (4) feet.

- e. Signs shall be removed when ninety-five (95) percent of the subdivision's lots have been sold.
3. The sign, copy and materials shall be maintained and kept in good condition and repair to guard against decay, fading, unsafe and poorly maintained signs.
- G. *Directional signs (off-premises):*
1. *Commercial directional signs (off-premises):*
 - a. Shall only be permitted for businesses which are not located on any street designated as an arterial street on the Street Circulation Map in the Kuna Comprehensive Plan.
 - b. Portable directional signs (off-premises) are allowed only when a change in direction is required to lead customers to the business site.
 - c. Portable directional signs (off-premises) shall be a maximum of two and one-half (2½) feet in height and four (4) square feet along roadways with three (3) or less travel lanes and three (3) feet in height and six (6) square feet along roadways with more than three (3) travel lanes.
 - d. Portable directional signs (off-premises) on a public sidewalk may be permitted if ADA required minimum width/aisle, remains for pedestrians of unobstructed walkway. The sign shall be located to not interfere with the flow of pedestrians.
 2. *Residential subdivision directional sign (off-premises):*
 - a. Shall not exceed twelve (12) square feet in area.
 - b. Shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted within the subdivision.
 - c. Residential subdivision directional signs (off-premises) shall be removed when ninety-five (95) percent of the subdivision's lots have been sold.
 3. The sign, copy and materials shall be maintained and kept in good condition and repair to guard against decay, fading, unsafe and/or poorly maintained signs.
 4. No portable directional sign (off-premises) shall have any exclusive right to any location within a public right-of-way, nor shall any sign be permitted to be placed within any congested area where the signage might impede or inconvenience the public, nor shall any sign be placed within a vision triangle (KCC § 5-8-502 E.5). For the purpose of this paragraph, the judgment of the planning department, or ACHD official, or ITD official, exercised in good faith, shall be deemed conclusive as to whether the area is congested or the public is impeded or inconvenienced.
 5. Portable directional signs (off-premises) shall not be illuminated or animated.
 6. All portable directional signs (off-premises) placed on property not of applicant's ownership shall have property owner's written permission.

- H. *Signs on city-owned property:* No person shall erect a sign upon any property owned or controlled by the city without first having procured prior written permission from the planning and zoning director.
- I. *Sign illumination:*
1. The city must find that any illuminated sign permitted under the specific regulations within this article is designed such that brightness levels are controlled to assure a soft, subtle effective light in accordance with other city regulations intended to create and maintain the Kuna architecture theme, while encouraging energy efficient lighting.
 2. Floodlighting is permitted only through the use of incandescent and high-pressure sodium light sources. Floodlights are required to face downward and be fully shielded.
 3. Exposed neon is permitted when used to create the sign letter(s) or as an architectural element as part of the sign design. A clear covering may be permitted for protection of the neon element.
 4. Halo illumination is permitted.
 5. Metal halide is not permitted as a light source for signage.
 6. Internal illumination is permitted.
- J. *Wall signs:*
1. For wall signs within commercial and industrial districts, the total area shall not exceed ten (10) percent of the area of the building face to which it is attached. The total square footage of allowed wall signage may be split into multiple signs; however, no business shall have more than three signs per side of the building.
 2. Projection of parallel signage shall not exceed a maximum of twelve (12) inches from the face of the building.
 3. Projection of perpendicular signage shall not exceed a maximum of two (2) feet measured from the face of the main building and minimum distance of seven (7) feet six (6) inches shall be required between public rights-of-way or required front yard and the bottom of sign.
 4. No wall sign shall extend above a structure's roof line.
- K. *Permitted temporary signs:* Written city approval shall not be required for the temporary signs as described and regulated within this subsection unless otherwise noted. Additionally, signs listed under "prohibited signs" of this chapter are also prohibited as temporary signs.
1. *Banner signs:* Banner signs used for limited timeframe promotions of special events, grand openings, or sales of products or services. Said banner signs shall be securely attached to a building, structure or similar permanent fixture and shall not be permitted to be displayed for more than thirty (30) consecutive calendar days with a minimum of sixty (60) consecutive days between placements. Banner signs may be placed on temporary posts inserted into the ground, but posts must

be placed in a fashion and location approved by city staff. No banner sign shall exceed thirty-two (32) square feet. If a banner sign is desired beyond thirty (30) days a sign application shall be submitted to the planning and zoning director for administrative determination.

2. *Construction signs:* Shall be placed on the construction site only between the time that a development application has been filed with the city and final issuance of certificate of occupancy. Contractors' signs may include banks, realtors, subcontractors, etc., and shall not exceed sixteen (16) square feet, except that thirty-two (32) square feet may be permitted along state highways, unless legally required by governmental contract to be larger, and seven (7) feet shall be the maximum height.
3. *Event signs:* Community events signs shall be permitted for a maximum of thirty (30) days in any calendar year. No requirement within this article shall apply to temporary community event signs; except however, no temporary community event sign shall block ADA accessible sidewalk requirements or violate the sight visibility triangle of any intersection as determined by ACHD or planning and zoning director. (See KCC § 5-8-502 E 5 for clear sight triangle standards.)
4. *Government signs:* Government or other legally required posters, notices or signs.
5. *Grand opening signs:* All signs, except for prohibited signs as regulated in this chapter, are allowed for a grand opening of a new business or enterprise or for a grand opening for a business or enterprise under new management for a maximum period of sixty (60) calendar days.
6. *Holiday signs:* Temporary signs commemorating and/or recognizing a holiday as defined herein, shall be allowed during the time the holiday is typically recognized. Holiday signs shall not advertise a business, product or service. No requirement within this article shall apply to temporary holiday signs; except however, no temporary holiday sign shall block ADA accessible sidewalk requirements or violate the sight visibility triangle of any intersection as determined by ACHD or planning and zoning director. (See KCC § 5-8-502.E.5 for clear sight triangle standards.)
7. *Political signs:* Political signs, freestanding or wall sign providing information relating to a local, state or national election, shall not be posted in any place or in any manner that is destructive to public property upon posting or removal. No political sign shall be posted in public rights-of-way, on public property, nor shall any such sign be posted on a utility or regulatory pole. No political sign shall be posted more than sixty (60) days before an election. All candidates for public office, their campaign committees, or other persons responsible for the posting a sign or campaign material shall remove such material within two (2) weeks following election day.
8. *Real estate signs (on and off-premises):* On- and off-premises signs used for real estate open houses. Said signs shall not exceed six (6) square feet, shall only be used during the open house, and shall be removed immediately after the open house.

9. *Subdivision advertising signs*: Signage installed along a residential subdivision's street frontage for advertising purposes shall be limited to the installation of eight (8) in ground signs that do not exceed twelve (12) square feet in area or ten (10) feet in height. The signs shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located. The signs shall be maintained in good condition and removed when ninety-five (95) percent of the subdivision's lots have been sold.
 10. *Temporary wall sign (in lieu of permanent wall sign)*: A business identification banner, or similar sign, is allowed on a temporary basis, not to exceed one hundred twenty (120) days, during approval and construction of any wall sign for a new business. Said sign shall not be larger than the wall sign that would be permitted per this title, shall only be located on the face of the building where the wall sign would be permitted per this title, and shall be removed when the permanent sign is installed. Subject to approval by an administrative determination by the planning and zoning director.
 11. *Temporary sign (in lieu of permanent monument sign)*: A business identification A-frame, sandwich board or similar sign, is allowed on a temporary basis, not to exceed one hundred twenty (120) days, during approval and construction of any monument sign for a new business. Said sign shall not be larger than the monument sign that would be permitted per this title and shall be removed immediately when the permanent sign is installed. Subject to approval by an administrative determination by the planning and zoning director.
- L. *Exempt signs*: The provisions and requirements of this chapter shall not apply to the following signs, except that no sign shall block ADA accessible sidewalk requirements or the sight vision area of an intersection as determined in part 16 of this chapter. Signs contained in this section are not subject to approval by the planning and zoning director:
1. *Address numbers*: Numbers and letters for address identification.
 2. *City entry signs*: Signage identifying City of Kuna or a particular district. Permanent city entry sign shall require a building permit and electrical permit.
 3. *Directional signs*: Shall not exceed six (6) square feet in area.
 4. *Drive thru menu board signs*: A wall or freestanding sign that lists the foods or other products available at drive through facilities.
 5. *Door signs*: Door signs identifying the business, business hours, emergency phone numbers, shall be permitted up to a maximum of two (2) square feet.
 6. *Emergency service signs*: Signs for emergency services such as police services, emergency rooms, fire departments, hospitals, etc.
 7. *Flag signs*: The flag of the government or noncommercial institution.
 8. *Flag sign (commercial)*: The flag of a commercial institution, except that no more than one (1) flag is permitted per business, the flag shall not exceed twenty (20) square feet in surface area, shall be left loose to fly in the breeze and shall be a maximum of fifteen (15) feet in height.

9. *Fuel island canopy signs*: Signs affixed to, mounted on or painted on a fuel island canopy.
 10. *Interior signs*: Signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, which signs are designed and located to be viewed exclusively by patrons such use or uses.
 11. *Memorial signs*: Memorial signs or tablets, names or buildings and dates of erection of a building or structure.
 12. *Name plate signs (professional)*: Professional nameplates not to exceed four (4) square feet in area.
 13. *Neon window signs*: A sign containing glass tube lighting in which a gas and phosphorus are used in combination to create a colored light. Neon Signs shall be no larger than four (4) square feet. No more than two (2) neon window signs per street frontage shall be allowed.
 14. *Person signs*: Signs worn or held by a person while walking the public ways of the city.
 15. *Public convenience signs*: Signs not exceeding six (6) square feet in area, erected for the convenience of the public, such as signs identifying restrooms, public telephones, pathways and similar features or facilities.
 16. *Seasonal decorations*: Reasonable seasonal decorations within the appropriate holiday season. Displays shall be removed at the end of the public holiday season within ten (10) calendar days.
 17. *Traffic or other municipal signs (signs required by law)*: Temporary or permanent traffic signals, railroad crossings signs, legal notices, and temporary emergency or non-advertising signs.
 18. *Utility company signs*: Signs of public utility companies indicating danger or which show the location of utility facilities.
 19. *Warning signs*: Nonilluminated or externally illuminated, "no trespassing," "no parking," "no dumping" and other warning signs located on the lot to which the sign is appurtenant and not exceeding six (6) square feet.
 20. *Window signs*: Window signs are exempt as long as the total window covered does not exceed thirty (30) percent of the total window area of all windows facing public streets.
- M. *Prohibited signs*: The following signs and attention attracting devices shall be prohibited within the city, except as may otherwise be specifically stated within this subsection. These signs and other attention attracting devices are subject to removal by the city at the owner's or user's sole expense:
1. Any sign which blocks the Americans with Disabilities Act (ADA) minimum width required for handicap accessibility on a public sidewalk.
 2. Bubble machines except for grand openings and community events.

3. Chasing lights, except as may be approved by the city as an integral part of a building or structure, and except for grand openings, community events and seasonal events.
 4. Polyurethane and polyvinyl chloride (PVC) style inflatable balloons and blimps, larger than twenty-four (24) inches in diameter, except for grand openings and community events.
 5. Reader board signs in excess of twenty (20) square feet.
 6. Roof signs.
 7. Searchlights, beacons, strobe lights, scintillating lights, and similar lights except for grand openings and community events.
 8. Signs which imitate or resemble an official traffic sign or signals.
 9. Signs which by reason of their size, location, movement, content, coloring or illumination that may be confused with or construed as a traffic control sign, the light of an emergency vehicle, radio equipment vehicle, or signs which obstruct the visibility of any traffic or street sign.
 10. Signs and posters that are tacked, pasted, taped or otherwise affixed in a similar manner upon walls of buildings, trees, poles, posts, fences, hydrants, bridges or other like structures.
 11. No sign shall be installed, erected or attached to a fire escape or door or window giving access to a fire escape.
 12. Signs in violation of this title.
 13. Signs in violation of local, state, or federal law over which the city exercises jurisdiction.
 14. Any sign whose permit or approval has expired.
- N. *Art Installations:* All art installations including but not limited to sculptures, fountains, mosaics and murals shall be exempt from the provisions and requirements of this chapter provided that art does not incorporate advertising or identification.
1. No art installation shall block ADA accessible sidewalk requirements or the sight vision area of an intersection as determined in KCC § 5-8-502.
 2. Art installations are subject to approval by the City of Kuna Art Commission.

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF)	Case No.: 25-02-OA (Ordinance
)	Amendment) Pole Signs
THE CITY OF KUNA)	
)	
<i>Ordinance Amendment to Title 5,</i>)	
<i>Development Regulations of Kuna City</i>)	DECISION AND REASONED
<i>Code.</i>)	STATEMENT.

**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 28, 2025, the Commission entered a recommendation on one (1) application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on November 25, 2025, for formal adoption of the Commission recommendation.

**SECTION 2
RECCOMENDATION**

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

The Ordinance Amendment Application (Case No. 25-02-OA) is hereby *Recommended Approval*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

- DEQ
- KSD
- DRAFT Signage Ordinance REDLINES
- NARRATIVE
- PROPOSED CHANGES
- AFFIDAVIT OF PUBLICATION PZ 10.28.2025 POLE SIGNS
- AGENCY TRANSMITTAL

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission October 28, 2025, hearing are as follows, to-wit:

Pole Signs

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

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

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

II. Factual Findings

- a. Procedural Findings:

Agency Comments Request	August 12, 2025.
Idaho Press Newspaper Published Hearing Notice Commission	Published on October 10, 2025.
Commission Public Hearing	Held on October 28, 2025.
Commission Written Decision and Reasoned Statement Entered	Entered on November 25, 2025.

- b. Relevant Contested Facts.
 - 1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.
- c. Commission’s Factual Findings on Relevant Contested Fact.

1. None.

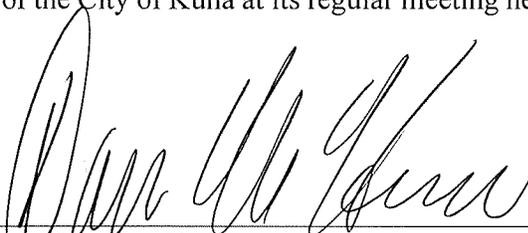
III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the proposed changes regulating pole signs better met the intent of the sign code to protect property values and create an attractive community, while encouraging creative, readable, uncluttered and well-maintained signage.

**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 COMMISSION of the City of Kuna at its regular meeting held on the 25th day of October 2025.



Dana Hennis, Chairman

OFFICIALS

Dana Hennis, Chairman
 Bryan Clark, Vice Chairman
 Jim Main, Commissioner
 Bobby Rossadillo, Commissioner
 Vacant, Commissioner

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.*

I. 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 an 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 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

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 (208) 922-5546 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet
 October 28, 2025

Case No.: 25-02-OA (Ordinance Amendment)

Case Name: POLE SIGNS

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

Doug Hanson

From: BRO Admin <BRO.Admin@deq.idaho.gov>
Sent: Monday, August 18, 2025 10:11 AM
To: Doug Hanson
Cc: Jennifer Lahmon
Subject: RE: City of Kuna Request for Comment Case No 25-02-OA (Ordinance Amendment)

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,



Carlene Oberg

Administrative Assistant I

Idaho Department of Environmental Quality
 1445 North Orchard Street Boise, Idaho 83706
 P: (208) 373-0550 | www.deq.idaho.gov

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, August 12, 2025 9:36 AM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <trithaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; bmoore@adacounty.id.gov; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; BRO Admin <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power (Taylor Dunn) <tdunn@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; ITD Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jason Reddy (KSD) <jjreddy@kunaschools.org>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Kuna Fire Office <office@kunafire.com>; lletson@adacounty.id.gov; Lumen - Ebin Barnett <ebin.barnett@lumen.com>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Brandon Medica) <bmedica@meridiantcity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiantcity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation District <nyirrigation@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kunaid.gov>; rreno@kunaschools.org; Sam Feist <SFeist@kunaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; syarrington@adacounty.id.gov; tejensen@kunaschools.org; TLawrence Kuna Fire <tlawrence@kunafire.com>
Subject: City of Kuna Request for Comment Case No 25-02-OA (Ordinance Amendment)

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

Agency Transmittal – August 12, 2025

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

CASE NUMBER:	<input type="checkbox"/> 25-02-OA POLE SIGNS
PROJECT DESCRIPTION	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.
APPLICANT	City of Kuna 751 W 4 th Street, Kuna, ID 83634
SCHEDULED HEARING DATE	Tuesday September 9, 2025 , at 6:00 P.M.
REVIEWING BODY	Planning & Zoning Commission
STAFF CONTACT	Doug Hanson 208.287.1771 dhanson@kunaid.gov
<ul style="list-style-type: none"> • We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i> • <i>No response within 15 business days will indicate you have no objection or comments regarding this project.</i> • The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. 	



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.

Doug Hanson

From: Jason Reddy <jjreddy@kunaschools.org>
Sent: Tuesday, August 12, 2025 1:52 PM
To: Doug Hanson
Subject: Re: City of Kuna Request for Comment Case No 25-02-OA (Ordinance Amendment)

Ok, thank you.

On Tue, Aug 12, 2025 at 12:31 PM Doug Hanson <dhanson@kunaid.gov> wrote:

Jason,

No, signs can only be constructed on parcels outside of the right-of-way and need to meet our standard setbacks for the applicable zoning district.



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: Jason Reddy <jjreddy@kunaschools.org>
Sent: Tuesday, August 12, 2025 11:32 AM
To: Doug Hanson <dhanson@kunaid.gov>
Subject: Re: City of Kuna Request for Comment Case No 25-02-OA (Ordinance Amendment)

Doug,

Will this have an impact on students or parents being able to park on the side of roads around our schools?

Jason

On Tue, Aug 12, 2025 at 9:35 AM Doug Hanson <dhanson@kunaaid.gov> wrote:

Agency Transmittal – August 12, 2025

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

CASE NUMBER:		 25-02-OA POLE SIGNS
PROJECT DESCRIPTION		<p>The City of Kuna Planning and Zoning Department requests a zoning text amendment application.</p> <p>The text changes include modifications to the Development Regulations Code for pole signs.</p>
APPLICANT		<p>City of Kuna</p> <p>751 W 4th Street, Kuna, ID 83634</p>

SCHEDULED HEARING DATE		Tuesday September 9, 2025 , at 6:00 P.M.
REVIEWING BODY		Planning & Zoning Commission
STAFF CONTACT		Doug Hanson 208.287.1771 dhanson@kunaid.gov
<ul style="list-style-type: none"> • We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i> • <i>No response within 15 business days will indicate you have no objection or comments regarding this project.</i> • The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. 		



Doug Hanson

Planning & Zoning Director

City of Kuna | Development Services

751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

Phone: 208-287-1771

Email: dhanson@kunaid.gov

www.kunacity.id.gov

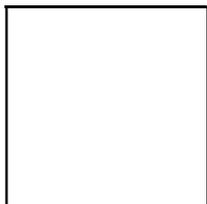
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--

Jason Reddy

Kuna School District

Assistant Superintendent



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--

Jason Reddy

Kuna School District

Assistant Superintendent



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**CASE NO. 25-02-CPM
(COMPREHENSIVE PLAN AMENDMENT)**

AREA OF IMPACT REDUCTION

Planner: Doug Hanson
dhanson@kunaid.gov
208-287-1771

ALL APPLICATION MATERIALS: [25-02-CPA AREA OF IMPACT REDUCTION](#)

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.



October 23, 2025

Mayor Stear and Council
City of Kuna
751 W 4th Street
Kuna, ID 83634

SUBJECT: Comprehensive Plan Amendment - Narrative

Mayor and City Council Members,

The Kuna Development Services Department respectfully submits a Comprehensive Plan Amendment application to reduce the City of Kuna Area of Impact boundary.

Per Idaho Code I.C. 67-6526 (1) (b) An area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future.

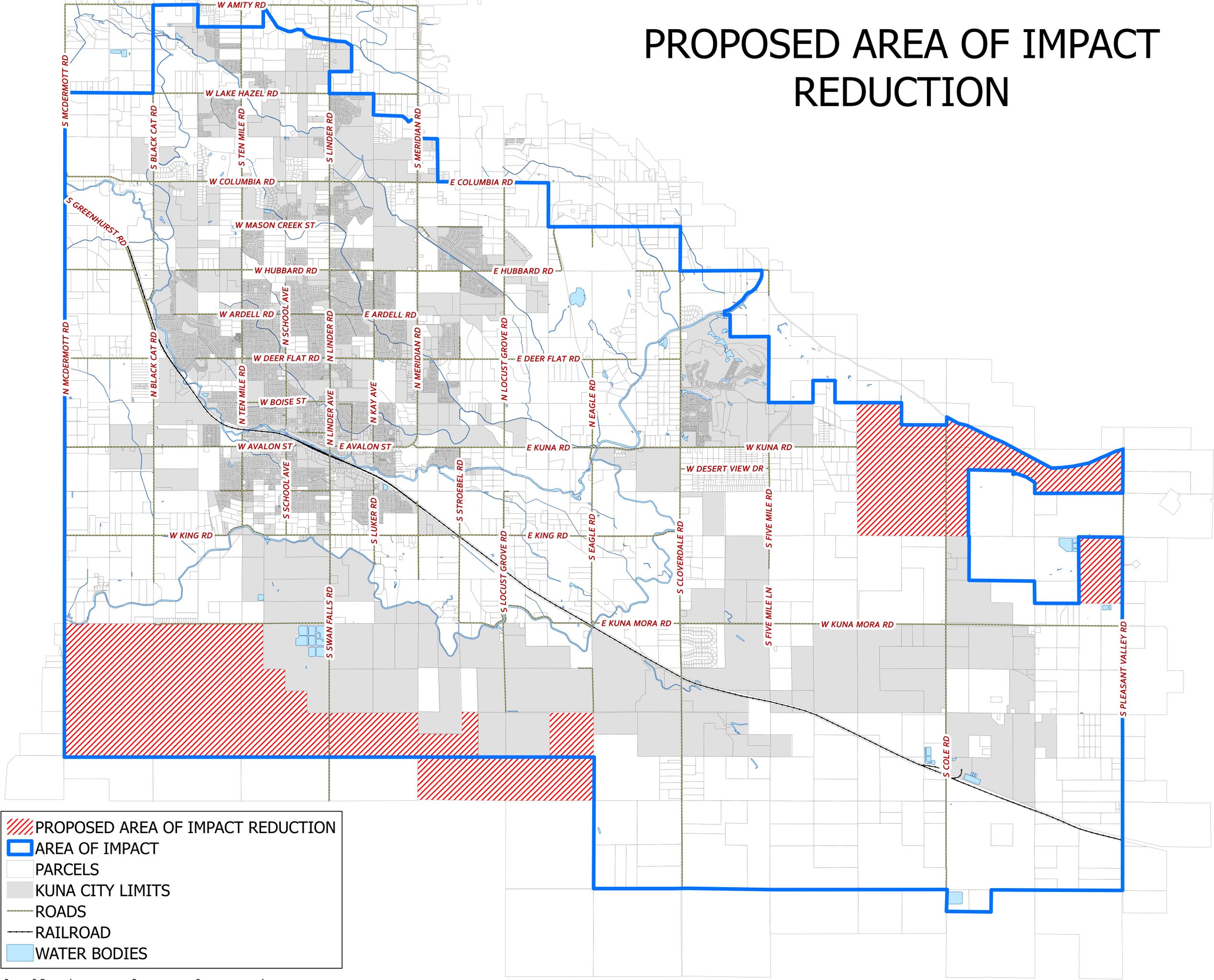
The proposed reduction is predominantly State and Federal land totaling approximately 5,531 acres. Two (2) parcels totaling 940 acres are divided by the area of impact boundary in conflict with I.C. 67-6526 (4) (b).

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Hanson". The signature is stylized and cursive.

Doug Hanson
Planning & Zoning Director

PROPOSED AREA OF IMPACT REDUCTION



-  PROPOSED AREA OF IMPACT REDUCTION
-  AREA OF IMPACT
-  PARCELS
-  KUNA CITY LIMITS
-  ROADS
-  RAILROAD
-  WATER BODIES

0 0.5 1 2 3 4 Miles

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF)	Case No.: 25-02-CPA (Comprehensive Plan
)	Amendment)
)	
CITY OF KUNA)	
)	
)	
<i>Related to the area of impact reduction of</i>)	DECISION AND REASONED
<i>approximately 5,531 acres within the City of</i>)	STATEMENT FOR AREA OF IMPACT
<i>Kuna Area of City Impact (ACI).</i>)	REDUCTION.

**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 December 9, 2025.

This Decision and Reasoned Statement was prepared and presented to the Commission on January 27, 2026, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

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

The Comprehensive Plan Map Amendment application (Case No. 25-02-CPA) is hereby *recommended Approval.*

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

- NARRATIVE
- PROPOSED AREA OF IMPACT REDUCTION
- AGENCY TRANSMITTAL
- PROOF OF LEGAL MAILER PZ 12.9.2025
- PROOF OF LEGAL NOTICE 12.09.2025
- DEQ

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission’s December 9, 2025, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing for the Applicant:
- c. Appearing to testify:
KyMBER Jenkins, 9105 W Rockstone Court, Kuna, ID 83634.
- d. Appearing Neutral:
- e. Appearing in Opposition:

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
 - 1. Chapter 65 of Title 67, Idaho Code
 - i. I.C. § 67-6509 – Recommendation and Adoption, Amendment, and Repeal of the Plan
 - ii. I.C. § 67-6526 – Areas of Impact
- c. Pertinent Constitutional Provisions

II. Factual Findings

- a. General Factual Findings.
 - 1. Statement of Fact

Parcel Number(s):	S1424314800, S1425110000, S1519336100, S1519336335, S1519336355, S1519336505, S1529110010, S1530110080, S1530141824, S1530223105, S1530223235, S1530223255, S1530233600, S1532110100, S2107120605,
--------------------------	--

	S2108110015, S2202223000, S2203110000, S2204110000, S2209110000, S2210110000, S2211110000 and S2212110000
Future Land Use Map Designation:	Public and Agriculture
Existing Land Use:	Bare Ground, Idaho Department of Corrections Facilities, Material Extraction, Agriculture
Current Zoning:	RP (Rural Preservation) Ada County
Proposed Zoning:	M-1
Area:	5,531 acres

2. Procedural Findings:

Agency Comments Request	August 21, 2024.
300 FT Legal Mailer Notice Commission	Sent on November 20, 2025.
Idaho Press Newspaper Published Hearing Notice Commission	Published on November 21, 2025.
Commission Public Hearing	Held on December 9, 2025.
Commission Written Decision and Reasoned Statement Entered	Entered on January 27, 2026.

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the application; therefore, no contested facts were entered into the record.

c. Commission's Factual Findings on Relevant Contested Fact.

1. None.

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

It is the rationale of the Commission that the Comprehensive Plan Amendment Application is consistent with Kuna City Code, Comprehensive Plan and Idaho State Code. The Commission agreed that the property proposed for removal from Kuna's ACI will not be annexed or developed under the requirements set forth within Idaho State Code that it should be removed.

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

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or

modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE PLANNING & ZONING COMMISSION of the City of Kuna at its regular meeting held on the 27th day of January 2026.



Bryan Clark, Chairman

OFFICIALS

Jim Main, Commissioner
Bryan Clark, Commissioner
Robert Rossadillo, Commissioner
Chad Queen, Commissioner
Cristin Sandu, Commissioner

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634
Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday, December 9, 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.

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:07)

Vice Chairman Bryan Clark All right, good evening. We'll go ahead and call to order our regularly scheduled Planning & Zoning meeting for Tuesday, December 9th, 2025. Roll call.

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rosadillo Present.

Planning & Zoning Director Doug Hanson Commissioner Chad Queen.

Commissioner Chad Queen Present.

Planning & Zoning Director Doug Hanson Commissioner Cristin Sandu.

Commissioner Cristin Sandu Present.

COMMISSIONERS PRESENT

Vice Chairman Bryan Clark - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present
Commissioner Chad Queen - Present
Commissioner Cristin Sandu - Present

CITY STAFF PRESENT

Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, Planner
Maren Ericson, City Attorney

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

(Timestamp 00:00:34)

A. Regular Commission Meeting Minutes Dated November 25, 2025

B. Decision and Reasoned Statement(s)

1. Case No. 25-09-S & 25-29-DR, Indie Subdivision

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

(Timestamp 00:00:34)

Vice Chairman Bryan Clark All right, first on the agenda this evening. *Thank you, Troy.* First up on the agenda this evening is the consent agenda.

Commissioner Bobby Rosadillo I'll make a motion to approve the consent agenda.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? Motion carries.

(Timestamp 00:00:55)

Motion To: Approve The Consent Agenda

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Sandu, Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: None

5-0-0

3. PUBLIC HEARINGS:

(Timestamp 00:00:09)

A. Case No. 25-02-CPM, Area of Impact Boundary Reduction – Doug Hanson – Planning & Zoning Director

Comprehensive Plan Amendment application to remove approximately 5,531 acres from the City of Kuna Area of Impact boundary.

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-02-CPM with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:00:09)

CLERK'S NOTE: Case Number is 25-02-CPA.

Vice Chairman Bryan Clark Okay. So first up on the public hearings this evening, case #25-02-CPM, area of impact boundary reduction, Mr. Hanson.

Planning & Zoning Director Doug Hanson Good evening, commissioners. For the record, Doug Hanson, planning and zoning director, 751 West 4th Street, Kuna, Idaho. The Kuna Development Services Department proposes a comprehensive plan amendment application to reduce the city of Kuna area of impact boundary. Per Idaho Code, Local Land Use Planning Act, an area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should be not -- and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, and confirmed based on the ability and likelihood of a cities -- of a city to annex lands within that area of impact in the near future. The comprehensive plan identifies the area of impact reduction areas with the future land use designations of public at approximately 5,054 acres, and agriculture at approximately 477 acres. It is not anticipated that any of the parcels proposed to be removed from the city of Kuna area of impact will be annexed into the City, nor will they have, will the city have the ability to provide services for the foreseeable future. And one quick correction, on the agenda, there's a small typo. It should say case #25-02-CPA. So, when making the motion, please reference case #25-02-CPA. And with that, I will stand by for any questions.

Vice Chairman Bryan Clark Is there any questions? Are there any questions for staff at this time?

[Brief Silence]

Vice Chairman Bryan Clark And so just to verify again, so we're reading through the report, this is mostly BLM and, as stated, agricultural land?

Planning & Zoning Director Doug Hanson Yeah, it's predominantly owned by the BLM or the Idaho Department of Corrections. There are a few smaller private property owners, but the majority of it is federal and state lands.

Vice Chairman Bryan Clark Okay, all right. With that, we'll go ahead and we'll open the public hearing, if there are no questions for staff, I will go ahead and we'll open up the public hearing for case number 25-

02-CPA at 6:03. I have several set up to testify tonight. Okay, I just want to verify, Kymber Jenkins. Was this the one that you wanted to talk in on or?

Kymber Jenkins I'm sorry, I...

Vice Chairman Bryan Clark If you could come to the mic, please. And if you can go ahead and hit the button at the base of the mic, go green and state your name and address for the record, please.

Kymber Jenkins Sure, it's Kymber Jenkins, and my address is 9105 West Rockstone Court in Kuna. So, the legal notice that I received, it just didn't have a lot of information. Our property is right on the corner of BLM and the back area. We've just watched all the development coming in. We've lived there for a little over 21 years and so we were making sure that what this meant was that it was continuing to be BLM and the agricultural area just because of the map was -- we were unsure of the map. And so, I checked. I wanted to testify just in case it didn't mean what I what I think it means. So just confirming that it will stay that way, that those areas will stay that way, and it won't impact -- I mean, because META's out there, we're really worried about our water. We're worried about a lot of things.

Vice Chairman Bryan Clark Yeah, so I mean, if it's Bureau of Land Management, it's city boundaries not going to affect that, whether it's part of our area of influence or not.

Vice Chairman Bryan Clark We're literally right on that corner. So, okay, that was my question. Thank you.

Vice Chairman Bryan Clark Thank you. And then I also have a Dustin Hunt on here who you didn't check whether or not you wanted to testify or not.

Dustin Hunt [From Audience] [Inaudible.]

Vice Chairman Bryan Clark Oh, okay. All right. So, you would not like to testify on this one? Thank you. Okay. So, staff, as the applicant, do you guys have rebuttal?

Planning & Zoning Director Doug Hanson Only if you have any additional questions for us.

Vice Chairman Bryan Clark I think we're good, and I think we covered the question that was asked, yes? Okay. All right, so with that, I'll go ahead and I'll close the public hearing at 6:06. So, that brings us to our deliberation.

Commissioner Jim Main I don't think there's much to deliberate. It's just taking something off of our books that we wouldn't be addressing anyway.

Commissioner Bobby Rosadillo Yeah agreed. I mean, if there's nobody here, that it's going to affect in a negative way.

Vice Chairman Bryan Clark Makes sense. Yep. This one's about as clear as it gets. I'd stand for a motion.

Commissioner Bobby Rosadillo All right. I'll make a motion to recommend approval of case #25-02-CPA with the recommendations as outlined in this -- *sorry*, with the conditions as outlined in the staff report.

Commissioner Jim Main I'll second.

Vice Chairman Bryan Clark All in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? Motion passes. Thank you, kindly.

(Timestamp 00:06:37)

Motion To: Approve Case #25-02-CPA

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Sandu, Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: None

5-0-0

B. Case No. 25-06-S & 25-26-DR, Tess Manor – Troy Behunin – Senior Planner

Applicant requests Preliminary Plat, & Design Review approval for approx. 7.80 acres in Kuna City using the R-6 zone district The Preliminary Plat proposes to subdivide the lands into 32 total residential and Common lots. The site is in Sec. 13, T2N, R1W (APN; S1313314850).

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-06-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny 25-26-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:07:02)

Vice Chairman Bryan Clark All right, next on the agenda this evening, we have case #25-06-S and #25-26-DR for Tess Manor, Troy.

Senior Planner Tory Behunin Good evening, Commissioners, Members of the Commission. This is Toby Behunin, the senior planner, Kuna DSD. The application before you this evening is requesting preliminary plat approval for approximately 7.8 acres in the city limits within an R-6 zone that is already established and they are requesting preliminary plat approval to subdivide the 7.8 acres into approximately 32 single-family lots and nine common lots with an accompanying design review application for the common lots. The site is located near the southwest corner of the intersection of Ardell and Kay Avenue roads. Just to give a little bit of history with this project, this -- had things gone differently, in the past, this would have been already developed. This was a phase of the existing subdivision. It just didn't meet the timelines, and the developer didn't want to move forward and they lost the entitlements. And here they are tonight asking for to basically bring the entitlements back up through the public hearing process. Staff has reviewed the proposed preliminary plat and the design review with compliance with Kuna City Code, state statutes, and the Kuna Comprehensive Plan and the map. And

should the Commission recommend approval of the preliminary plat, and if the Commission decides to approve the design review application, staff would recommend that the applicant is subject to the proposed recommended conditions that are listed in the staff report. I know that Dave Crawford with Centurion Engineers is here to present, And I will be here for any questions that you have.

Vice Chairman Bryan Clark Okay, is there any questions before -- Any questions for staff?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Okay. If the applicant would like to come up.

David Crawford, Centurion Engineers *It's not cooperating. There it goes.* Chairman, Commissioners, David Crawford, Centurion Engineers, 2323 South Vista Avenue in Boise. I'm here representing the applicant, or the owner of the development, of Tess Manor Subdivision. I'd like to start by saying we really appreciate working with staff. We wouldn't be here without them. We did present this project probably over a year ago, had a number of townhomes that were planned on it, so there were narrower lots, attached units. When the project hit the shelf, we kind of dusted it off here a few months back and got it resubmitted, and the applicant, the owner, had a neighborhood meeting. And in that neighborhood meeting, there was a lot of positives about the redevelopment, but there was also some, the townhomes weren't well-liked in the neighborhood. So, we brought the proposal back with zero townhomes in it. They're all single-family homes. All the lots within the development meet the zoning requirements. We're essentially finishing off subdivision, as Troy mentioned, where we're extending the existing stub streets through the project. I think there's three of them from within the development and out to Kay Avenue. That'll allow for additional access, not only for the residents, but for emergency services to access from Kay now that it would be connecting. We've centralized our open space features. We were lucky and unlucky all at the same time. We have a boundary that coincides with the center line of the Kuna Canal, but we were able to take advantage of that by stepping our subdivision boundaries back from the easement and placing a pathway that will go all the way from our centralized open space from Kay to Ardell. So, we have pedestrian connectivity through the development out to those streets as well. So, we feel that's really beneficial for this development. Public Works has indicated that it can serve the project and has the capacity for the 32 lots that are proposed. We feel that this is a great asset for the city of Kuna as it completes what is just bare ground that's not being utilized for farming activities or anything like that. So, this is kind of the natural infill development that sits here. We've been in contact with the school district who is here tonight. It was kind of late communication, but we have opened that communication to form a partnership that we can assist them. But I did get that information over to the owner who's actually looking at some of the capital improvement projects. We -- This property essentially completes an infill development pattern. We've provided something that is consistent with the Kuna codes and ordinances and with the comprehensive plan. We believe it'll be a great asset to the city of Kuna, and I'll stand for any questions you have.

Vice Chairman Bryan Clark Any questions for the applicant this evening?

Commissioner Chad Queen As part of the development, are you guys completing Ardell from its two locations through?

David Crawford, Centurion Engineers Chairman, we have a small portion that abuts Ardell near, at the canal. So, the only thing that we would not be doing anything improvements in there and the highway

district have not asked us to do anything in there. That's going to be part of a larger project to expand that that will involve a number of property owners or highway district improvement there if that's ever done. We are responsible for a portion of the Kay Avenue widening. There's two property owners that abut the center line of that canal and the district has indicated they want us to participate in a trust fund deposit for our half of half a bridge.

Commissioner Chad Queen So your entrance will be on Kay and then the existing entrance into East Sienna Creek Street. Those will be the entrances into it?

David Crawford, Centurion Engineers Correct.

Vice Chairman Bryan Clark Sable Ridge, yeah.

Senior Planner Troy Behunin Members of the Commission, just so you're aware, just talk a little bit closer to your microphone so that the microphone, or the recording, picks up on it.

Commissioner Chad Queen I'm new. I apologize.

Senior Planner Troy Behunin It's okay. One lashing is free.

[Laughter]

Vice Chairman Bryan Clark Okay. So that's more of a question for staff. Okay, any other questions for the applicant?

Commissioner Jim Main No.

Vice Chairman Bryan Clark Cool. Thank you, Dave, appreciate it. Now, I think this is more of a question for staff. Correct me if I'm wrong. The one thing that was noted in the report from Public Works...this project can be served, no problem, 32 lots. Originally, it was only slated at 28. I guess the question is, how is that going to affect, and it is stated briefly in the report from Public Works, which is the potential cascading effect. How's that, do we have a plan for how we're dealing with that future? Do you know the statement I'm talking about?

Senior Planner Troy Behunin For the record, Troy Behunin, Senior Planner. Yes, we've had multiple discussions with Public Works about this. We don't deal with a lot of that. We rely on Public Works to issue us the most current and up-to-date information. And if they say they can serve it, we don't worry about where the pipes are going or how big they are. That's what they do. So, we would rely on their statement that they can serve it.

Vice Chairman Bryan Clark Right. Okay. I just noticed that is the one kind of caveat in the report that was potentially concerning.

Senior Planner Troy Behunin Yeah, staff has no other inside information on that.

Vice Chairman Bryan Clark Right. Okay. All right. So, at this point, we'll go ahead and we'll move to the public hearing. So first up, we'll open the public hearing here at 6:16 P.M. So first on the list to testify, I have Jern Field. And just as a quick note for this evening, as you come up to the podium, please verify the light is green. Please state your name and address for the record. And we want to be sure that we can hear everybody this evening. We do have a three-minute timer running for each person. So please respect

the timer. When you hear it, chime, please give us your two or three seconds of closing. I don't want to cut anybody off, but I will. So, please.

Vern Field Vern Field.

Vice Chairman Bryan Clark Vern, thank you.

Vern Field 571 East Sienna Creek Road in Kuna. I'm the HOA president for Sable Ridge Subdivision. Just some questions that we have. We actually appreciate with the comments that there are no townhouses to be developed and there will be, I'm assuming, single -- will be single dwelling homes. So, we appreciate that part. I know that was a big discussion and a big negative on our end. A couple, some things that I wanted to talk about that have been brought to our attention is like dust mitigation, you know, what are responsibilities for the developer and making sure we have homes very, very close right there in that section where they'll be building. So, there'll be a lot of dust, a lot of, a little bit of everything going on. So hopefully that mitigation of controlling the dust will be adhered to. I know that'll be...

[Inaudible From Audience]

Vern Field *Okay, is that better?* Okay, sorry. So that's one of the things that the residents in that specific area are going to be facing, and so we want to make sure that that's taken care of. Also, the access. We're concerned about trucks, semis, and stuff trying to come in off of Ardell into Sable Ridge. That intersection coming off of Ardell is not designed for semis and big trucks. A couple of times, Tom tried to get a semi out of there and actually ran over part of our lawn and did some damage that we had to repair. So, we want to make sure that all the big trucks and everything that are construction trucks are actually using the Kay Street access. Not to mention, if they come in through the other part of the sub, that we ask that those contractors adhere to the speed limit. We do have children in the neighborhood that play. And I don't know how soon this is going to start, but we definitely want to make sure that they adhere to the speed limit and pay attention to where they're going and watch out for children. I'm assuming this is a phase one only. So that's, is this just going to be phase one? There's no phase two where they're only going to do part and then finish later on? It's only 32 homes, so I'm going to assume that this would be a phase one and only on that just to mitigate any unnecessary problems in the area. One concern that was brought up and asked the question is that if they're going to be blasting in the area, what is the liability? And do the homeowners have anything to worry about that are extremely close to that area if they're going to do any blasting at all whatsoever? I think that'll be a big concern because there's people that brought right up to the fence line. And if they have to blast close by, will there be some problems there? And do they need to make sure that they let the neighbors know what's going on? But other than that, I think that covers for the most part. Thank you.

Vice Chairman Bryan Clark Thank you, Vern. Next on the list to testify, I have Tim Jensen.

Tim Jensen, Kuna School District Tim Jensen with Kuna School District 711 East Porter Street here in Kuna. Just first, I want to apologize for a letter not getting in time to be in your packet for you guys to review, but I did want to be here to verify what David had said. You know, they have agreed to partner with us again on this project as they have in the past, and so. I wanted to verify that with you guys and just stand for any questions you guys might have on this project.

Vice Chairman Bryan Clark Any questions? Thank you, Tim.

Tim Jensen, Kuna School District Thank you.

Vice Chairman Bryan Clark Next up to testify this evening, Rick Reneau.

Rick Reneau Yeah, Rick Reneau at 1736 North Greenville, Kuna there. We're in the Sterling Ranch subdivision. My concern is traffic. When you open up that other road coming out of that, we already have a little bit of traffic that's been coming across that field and I understand people trying to take that shortcut across to get over to this part of our, to the Bi-Mart part of the city. And then the school in the mornings, man, it is crazy the traffic that runs through there. Thank goodness the kids are either still in bed or they're, well, they're not out in the street because it is, it's crazy there in the mornings and evenings. I'm just concerned about not having Kay Street all the way open. It would really help out in our subdivision. We have a lot of people, traffic that's coming off of Hubbard and the other subdivisions that run through our subdivision. And I understand that, but when you open up, you're going to have a lot more people coming through the existing subdivision plus that subdivision and it's going to make it crazy coming through there. And I know you guys have a grand plan for Kay Street from what I understand, your plan is, if I'm not wrong, that you're going to put a turnabout right there in that area there. Is that true? That's just what I've heard. And we just, we really need that to get something done on that because of the traffic that's coming through there. I hate us to wait around until some kid gets ran over or whatever, but it is, it's pretty bad. And I know my street is right parallel with Kay Street down there, so they're taking that or they're going all the way down and coming through. I forget what the street is there, but yeah, it's something that's, I really think we need to look at that before somebody gets hurt. That's all I have to say. I am glad about the townhouses not going in there. That's awesome. That's it.

Vice Chairman Bryan Clark Thank you, Rick. Okay, next on the list this evening to testify, we have Kevin Schroeder.

Kevin Schroeder Kevin Schroeder, 608 East Sable Ridge, Kuna. I've lived at that house. I'm second house from the dirt, been there for 11 years. I'm pleased to hear they're not doing townhouses because I don't want to see the house value go down and everything in that phase one and phase two in that area has been single-family houses. So, I was curious about the square footage of the houses going in in those 32 lots, if that's something that can be answered or not. But other than that, that's all I got. Thank you.

Vice Chairman Bryan Clark Thank you, Kevin. Next up to testify this evening, MaryAnn Michaelson.

MaryAnn Michaelson Hello, MaryAnn Michaelson, 513 East Ridgestone Drive in Kuna. I'm in the Sable Ridge subdivision. And the reason I'm here this evening is I want to request additional conditions of approval for this project, which may not be listed in the staff packet. The developer verbally agreed to the first three at our neighborhood meeting, May 14th. So, the first one has to deal with access. The access to the job site should be taken off the existing North Kay Avenue and the proposed inlay street with only emergency access through the existing streets within the Sable Ridge subdivision. North Kay is better suited to handle the traffic generated from construction. The next item is regarding dust mitigation. IDEQ Per their standards, can you please ensure that the developer submits a dust mitigation plan to mitigate dust in and around the existing subdivision prior to the construction of the subdivision? Existing homeowners should not be required to clean the exterior of their homes or pay someone to clean the exterior of their homes due to dust generated from the construction process. And the next item was regarding trash. Can you please require the developer to place trash receptacles and dumpsters on site to keep the project site generally clean and free from trash, which is generated from construction, so it

doesn't end up on the land of the existing property owners? As you know, Kuna could get pretty windy and existing homeowners shouldn't have to clean up after the developer or the builders. And the last item has to do with the Kuna School District. The school district is at and over capacity at every school. And as of December 7th, I wasn't able to find anything, any formal written comment from the school district regarding this subdivision. So, the school district has repeatedly stated that they're at or exceed capacity. So, it's my feeling that growth should pay for itself and the likelihood of a bond or a levy being approved at this time or in the near future, it's not very high. So, the school districts has a voluntary mitigation program and I think that is the best way or the best method to address this problem. So, I'm asking please do not approve this project until the developer has come to an agreement with the Kuna School District regarding their impact to the school district through that mitigation process. Thank you, I appreciate your time.

Vice Chairman Bryan Clark Thank you. I also have a Frank Michaelson on here not to testify. Just want to verify? Okay, all right. I'm just confirming here. McKnight not to testify?

[From Audience] No.

Vice Chairman Bryan Clark Okay. All right. We'll skip through those. Jim Edick.

Jim Edick Good evening. My name is Jim Edick. I live on 613 East Sable Ridge Drive. I just recently moved back to Kuna, Idaho. I bought that house because of -- it was at on the very end right where the construction is going to start. So, obviously I have a lot of concerns because I haven't been part of the history with this, nor was I informed of what was going to be taking place. So, it was pretty shocking when I received in my mail that they are going to be putting on that 7 acres, 32 single residential places. And I'm doing the math in my head. And all of the homes that are on Sable Ridge, they're roughly quarter acre, you know, per resident. Every house is roughly anywhere from 1,800, 21- 2,200 square feet. It's looking like these are going to be some pretty small homes. And my concern is what is that going to do to our value? I literally just spent half a million dollars on this house and right next to me is now going to be what I'm assuming these little tiny homes. I mean, you got seven acres and a portion of that is going to be a street. What I would take goes right down the middle. So how many acres you really got to build on when it's all said and done? Plus, you got sidewalks, front yards, everything's got to meet the code. So obviously they've met the code. But what is that going to do to the value of those of us that have invested a lot of money into our homes and so that's my biggest concern. You know it's just you can tell they're going to be some very small lots and so that's -- and then also I also would like to reiterate the dust concern the dirt the traffic uh getting into Sable Ridge it's the There's a lot of corners. It's just, it's not built for, you know, heavy traffic. But, you know, I realize everybody wants to be able to build. I mean, there's a high demand for Treasure Valley. So, I do understand the concept, but that is it. Thank you.

Vice Chairman Bryan Clark Thank you. Okay, next up to testify, I've got Jeff Fimian.

Jeff Fimian *[From Audience]* My concerns have been already presented.

Vice Chairman Bryan Clark Okay, so at this time you'd like to change to not testify?

Jeff Fimian *[From Audience]* Yes.

Vice Chairman Bryan Clark Okay.

Unknown Speaker *[From Audience]* Can I change to testify?

Vice Chairman Bryan Clark Yeah. So, one second, please. I'm going to make an open announcement. Anybody who has not testified will be welcome to. Just a moment here. Don Benefiel, I don't have a record of whether or not you wanted to testify or not.

[From Audience] Inaudible.

Vice Chairman Bryan Clark All right. Thank you.

Vice Chairman Bryan Clark Okay, is there anybody else who would like to sign up to testify or change their direction? If you'd like to, please come up and sign in.

[Brief Pause In Proceedings As Members Of The Public Sign In To Testify]

Vice Chairman Bryan Clark Was there anybody else sir did you want to go ahead and you wanted to change what was your name I'm sorry?

Ed McKnight McKnight.

Vice Chairman Bryan Clark McKnight. So, we'll get you up in just a second here. All right, go ahead, Dustin.

Dustin Hunt Good evening, Dustin Hunt 878 East Buck Drive in Kuna. So, that dirt lot just a second some comments made a little bit earlier, it has been an eyesore. We can't avoid development. Those aren't main issues. In the Sterling Ranch community, I've been on the phone several times with local law enforcement, speeding, cruising through, caught on cameras, almost running over some kids in that neighborhood, zipping down through Hubbard, excuse me, Ardell, Hubbard, Kay Street in particular. I don't have a problem with the development, but the flow of traffic is the biggest concern. We are, there is a ton of traffic moving through that particular neighborhood and not to minimize the traffic situation in the other neighborhood that's connecting to, but it is terrible. So that's my biggest concern. The dirt lot is cut through. There were some fences thing that was put up last year, I think, that's been cut down or moved around, so it's a cut through lot anyway. Just adding the homes is going to increase the traffic. So, it's bad enough, and that's why I want to speak on behalf of tonight. So, my biggest concern is that thoroughfare there, the cut through. So, thank you.

Vice Chairman Bryan Clark Thank you. And then, yes, Mr. McKnight.

Ed McKnight Do I need to come up there first?

Vice Chairman Bryan Clark Thank No, I've got you here. I moved the check mark for you.

Ed McKnight Okay, thanks. My name is Ed McKnight. I live at 604 East Ridgestone. It was interesting, I didn't plan on testifying. I sent a letter of protest, essentially. And my concern was addressed several times here by people who made some very good points. And one of those has to do with no mention of lot size. The existing lots in my subdivision, as far as I can tell, are a minimum of 80 feet wide and 100 feet deep. When I looked at the plan, it didn't look like any of the proposed lots were of that size. They seemed to be smaller. And I gauged that by looking at my back fence, which is 80 feet wide. I took the plan out, the proposal, and looked, and it looked like I'm gonna share my back fence with two houses the way the lots are structured. Early on, you mentioned that this is a continuation of a proposed build-out within that

subdivision and that it wasn't finished, by circumstance, or the owner's choice. The assumption I would have made at the time is that yes, they're probably going to build this out. It'll probably be residential and the lots will probably be the same size. Is it R-6? Does that mean six lots per acre? Is that correct?

Vice Chairman Bryan Clark Yes, up to.

Ed McKnight Will this proposed subdivision match that existing subdivision in size, lot size? I think it should, especially if it's a continuation on the regular initial proposal. The other thing I wanted to mention is someone mentioned that FIPS that they put up on Kay Street that meets the lot where everybody's driving through, signs both sides at one time said no trespassing. The fence was taken down, was moved. Apparently, a lot of people don't realize what no trespassing means. And I thought, well, the nature of things today, this is not a real good foreboding, or it is a foreboding of what could happen here. The type of people we may be getting in there. I don't know. The other thing that was mentioned was the traffic and the danger of it. And I see that too. I'm not in Sterling Ranch subdivision, but they've got a problem now. It's only going to get worse. Thank you.

Vice Chairman Bryan Clark Thank you. All right. Last call to testify on this application.

David Crawford, Centurion Engineers Chairman, Commissioners, David Crawford, Centurion Engineers, 2323 South Vista Avenue, Boise. I appreciate all the input that we've had from the neighbors. I'm really glad that we were able to address those, many of them prior to bringing this project forward here. So, I'll kind of get through these as quickly as I can. Part of the development process, once we get our entitlements, we go through and get our construction plans approved, and then we're subject to all the conditions that come through that. So, there was a lot of concern about dust mitigation, construction, those types of things. There was a requirement to meet the dust mitigation, or a request to meet dust mitigation for the Department of Environmental Quality, that is a state standard. We have to file an erosion control, stormwater pollution prevention plan and notice of intent to construct prior to construction with DEQ by default. We also have to do the same thing with Ada County Highway District. We're subject to inspections both from city staff and from the Ada County Highway District that specifically monitors dirt track out onto existing roadways. And we are required, the contractors are required, to clean those or they're penalized. So having an additional condition, we're already subject to those conditions. We definitely are responsible through that stormwater pollution prevention plan to do dust mitigation, construction entrances, many, many things that are dictated by the state, formerly the EPA. So, construction is a lot better. There's always because it's construction, particularly in the summertime with the Kuna dirt, it blows around. There was a request for cleaning of exteriors of homes. That's a pretty subjective thing. And how far is that impacted? I think we could make the case that we would take under consideration any reasonable request. I can see where that could get out of hand pretty quickly, but we definitely want to be neighborly, and I think we can take a look at things on a case-by-case basis.

There's a lot of discussion of speed limits throughout different areas of the neighborhood. We can't enforce speed limits, but once our construction starts, that's going to get rid of a lot of the construction or a lot of the cut-through traffic that's going across the dirt lot now. There is only going to be one phase of development. There's no way to really structure this one to do two, though it could be done, it just seems like that'd be a waste of time. So currently we're only planning on a single phase of development.

I'm glad Mr. Jensen got up and talked to you folks tonight. We've been in communication with them and I've communicated information to the owner so that we can work with the school district to partner with them so we can, yeah, so we can work with them to do that. It's amazing what you can fit on a 50-foot-wide home or 50-foot-wide lot that's 100 feet deep. So routinely on lots this wide, we can get anywhere from 1,500 to 2,400 square foot pretty easily, depending on whether they're single or two-story homes. So, the home prices will be in keeping with the current home prices, though the lots may be different. You'll find that there's not going to be, it's not going to affect property values. New development never hurts existing developments as far as property values.

I understand that traffic is always a discussion about the only thing I could say is the development pattern for improvements of existing streets is that as a development comes in, they are the ones that are responsible for the improvements, for example, along Kay Street that we'll be doing, that'll widen that road up along the length of our property. And when that next property redevelops, then it's responsible for getting its widening up to the intersection so that Kay Street could be fully open. Another option is that when we do building permits, ACHD collects impact fees from every home. And perhaps the city can work with the highway district to do some neighboring programs to do improvements. I don't know if that's possible, but that's the only way I know of to direct those impact fees maybe where they need to go or in the city of Kuna. Let's see. The developer has pledged already correct to access, construction access from Kay Street as its primary access point. It was noted that the Kuna School District...

Vice Chairman Bryan Clark Do you want to finish that thought, David?

David Crawford, Centurion Engineers Like I said before, we are definitely working with the school district to partner, but I did want to talk really quickly just about density. Density back when Sable Ridge was developed was really done under a different code, so the lots were required to be larger. Under -- there's a newer code where the lots are required can be smaller, but there's also it offsets the need for open space that was not required when Sable Ridge was done. So, we're getting much more open space and a little bit denser development.

Vice Chairman Bryan Clark Thank you, appreciate it. Okay. And we'll close the public hearing at 6:43. *I'm sorry?* That'll bring us to our deliberation.

Commissioner Bobby Rosadillo I feel like they addressed a lot of the concerns. I mean, the big part about this project is just going to be when and if Kay Street's going to connect to Deer Flat. I mean, that's going to be the big, you know, hindrance here, you know, in Sterling Ranch neighborhood going across. I mean, I've seen it, you know, kids going to and from school, parents bringing to them from school. You do get a lot of traffic because going either direction on Hubbard, you know, it's easier to go down Kay and cut through Sterling Ranch, you know, but That doesn't make life very good for Sterling Ranch. So, I guess, you know, question for staff, you know, is, is there any plan in the future? Do we have a timeline for maybe that opening of Kay up onto deer flat?

Planning & Zoning Director Doug Hanson Yeah, so for the record, Doug Hanson, Planning & Zoning Director. ACHD in their five-year plan has signed a construction year of 2029 for the Deer Flat-Kay Avenue intersection with the final, the completed construction of that segment that goes north on Kay Road as well.

Commissioner Bobby Rosadillo Okay.

Vice Chairman Bryan Clark It's on the plan.

Commissioner Bobby Rosadillo I guess another question for, you know, builder. What would the anticipated start time be for construction if this were to be approved?

David Crawford, Centurion Engineers Chairman, Commissioners, David Crawford Centurion Engineers, 2323 S Vista Ave. in Boise. Considering where we're at today, it's possible that we could be late spring, early summer construction if everything works out Okay.

Commissioner Bobby Rosadillo Okay, thank you. So, I mean that. You know it's going to be closed off during construction at some point, you know it'll open up, but you're looking at what, 2029 for Kay Street to open up into Deer Flat. At least there's a solution for that. It's not going to help in the meantime in between the houses being opened up and, you know, Kay Street being developed. But that's, you know, my big concern at this point. As far as everything else looks, I think it looks good. I mean, when you look at it, it's R-6, but they're, you know, far less dense than R-6 which kind of fits in with R-4 that's surrounding, they're closer to R-4 than they are closer to R-6.

Vice Chairman Bryan Clark And as stated, with the new and additional open space requirements. So that helps.

Commissioner Jim Main Well, I'll tell you what I think. I'll tell you what I like about the project. I like the pathway along the Kuna Canal. I like the open space. I like a road that actually exits onto, *excuse me*, North Kay. Basically, that'll relieve traffic coming right, driving back through the subdivisions. The one thing I did notice that I'm not happy about, the same thing the last gentleman spoke to was lot sizes. You know, we've got several lots on here that are under 50 feet in width along the road. And my concern is basically what kind of a product are we going to be putting on those lots? And is that product going to be compatible with what's in the existing subdivision? You know, being a good neighbor, I would think that we want to make something that was compatible with what's there. Maybe not an 80-foot lot with the house sizes that they have there. But I think that Some of the lots, the lots on the, they would be the west side of Sienna. Those are 60-foot lots, and those seem to be adequate to me. When we get on the other side of the road, we're dropping down into the 50-foot lots. And then when we get further down, closer to the exit on the K Street, we're down in the 40s on those lots. And a 40-foot lot, you might be able to put a pretty big house on it, but with a 40-foot lot, how do you get to the back of the house?

Vice Chairman Bryan Clark Well, just a note on that. You're speaking specifically about lot four block one? Because lot 4 block 1 is a 50-foot rear. The cut, the frontage is -- We're sitting there at the corner. So, it's got the 40, the seven foot chamfer on it.

Commissioner Jim Main Yeah.

Vice Chairman Bryan Clark So, but the overall width of the lot and the parallel lot lines are that 120 some odd foot deep with a 50-foot overall width. So that one matches his neighbor. He just looks weird because he's on the corner. He's got that chamfer in the front yard.

Commissioner Jim Main Yeah, I still think a 50-foot lot is pretty narrow, especially for the type of product that you're going to put on there that's going to be compatible with what's in the existing subdivision.

Commissioner Chad Queen Yeah. I have a question for the developer. Are these, is this a multi-builder development or is this all for one specific builder?

David Crawford, Centurion Engineers Chairman Commissioners is David Crawford. David Crawford, Centurion Engineers, 2323 South Vista Avenue. This will all be for the developer himself. As far as I'm aware, he's built out the last several subdivisions that we've worked with him on and has not hired them out to others or to a larger development corporation. And if I might add, all the lots in here exceed the minimum lot requirements from the zoning ordinance. So, we have a number of lots in here that are above 9,000 square feet. So, we do have larger lots than is allowed by code. Thank you.

Vice Chairman Bryan Clark So, I mean, we're looking, based on the sample elevations and floor plans that were given, we're looking somewhere between 1,500 and 2,500 square foot homes, single and double story. Looks like they're all 35-to-40-foot product on the 50 foot. So, they're meeting the five-foot minimum setbacks. Yeah. I love it.

Commissioner Jim Main I don't.

Vice Chairman Bryan Clark I know. *I know*. The good news is with 120-foot-deep lots, we at least get backyards.

Commissioner Jim Main Yeah, we can't get down the side of the house to get to it.

Vice Chairman Bryan Clark We'll have a separate conversation. I'll tell you some of the stuff I've had to do over the years.

Commissioner Cristin Sandu I have a few things. I think my biggest concern in this is the traffic. ACHD study stated that this development is going to add an additional 291 vehicles per day. It's equivalent of 30 vehicles per hour. And maybe when it's all said and done, that won't really be an issue, but considering the upcoming development that ACHD has planned and then the developer has planned, I can see that becoming a dangerous situation since it is a cut-through road. And ACHD also stated that they have no plan to expand or to develop the Bridge on Ardell Road, which typically they require half of the construction from the applicant. But since they don't have a five-year planned development, the applicant is not required to put that half of cost down. So, I guess that'll be my main concern with it.

Vice Chairman Bryan Clark Comments, questions?

Commissioner Chad Queen I think everything, my thoughts have been fairly well addressed. I agree with the walking path and the improvement of the neighborhood roads, but, *comma*, the lots are smaller and that does affect the feel of the neighborhood. And I know they fit the R-6 requirement, I understand that, and the open space. I guess I'm not really saying anything, am I?

Vice Chairman Bryan Clark All right, so the fact of the matter is, so we've got two cases in front of us. We have a preliminary plat, and we have a design review. Design review is covering the landscaping, color palettes, things of that nature. And the preliminary plat is a recommendation to City Council. City Council consultants say on all of these developments. But from our standpoint, our job is to verify that it fits within Planning & Zoning code. And the fact is right now this is well within the standards for R-6. It does, all the agencies have recommended approval to us. And school district is in favor. And those are

usually some of the bigger concerns is school impact and a lot of that kind of fun stuff. So, I think if there aren't any other comments, I'd stand for a motion. And I can't make it.

Commissioner Bobby Rosadillo I'll make a motion that we recommend approval of case #25-02-CPM....

Vice Chairman Bryan Clark Sorry.

Commissioner Bobby Rosadillo Oh, sorry.

Vice Chairman Bryan Clark Correction.

Commissioner Bobby Rosadillo Wrong one.

(Timestamp 00:54:35)

Motion To: Approve Case #25-02-CPM

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: None

Further Discussion: None

Voting Aye: None

Voting Nay: None

Absent: None

0-0-0

MOTION WITHDRAWN

Commissioner Bobby Rosadillo I'll make a motion that we recommend approval of case #25-06-S with conditions as listed in the staff report.

Vice Chairman Bryan Clark Okay, can I get a second?

[Brief Silence]

Vice Chairman Bryan Clark Okay.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. Just for a quick point of clarification, if there is a counter motion here to recommend denial, we're going to need to have some sort of reason identifying a deficiency as to why the project is being recommended denial.

[Brief Silence]

Vice Chairman Bryan Clark I'll need a second, or a counter.

Commissioner Chad Queen I will counter. I will, and I realize that it meets the requirements of R-6, but I was swayed by the public testimony about the lot size and the valuation of the...

Planning & Zoning Director Doug Hanson So, for the record, Doug Hanson Planning & Zoning Director. So, we can move forward with this. However, if our perceived deficiency is that it meets the requirements of our own city code -- I mean, you get what I'm you understand what I'm saying. It's it

becomes difficult for us to craft the Decision and reason statement because all of these things are for appeal. There's regulatory takings analysis like those types of things can eventually be led to. So, I just want on the record that everything does comply with the applicable zoning ordinances and state code.

Commissioner Cristin Sandu I got a question for Doug. What if the ITD refused to comment on this project? Would that be?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. So ITD was notified that the project would be moving forward. They don't always provide comments if it doesn't create an impact to the state highway system.

Commissioner Jim Main Could I ask the applicant a question?

Planning & Zoning Director Doug Hanson In order to do so, we would just need to reopen the public hearing.

Vice Chairman Bryan Clark Okay.

Commissioner Jim Main Okay.

Vice Chairman Bryan Clark Okay, we'll go ahead and reopen the public hearing on this on case #25-06-S and #25-26-DR at 6:57 PM.

David Crawford, Centurion Engineers Commissioners, David Crawford, Centurion Engineers, 2323 S Vista Ave. in Boise.

Commissioner Jim Main Thank you, David. Would the applicant be willing to adjust some lot sizes on this project?

David Crawford, Centurion Engineers Commissioner, as I indicated in my opening statement, we brought this project forward over a year ago. It had a way denser field and it had townhomes. We did exactly what the neighborhood asked us to do, and we did exactly that. Land values are not going down.

It's really hard to purchase land, develop it, and still make a buck. And so, we feel that we brought forward a compliant project. And I've asked my client on a number of occasions how little lots he could live with, and this is where we ended up.

Commissioner Jim Main So that's a 'no.'

David Crawford, Centurion Engineers Correct.

Commissioner Jim Main Thank you.

Commissioner Bobby Rosadillo Quick question just to clarify. You said by how little lots he can, you mean few, not small, correct? Without a few, he could.

David Crawford, Centurion Engineers Correct.

Commissioner Bobby Rosadillo Okay.

David Crawford, Centurion Engineers Apologize for that misstatement.

Commissioner Bobby Rosadillo No, just wanted to clarify.

David Crawford, Centurion Engineers The number of lots.

Commissioner Cristin Sandu I have a question. Have they conducted an environmental study on this development? Environmental impact, considering that they're existing residents in that region.

David Crawford, Centurion Engineers Commissioners, I'm not aware of an environmental assessment that's been done on the property, but through the stormwater pollution prevention plan, we are required to assess any endangered species or critical habitats. I would say that this was previously agricultural farmland that's just gone unused, so the likelihood of there being any sensitive or endangered wildlife is pretty negligible.

Commissioner Cristin Sandu Do you have a report on that study?

David Crawford, Centurion Engineers I do not.

Planning & Zoning Director Doug Hanson Commissioner Sandu, the City of Kuna doesn't have a requirement for an environmental impact analysis of a subdivision of this size.

Vice Chairman Bryan Clark Thank you, David. If there are other questions, sir?

Commissioner Jim Main No.

Commissioner Jim Main Okay.

[From Audience] Inaudible.

Deputy City Clerk Garrett Michaelson Please don't call out from the audience.

Vice Chairman Bryan Clark Yeah. Just as a note, if you've previously, everybody has three minutes to testify on a given application. So even with the public hearing open, we would only be able to accept new application or new testimony from anybody who has not previously spoken on this specific case. So, with that being said, is there anybody who would care to testify that has not previously testified on this application?

Frank Michaelson I'll testify.

Vice Chairman Bryan Clark And this will give the developer an opportunity to rebut. If you wouldn't mind coming up and signing in, please.

Frank Michaelson Sure.

Vice Chairman Bryan Clark If you please state your name and address for the record.

Frank Michaelson My name is Frank Michaelson. I am at 513 East Ridgestone Drive, Kuna, Idaho, 83634. What I was under the impression is, that they were going to put 26 houses in that unit, in that area, in that subdivision. When I look at it and they said they're going to have open spaces, are they going to have nine open lots that can be sold later on? Or is it going to be a closed kind of a deal? And then like Jim Main said here, the lot sizes at 50 feet, you can spit almost 50 feet. So that's pretty small lot sizes. The houses are going to be pretty condensed in there, right, and I understand that it is R-6, but I believe ours, when we had that subdivision, when I moved into that sub, I believe it was R-4. So, I'm not positive on

that, but I just want to reiterate how the lot sizes are pretty small, and if there is a -- where they can come in and sell any of those open spaces for townhomes later on. That's all I had to say, thank you.

Vice Chairman Bryan Clark Thank you very much. Okay, please.

David Crawford, Centurion Engineers Commissioners, David Crawford, Centurion Engineers, 2323 South Vista Avenue in Boise. I guess I'll just talk about the density issue again. We're at 5.7 units to the acre in an R-6 zone. We have a minimum lot size requirement of 4,500 square feet, and most of our lots are around 6,000 square feet. Yes, it looks different than the other neighborhood. That's due to the code changes. The code changes never considered open space in past developments. It does now. We needed to provide a minimum of 7% open space. Due to the configuration of our property, we have close to 13. So, it is a trade-off that's considered by code and it's contemplated within this development. We brought forward a reasonable development that's going to be an attractive asset to the community and to the city of Kuna. It's not unusual. It is maybe different than what we're used to. However, it's quite common to have lots of this size. I commonly work in Boise where I'm doing 2,500 square foot lots. We're talking about 6,000 square foot lots here.

Vice Chairman Bryan Clark And just a point of clarification, this is permanent open space.

David Crawford, Centurion Engineers Oh, correct.

Vice Chairman Bryan Clark This is permanent open space. It is reserved on the map as open space for the, which will go to an HOA, or public use?

David Crawford, Centurion Engineers Commissioners, thank you for that question. All of our open spaces here are not dedicated to the public. They're privately maintained and owned by the Homeowners Association.

Vice Chairman Bryan Clark Thank you. With that, we'll close the public hearing. I'm sorry, one or no. At this point, we'll close the public hearing at 7:05. And just a real big point of clarification. So, something that I think about a lot, having sat on this commission for a couple of years now, the fact is sitting on the commission is to be as objective as reasonably possible. It is very hard because a lot of people come to us with very subjective concerns. And we are brought -- part of our packet that we're presented and what's presented here by the engineering, by staff, by ACHD, by ITD, by IDEQ, by the school district, we are given facts to judge. And one of the hardest parts of this job is we are asked, we are expected to make a judgment based on the facts. I want to be subjective with a lot of these that come to us. I want to say, 'oh, that lot's too small.' Okay, but it's R-6. What about the traffic concerns? Well, ACHD says it's okay. The engineer did a traffic study. They say it's okay. Public Works did a study on their system, and they say it's okay. They have the information. They have the -- They have the models at their fingertips that we don't have access to as the public. And it's frustrating. It is very frustrating. But I just want to reiterate that as a Commission here, our job is to try and be as objective as reasonably possible. Because at the end of the day, if we do put City in a position where they have to defend something that's already legal, we're going to end up costing the City, us, the public, money in litigation. And it's a really frustrating spot to be in. And I'll admit I struggle with it. But that's the fact we have to remain objective. And it's really hard sometimes. So, I'll come back to my original statements on this map. It is presenting us with 32 legal lots. And sure, I'd like to sit here and say, hey, these should be 8,000 square foot minimums, but I hate to say that ship is sailed. We are presented with 32 buildable lots, a

quarter acre open space, which will be owned and maintained by an HOA for the benefit of this community. It is providing additional circulation elements, which I think are sorely needed, which is very clear in the Google Maps. I can clearly see this dirt access road, who I'm hearing people are violating daily. So, I think this is going to be an ultimate boon to the community. I mean, I'll go back and say it. I would love it if this had stayed rural, either rural residential or agriculture. But the other big aspect of this is we have a property owner whose rights we have to respect, which is another hard aspect of this job. Because, yeah, I'd love to tell my neighbor he doesn't get to build 5000 units. But unfortunately, if it was zoned that way and it shows on the FLUM that way...

Commissioner Cristin Sandu I have a question for Doug Hanson. Is there a comment from ACHD directly to this development?

Planning & Zoning Director Doug Hanson Yes, ACHD's report is in the packet, and they have a summary table. In the beginning, it actually states that without any mitigation from the development, the project will meet the level of service planning thresholds.

Vice Chairman Bryan Clark And those are additional figures that are unfortunately provided to us as kind of heartless and level of service E, I don't have a really great feeling for that. But again, ACHD is telling us it's okay.

Commissioner Cristin Sandu The reason I ask is because ACHD requirements are intended to assure that the proposed use or development will not place an undue burden on the existing vehicle transportation system within the vicinity impacted by the proposed development. And looking at their notes, they don't necessarily have a traffic count for Ardell Road, and it seems that they have a pre-planned road extension in that same region in 2026 which is above the same time that the developer is going to be developing their property. It sort of contradicts their requirements, at least in my opinion.

Vice Chairman Bryan Clark So, where we stand right now, I do have a recommendation for approval, and I have a recommendation for denial. I still stand with no second for either.

Commissioner Jim Main Well, Mr. Chairman, seeing as how staff has indicated that this project complies with all the requirements of the city. I would second the recommendation for approval to the City Council.

Vice Chairman Bryan Clark All those in favor of recommendation of approval for case #25-06-S?

Commissioners Aye.

Vice Chairman Bryan Clark All opposed?

Commissioners Nay.

Vice Chairman Bryan Clark Thank you.

Deputy City Clerk Garrett Michaelson Commissioner, can we get a roll call vote on that, please?

Vice Chairman Bryan Clark Jim Main.

Commissioner Jim Main Yes.

Vice Chairman Bryan Clark Bobby Rosadillo.

Commissioner Bobby Rosadillo Yes.

Vice Chairman Bryan Clark Bryan Clark is yes. Chad Queen.

Commissioner Chad Queen No.

Vice Chairman Bryan Clark Cristin Sandu.

Commissioner Cristin Sandu No.

Vice Chairman Bryan Clark Thank you.

(Timestamp 00:54:45)

Motion To: Recommend Approval Of Case #25-06-S

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: Yes

Voting Aye: Commissioners Rosadillo, Main, Clark

Voting Nay: Commissioners Sandu, Queen

Absent: None

3-2-0

Vice Chairman Bryan Clark And then next up, we still have the 25-26-DR. Design review for the landscaping plan. And that is a -- and that is an approval, not a recommendation for approval or denial.

Commissioner Bobby Rosadillo I'll make a motion to approve case number 25-26-DR with conditions as outlined in the staff report.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All those in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark Any opposed? All right, motion carries.

(Timestamp 01:11:56)

Motion To: Approve Case #25-26-DR

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Sandu, Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: None

5-0-0

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 01:12:19)

Vice Chairman Bryan Clark That is the last that we have on the agenda for this evening. Are there any comments, recommendations, or reports from staff? All right.

6. ADJOURNMENT:

(Timestamp 01:12:31)

Commissioner Bobby Rosadillo I'll make a motion that we adjourn.

Commissioner Jim Main Second.

Vice Chairman Bryan Clark All those in favor?

All Commissioners Aye.

Vice Chairman Bryan Clark I don't think there's any opposed there.

(Timestamp 00:00:55)

Motion To: Adjourn

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

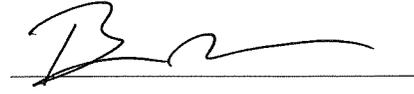
Further Discussion: None

Voting Aye: Commissioners Sandu, Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: None

5-0-0



Planning & Zoning Commission, Chair

ATTEST:



Doug Hanson, Planning & Zoning 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

December 9, 2025

Case No.: 25-02-CPA (Comprehensive Plan Amendment)

Case Name: Area of Impact Reduction

<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name RICK RENEAU	Name Paul Walters
Address 1736 GREENVILLE AVE	Address 2022 N Cool Springs Ave
City, State, ZIP KUNA IDAHO, 83634	City, State, ZIP Kuna 83634
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name VERN FIELD	Name KYMBER JENKINS
Address 571 E SIENNA CREEK DR	Address 9105 W ROCKSTONE CT
City, State, ZIP KUNA ID 83634	City, State, ZIP KUNA, ID 83634
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Dustin Hunt	Name
Address 876 E Buck Dr	Address
City, State, ZIP Kuna ID 83634	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP

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Name	Name
Address	Address
City, State, Zip	City, State, Zip

CITY OF KUNA
 COMBINED CASH INVESTMENT
 DECEMBER 31, 2025

COMBINED CASH ACCOUNTS

99-1002	CASH - FIB URBAN RENEWAL DIST	333,172.42
99-1004	CASH-US BANK	.00
99-1010	CASH CLEARING	.00
99-1020	CASH-BOTC-STATE POOL MMKT 2021	.00
99-1021	CASH-BOTC-LID MMKT 2048	.00
99-1030	CASH-LGIP ACCOUNT	33,723,053.55
99-1040	CASH - US BANK GENERAL CKNG	21,353.39
99-1041	CASH - US BANK PAYROLL CKNG	(74,238.65)
99-1042	CASH - LGIP PARK IMPACT FEES	4,744,556.89
99-1043	CASH - XPRESS DEPOSIT ACCOUNT	83,119.24
99-1044	CASH-LGIP AGENCY FUND	2,343,158.62
99-1045	CERTIFICATE OF DEPOSIT ICCU	5,126,881.91
99-1046	CASH-TVI INVESTMENT ACCT	25,790,094.28
99-1047	CASH-LGIP URBAN RENEWAL	762,808.90
99-1048	CASH-US BANK SWEEP ACCOUNT	1,502,779.54
99-1049	CASH-SCHWAB INVESTMENT	33,632,233.20
99-1070	RETURNED CHECK CLEARING	.00
99-1075	UTILITY CASH CLEARING	.00
	TOTAL COMBINED CASH	107,988,973.29
99-2000	ACCOUNTS PAYABLE	.00
99-1000	CASH ALLOCATED TO OTHER FUNDS	(107,988,973.29)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	23,290,635.37
3	ALLOCATION TO GRANT FUND	431,170.63
5	ALLOCATION TO LATE COMERS FEE FUND	13,385,392.11
6	ALLOCATION TO JUVENILE JUSTICE FUND	.00
19	ALLOCATION TO WELL MITIGATION FUND	.00
20	ALLOCATION TO WATER FUND	19,772,054.10
21	ALLOCATION TO SEWER FUND	25,758,456.09
22	ALLOCATION TO LID #2006-1 WWTP FUND	.00
25	ALLOCATION TO PRESSURE IRRIGATION FUND	12,300,414.50
26	ALLOCATION TO SOLID WASTE FUND	113,069.28
27	ALLOCATION TO WATER EAST FUND	1,745,521.29
28	ALLOCATION TO SEWER EAST FUND	1,367,953.23
30	ALLOCATION TO AGENCY FUND	2,573,705.89
40	ALLOCATION TO GOVERNMENTAL CAP. PROJ. FUND	206,922.50
50	ALLOCATION TO PARK IMPACT FEE/CAP PROJ FUND	5,262,084.74
51	ALLOCATION TO POLICE IMPACT FEE FUND	220,364.18
52	ALLOCATION TO URBAN RENEWAL DISTRICT	1,488,399.44
53	ALLOCATION TO URBAN RENEWAL EAST	72,829.94

CITY OF KUNA
COMBINED CASH INVESTMENT
DECEMBER 31, 2025

TOTAL ALLOCATIONS TO OTHER FUNDS	107,988,973.29
ALLOCATION FROM COMBINED CASH FUND - 99-1000	(107,988,973.29)
	<hr/>
ZERO PROOF IF ALLOCATIONS BALANCE	.00
	<hr/> <hr/>

Fund	Fund Name	Income Statement	Sum of Actual 12/31/25
1	General	1. Revenue	(5,300,985.81)
		2. Expense	3,048,917.83
	General Total		(2,252,067.98)
1 Total			(2,252,067.98)
3	Grant	1. Revenue	-
		2. Expense	-
	Grant Total		-
3 Total			-
5	Late Comers	1. Revenue	(1,928,907.09)
		2. Expense	-
	Late Comers Total		(1,928,907.09)
5 Total			(1,928,907.09)
20	Water	1. Revenue	(1,567,085.70)
		2. Expense	802,684.53
	Water Total		(764,401.17)
20 Total			(764,401.17)
21	Sewer	1. Revenue	(2,667,178.51)
		2. Expense	1,604,488.66
	Sewer Total		(1,062,689.85)
21 Total			(1,062,689.85)
25	Irrigation	1. Revenue	(995,152.01)
		2. Expense	313,164.29
	Irrigation Total		(681,987.72)
25 Total			(681,987.72)
26	Solid Waste	1. Revenue	(1,173,624.67)
		2. Expense	1,140,260.45
	Solid Waste Total		(33,364.22)
26 Total			(33,364.22)
27	Water East	1. Revenue	(439,103.81)
		2. Expense	60,552.50
	Water East Total		(378,551.31)
27 Total			(378,551.31)
28	Sewer East	1. Revenue	(384,024.50)
		2. Expense	50,272.44
	Sewer East Total		(333,752.06)
28 Total			(333,752.06)
40	Capital Projects	1. Revenue	(364,932.67)
		2. Expense	364,932.67
	Capital Projects Total		-
40 Total			-
50	Parks Impact	1. Revenue	(758,185.02)
		2. Expense	321,010.26
	Parks Impact Total		(437,174.76)

50 Total			(437,174.76)
51	Police Impact	1. Revenue	(75,188.82)
		2. Expense	-
	Police Impact Total		(75,188.82)
51 Total			(75,188.82)
52	URA West	1. Revenue	(398,139.85)
		2. Expense	1,343.33
	URA West Total		(396,796.52)
52 Total			(396,796.52)
53	URA East	1. Revenue	(64,175.97)
		2. Expense	188.33
	URA East Total		(63,987.64)
53 Total			(63,987.64)
Grand Total			(8,408,869.14)

Fund	Account	Description	Fund Name	Income Statement	Actual 12/31/25	Budget	% Budget	Notes
1	4000	STATE LIQUOR DISTRIBUTION	General	1. Revenue	-75,871.00	(309,035.10)	0.25	
1	4001	SALES TAX REVENUE SHARE-STATE	General	1. Revenue	-744,037.81	(2,800,000.00)	0.27	
1	4100	PROPERTY TAX REVENUE	General	1. Revenue	-3,160,660.03	(5,177,788.00)	0.61	
1	4110	PROPERTY TAX INT. & PENALTIES	General	1. Revenue	-3,089.00	(5,200.00)	0.59	
1	4120	SALES TAX REVENUE SHARE-COUNTY	General	1. Revenue	-56.25	(225.00)	0.25	
1	4130	COUNTY FINE DISTRIBUTION	General	1. Revenue	-9,806.11	(70,000.00)	0.14	
1	4155	ADMINISTRATION SERVICES	General	1. Revenue	-101,557.72	(356,000.00)	0.29	
1	4170	FRANCHISE FEES	General	1. Revenue	-143,180.63	(606,580.40)	0.24	
1	4173	INTEREST REVENUE	General	1. Revenue	-278,014.41	(700,000.00)	0.40	
1	4180	LICENSES / BUSINESS	General	1. Revenue	-2,606.00	(3,500.00)	0.74	
1	4181	LICENSES / LIQUOR	General	1. Revenue	0.00	(5,000.00)	-	
1	4182	LICENSES / BEER	General	1. Revenue	0.00	(3,000.00)	-	
1	4183	LICENSES / WINE	General	1. Revenue	0.00	(2,500.00)	-	
1	4184	LICENSES / DOGS	General	1. Revenue	-1,982.75	(7,500.00)	0.26	
1	4185	MISCELLANEOUS INCOME	General	1. Revenue	-5,140.17	(111,000.00)	0.05	
1	4186	PUBLIC ENTERTAINMENT REVENUE	General	1. Revenue	-1,750.00	(25,000.00)	0.07	
1	4187	CODE ENFORCEMENT INCOME	General	1. Revenue	0.00	(500.00)	-	
1	4190	PERMITS / CATERING	General	1. Revenue	-71.00	(500.00)	0.14	
1	4193	PERMITS / VENDORS	General	1. Revenue	-223.00	(4,000.00)	0.06	
1	4195	RENTAL INCOME	General	1. Revenue	-2,335.00	(33,800.00)	0.07	
1	4197	RV DUMP REVENUE	General	1. Revenue	-807.98	(4,500.00)	0.18	
1	4359	MITIGATION FEES	General	1. Revenue	0.00	(400,000.00)	-	
1	4360	BUILDING PERMITS	General	1. Revenue	-523,730.65	(3,302,959.28)	0.16	Lower due to delays from judicial review, Project Gemstone
1	4361	PLUMBING PERMITS	General	1. Revenue	-81,175.79	(280,211.54)	0.29	
1	4362	ELECTRICAL PERMITS	General	1. Revenue	-106,692.65	(1,370,492.94)	0.08	Lower due to delays from judicial review, Project Gemstone
1	4391	IRES CHECK FEES	General	1. Revenue	-50.00	(22,533.77)	0.00	
1	4392	MECHANICAL PERMITS	General	1. Revenue	-43,711.60	(117,704.35)	0.37	
1	4551	INTERFUND ADMIN FEE	General	1. Revenue	0.00	(160,911.42)	-	
1	4800	GAIN/LOSS TRADING	General	1. Revenue	-31,936.26	(30,000.00)	1.06	
1	4900	TRANSFERS IN	General	1. Revenue	0.00	(371,984.98)	-	
1	4950	CARRY OVER BALANCE	General	1. Revenue	-24,059,333.77	(22,000,000.00)	109.4%	
1	5000	SAL. & WAGES-ELECTED OFFICIALS	General	2. Expense	29,944.20	122,737.68	0.24	
1	5005	SALARIES & WAGES - STAFF	General	2. Expense	527,360.39	2,517,743.51	0.21	
1	5009	SALARIES & WAGES - SEASONAL	General	2. Expense	0.00	21,743.73	-	
1	5800	OASDI - EMPLOYER	General	2. Expense	34,340.99	165,057.94	0.21	
1	5810	MEDICARE - EMPLOYER	General	2. Expense	8,031.33	38,602.26	0.21	
1	5820	GROUP MEDICAL INSURANCE	General	2. Expense	72,922.53	490,493.62	0.15	
1	5830	GROUP LIFE INSURANCE	General	2. Expense	164.03	860.92	0.19	
1	5840	PERSI EMPLOYER 401(a)	General	2. Expense	66,422.92	318,402.10	0.21	
1	5850	WORKERS' COMPENSATION INS.	General	2. Expense	9,756.71	37,041.69	0.26	
1	5860	GROUP DENTAL/VISION INSURANCE	General	2. Expense	6,199.64	32,276.38	0.19	
1	5950	TEAM BUILDING, ONBOARDING	General	2. Expense	3,437.54	15,000.00	0.23	
1	6000	LAW ENFORCEMENT SERVICES	General	2. Expense	1,268,091.00	5,072,364.00	0.25	
1	6005	ANIMAL CONTROL SERVICES	General	2. Expense	42,753.00	171,132.00	0.25	
1	6025	JANITORIAL	General	2. Expense	3,987.49	20,500.00	0.19	
1	6045	CONTINGENCY	General	2. Expense	0.00	21,331,301.85	-	
1	6052	CONTRACT SERVICES	General	2. Expense	175,956.62	1,779,922.70	0.10	
1	6070	DONATIONS EXPENSE	General	2. Expense	3,316.34	25,000.00	0.13	
1	6075	DUES & MEMBERSHIPS	General	2. Expense	91,184.25	189,500.00	0.48	Dues paid frontloaded at beginning of year
1	6125	LEGAL PUBLICATIONS	General	2. Expense	2,988.12	23,500.00	0.13	
1	6130	LIABILITY & PROPERTY INSURANCE	General	2. Expense	13,018.65	26,500.00	0.49	Insurance fees paid in two installments
1	6135	PUBLIC ENTERTAINMENT	General	2. Expense	47,595.20	190,000.00	0.25	
1	6140	MAINT. & REPAIR BUILDING	General	2. Expense	10,227.43	105,800.00	0.10	
1	6141	IT SMALL EQUIPMENT	General	2. Expense	1,179.10	28,000.00	0.04	
1	6142	MAINT. & REPAIR - EQUIPMENT	General	2. Expense	28,697.62	92,000.00	0.31	
1	6150	M & R - SYSTEM	General	2. Expense	50,767.66	353,500.00	0.14	
1	6155	MEETINGS/COMMITTEES	General	2. Expense	481.19	18,800.00	0.03	
1	6160	MISCELLANEOUS EXPENSES	General	2. Expense	12,429.33	40,000.00	0.31	
1	6165	OFFICE SUPPLIES	General	2. Expense	5,811.51	36,500.00	0.16	
1	6175	SMALL TOOLS	General	2. Expense	1,674.97	51,400.00	0.03	
1	6188	SIGNAGE	General	2. Expense	402.29	3,000.00	0.13	
1	6190	POSTAGE & BILLING	General	2. Expense	9,526.47	41,500.00	0.23	
1	6202	PROFESSIONAL SERVICES	General	2. Expense	23,955.40	190,000.00	0.13	
1	6203	PROSECUTORIAL SERVICES	General	2. Expense	23,174.10	92,696.40	0.25	
1	6211	RENT - BUILDINGS & LAND	General	2. Expense	297.00	3,500.00	0.08	
1	6212	RENT - EQUIPMENT	General	2. Expense	21,691.07	110,500.00	0.20	
1	6230	SAFETY TRAINING & EQUIPMENT	General	2. Expense	4,094.86	24,500.00	0.17	
1	6255	TELEPHONE EXPENSE	General	2. Expense	6,330.17	45,500.00	0.14	
1	6265	TRAINING & SCHOOLING EXPENSE	General	2. Expense	4,525.76	44,000.00	0.10	
1	6270	TRAVEL EXPENSES	General	2. Expense	2,642.31	25,000.00	0.11	
1	6280	UNEMPLOYMENT EXPENSES	General	2. Expense	0.00	18,000.00	-	
1	6285	UNIFORMS EXPENSE	General	2. Expense	5,610.52	20,500.00	0.27	
1	6290	UTILITIES EXPENSE	General	2. Expense	28,389.03	202,000.00	0.14	
1	6300	FUEL	General	2. Expense	4,594.94	44,500.00	0.10	
1	6305	VEHICLE MAINTENANCE & REPAIRS	General	2. Expense	10,765.80	77,500.00	0.14	
1	6400	TRANSFERS OUT	General	2. Expense	364,932.67	3,942,000.00	0.09	
1	6500	CASH OVER/SHORT	General	2. Expense	19.97	50.00	0.40	
1	6505	BANK FEES	General	2. Expense	19,225.70	82,000.00	0.23	
3	4200	GRANT REVENUE	Grant	1. Revenue	0.00	(1,500,000.00)	-	
3	4950	CARRY OVER BALANCE	Grant	1. Revenue	-421,581.86	(30,000.00)	1405.3%	
3	6354	GRANT EXPENDITURES	Grant	2. Expense	0.00	1,530,000.00	-	
5	4173	INTEREST REVENUE	Late Comers	1. Revenue	-40,707.34	(70,000.00)	0.58	
5	4504	WATER MAIN CAPACITY FEE	Late Comers	1. Revenue	-689,967.00	(2,261,335.00)	0.31	
5	4604	SEWER MAIN CAPACITY FEE	Late Comers	1. Revenue	-867,411.00	(2,805,999.44)	0.31	
5	4704	PRESSURE IRRIG CAPACITY FEE	Late Comers	1. Revenue	-330,821.75	(1,215,945.20)	0.27	
5	4950	CARRY OVER BALANCE	Late Comers	1. Revenue	-11,448,614.78	(9,500,000.00)	120.5%	
5	6045	CONTINGENCY	Late Comers	2. Expense	0.00	4,319,087.67	-	
5	6160	MISCELLANEOUS EXPENSES	Late Comers	2. Expense	0.00	200.00	-	
5	6287	ADMIN EXPENDITURE	Late Comers	2. Expense	0.00	628,327.96	-	
5	6305	WATER MAIN CAPACITY REIMBURSE	Late Comers	2. Expense	0.00	905,664.01	-	
5	6400	TRANSFERS OUT	Late Comers	2. Expense	0.00	10,000,000.00	-	
20	4173	INTEREST REVENUE	Water	1. Revenue	-189,127.16	(550,000.00)	0.34	
20	4185	MISCELLANEOUS INCOME	Water	1. Revenue	-10,906.16	(20,000.00)	0.55	
20	4358	DEVELOPMENT SUPPORT SERVICES	Water	1. Revenue	-1,278.00	(2,500.00)	0.51	
20	4500	METERED WATER SALES	Water	1. Revenue	-811,649.56	(3,634,305.97)	0.22	
20	4503	NEW METER	Water	1. Revenue	-166,428.99	(523,009.08)	0.32	
20	4505	NEW SERVICE CONNECTION	Water	1. Revenue	-302,715.00	(1,009,280.00)	0.30	
20	4507	WATER TOKEN SALES - BULK WATER	Water	1. Revenue	-25,654.19	(95,000.00)	0.27	

Fund	Account	Description	Fund Name	Income Statement	Actual 12/31/25	Budget	% Budget	Notes
20	4510	SERVICE RECONNECT FEES	Water	1. Revenue	-2,982.92	(7,000.00)	0.43	
20	4550	INSPECTIONS REVENUE	Water	1. Revenue	-25,166.80	(70,000.00)	0.36	
20	4551	INTERFUND ADMIN FEE	Water	1. Revenue	0.00	(212,403.07)	-	
20	4775	LATE PAYMENT FEE	Water	1. Revenue	-5,461.42	(18,000.00)	0.30	
20	4800	GAIN/LOSS TRADING	Water	1. Revenue	-25,715.50	(10,000.00)	2.57	
20	4950	CARRY OVER BALANCE	Water	1. Revenue	-18,876,975.44	(17,000,000.00)	111.0%	
20	5000	SAL. & WAGES-ELECTED OFFICIALS	Water	2. Expense	1,330.86	5,455.01	0.24	
20	5005	SALARIES & WAGES - STAFF	Water	2. Expense	227,881.82	923,691.76	0.25	
20	5795	OVERTIME SALARIES & WAGES	Water	2. Expense	4,715.46	30,019.98	0.16	
20	5800	OASDI - EMPLOYER	Water	2. Expense	14,351.24	59,468.34	0.24	
20	5810	MEDICARE - EMPLOYER	Water	2. Expense	3,356.41	13,907.92	0.24	
20	5820	GROUP MEDICAL INSURANCE	Water	2. Expense	28,464.01	158,897.41	0.18	
20	5830	GROUP LIFE INSURANCE	Water	2. Expense	63.21	272.11	0.23	
20	5840	PERSI EMPLOYER 401(a)	Water	2. Expense	27,967.01	114,716.34	0.24	
20	5850	WORKERS' COMPENSATION INS.	Water	2. Expense	5,894.30	21,052.35	0.28	
20	5860	GROUP DENTAL/VISION INSURANCE	Water	2. Expense	2,465.27	11,372.00	0.22	
20	5950	TEAM BUILDING, ONBOARDING	Water	2. Expense	2,943.90	7,500.00	0.39	
20	5960	LEAVE TIME FLUCTUATION	Water	2. Expense	0.00	6,000.00	-	
20	6020	CAPITAL IMPROVEMENTS	Water	2. Expense	188,516.66	3,942,240.00	0.05	
20	6025	JANITORIAL	Water	2. Expense	1,594.52	7,000.00	0.23	
20	6045	CONTINGENCY	Water	2. Expense	0.00	15,848,204.90	-	
20	6050	CONTRACT LABOR	Water	2. Expense	0.00	25,000.00	-	
20	6052	CONTRACT SERVICES	Water	2. Expense	7,291.49	30,000.00	0.24	
20	6060	DEQ ASSESSMENT FEES	Water	2. Expense	0.00	38,000.00	-	
20	6065	DIG LINE EXPENSE	Water	2. Expense	1,599.50	6,500.00	0.25	
20	6075	DUES & MEMBERSHIPS	Water	2. Expense	32,670.95	45,000.00	0.73	\$25,357.91 is from Core and Main subscription
20	6095	BAD DEBT EXPENSE	Water	2. Expense	81.64	500.00	0.16	
20	6125	LEGAL PUBLICATIONS	Water	2. Expense	0.00	3,500.00	-	
20	6130	LIABILITY & PROPERTY INSURANCE	Water	2. Expense	14,738.11	30,000.00	0.49	Insurance fees paid in two installments
20	6131	INSURANCE CLAIMS PAID	Water	2. Expense	0.00	2,500.00	-	
20	6140	MAINT. & REPAIR BUILDING	Water	2. Expense	1,570.24	20,000.00	0.08	
20	6141	IT SMALL EQUIPMENT	Water	2. Expense	2,800.73	20,000.00	0.14	
20	6142	MAINT. & REPAIR - EQUIPMENT	Water	2. Expense	11,335.79	40,000.00	0.28	
20	6150	M & R - SYSTEM	Water	2. Expense	12,395.17	275,000.00	0.05	
20	6151	M & R - PROCESS CHEMICALS	Water	2. Expense	13,340.10	50,000.00	0.27	
20	6152	M & R - LABORATORY COSTS	Water	2. Expense	1,841.10	35,000.00	0.05	
20	6155	MEETINGS/COMMITTEES	Water	2. Expense	31.97	3,500.00	0.01	
20	6160	MISCELLANEOUS EXPENSES	Water	2. Expense	34,216.35	30,000.00	1.14	Expense complete for year, DEQ Fees
20	6165	OFFICE SUPPLIES	Water	2. Expense	1,594.47	12,000.00	0.13	
20	6166	CAPITAL EQUIPMENT PURCHASES	Water	2. Expense	69,665.60	733,000.00	0.10	
20	6175	SMALL TOOLS	Water	2. Expense	617.71	30,000.00	0.02	
20	6190	POSTAGE & BILLING	Water	2. Expense	6,496.75	30,000.00	0.22	
20	6202	PROFESSIONAL SERVICES	Water	2. Expense	7,331.31	170,000.00	0.04	
20	6211	RENT - BUILDINGS & LAND	Water	2. Expense	378.00	2,000.00	0.19	
20	6212	RENT - EQUIPMENT	Water	2. Expense	520.01	7,500.00	0.07	
20	6230	SAFETY TRAINING & EQUIPMENT	Water	2. Expense	4,825.65	11,500.00	0.42	Expense often frontloaded for year
20	6255	TELEPHONE EXPENSE	Water	2. Expense	4,518.81	25,000.00	0.18	
20	6265	TRAINING & SCHOOLING EXPENSE	Water	2. Expense	2,049.88	15,000.00	0.14	
20	6270	TRAVEL EXPENSES	Water	2. Expense	298.47	5,000.00	0.06	
20	6280	UNEMPLOYMENT EXPENSES	Water	2. Expense	0.00	5,000.00	-	
20	6285	UNIFORMS EXPENSE	Water	2. Expense	1,294.86	5,200.00	0.25	
20	6290	UTILITIES EXPENSE	Water	2. Expense	34,456.17	175,000.00	0.20	
20	6300	FUEL	Water	2. Expense	3,392.47	26,000.00	0.13	
20	6305	VEHICLE MAINTENANCE & REPAIRS	Water	2. Expense	5,784.87	35,000.00	0.17	
20	6505	BANK FEES	Water	2. Expense	16,001.68	60,000.00	0.27	
21	4173	INTEREST REVENUE	Sewer	1. Revenue	-235,883.87	(600,000.00)	0.39	
21	4185	MISCELLANEOUS INCOME	Sewer	1. Revenue	-57,036.12	(35,000.00)	1.63	
21	4358	DEVELOPMENT SUPPORT SERVICES	Sewer	1. Revenue	-993.91	(3,500.00)	0.28	
21	4510	SERVICE RECONNECT FEES	Sewer	1. Revenue	-6,479.79	(15,000.00)	0.43	
21	4550	INSPECTIONS REVENUE	Sewer	1. Revenue	-24,219.90	(65,000.00)	0.37	
21	4551	INTERFUND ADMIN FEE	Sewer	1. Revenue	0.00	(212,403.07)	-	
21	4600	SEWER USER FEES	Sewer	1. Revenue	-1,763,146.76	(7,154,563.61)	0.25	
21	4606	LID REDUCED SEWER CONNECTION	Sewer	1. Revenue	-484,692.75	(1,624,735.17)	0.30	
21	4640	FARM REVENUE	Sewer	1. Revenue	-50,099.56	(175,000.00)	0.29	
21	4775	LATE PAYMENT FEE	Sewer	1. Revenue	-11,863.85	(35,000.00)	0.34	
21	4800	GAIN/LOSS TRADING	Sewer	1. Revenue	-32,762.00	(25,000.00)	1.31	
21	4900	TRANSFERS IN	Sewer	1. Revenue	0.00	(10,000,000.00)	-	
21	4950	CARRY OVER BALANCE	Sewer	1. Revenue	-25,109,892.49	(22,000,000.00)	114.1%	
21	5000	SAL. & WAGES-ELECTED OFFICIALS	Sewer	2. Expense	1,330.86	5,455.01	0.24	
21	5005	SALARIES & WAGES - STAFF	Sewer	2. Expense	273,993.00	1,181,115.53	0.23	
21	5795	OVERTIME SALARIES & WAGES	Sewer	2. Expense	8,232.04	38,386.25	0.21	
21	5800	OASDI - EMPLOYER	Sewer	2. Expense	17,443.54	75,947.32	0.23	
21	5810	MEDICARE - EMPLOYER	Sewer	2. Expense	4,079.58	17,761.87	0.23	
21	5820	GROUP MEDICAL INSURANCE	Sewer	2. Expense	29,611.37	196,580.73	0.15	
21	5830	GROUP LIFE INSURANCE	Sewer	2. Expense	79.71	345.82	0.23	
21	5840	PERSI EMPLOYER 401(a)	Sewer	2. Expense	33,902.43	146,504.83	0.23	
21	5850	WORKERS' COMPENSATION INS.	Sewer	2. Expense	5,321.95	21,580.83	0.25	
21	5860	GROUP DENTAL/VISION INSURANCE	Sewer	2. Expense	2,666.82	12,381.78	0.22	
21	5950	TEAM BUILDING, ONBOARDING	Sewer	2. Expense	3,507.61	8,000.00	0.44	
21	5960	LEAVE TIME FLUCTUATION	Sewer	2. Expense	0.00	10,000.00	-	
21	6020	CAPITAL IMPROVEMENTS	Sewer	2. Expense	728,408.24	21,421,240.00	0.03	
21	6025	JANITORIAL	Sewer	2. Expense	1,505.36	9,000.00	0.17	
21	6045	CONTINGENCY	Sewer	2. Expense	0.00	15,407,901.88	-	
21	6050	CONTRACT LABOR	Sewer	2. Expense	0.00	20,000.00	-	
21	6052	CONTRACT SERVICES	Sewer	2. Expense	7,291.49	30,000.00	0.24	
21	6065	DIG LINE EXPENSE	Sewer	2. Expense	1,599.50	6,000.00	0.27	
21	6075	DUES & MEMBERSHIPS	Sewer	2. Expense	9,834.59	20,000.00	0.49	
21	6090	FARM EXPENDITURES	Sewer	2. Expense	13,106.11	175,000.00	0.07	
21	6095	BAD DEBT EXPENSE	Sewer	2. Expense	-34.12	500.00	(0.07)	
21	6097	DEPOSITS ON ACCOUNT	Sewer	2. Expense	700.00	5,000.00	0.14	
21	6125	LEGAL PUBLICATIONS	Sewer	2. Expense	0.00	5,000.00	-	
21	6130	LIABILITY & PROPERTY INSURANCE	Sewer	2. Expense	58,952.45	120,000.00	0.49	Insurance fees paid in two installments
21	6131	INSURANCE CLAIMS PAID	Sewer	2. Expense	0.00	3,000.00	-	
21	6140	MAINT. & REPAIR BUILDING	Sewer	2. Expense	1,617.04	40,000.00	0.04	
21	6141	IT SMALL EQUIPMENT	Sewer	2. Expense	8,382.91	30,000.00	0.28	
21	6142	MAINT. & REPAIR - EQUIPMENT	Sewer	2. Expense	9,496.16	75,000.00	0.13	
21	6150	M & R - SYSTEM	Sewer	2. Expense	59,213.32	565,000.00	0.10	
21	6151	M & R - PROCESS CHEMICALS	Sewer	2. Expense	38,452.78	375,000.00	0.10	

Fund	Account	Description	Fund Name	Income Statement	Actual 12/31/25	Budget	% Budget	Notes
21	6152	M & R - LABORATORY COSTS	Sewer	2. Expense	8,946.81	45,000.00	0.20	
21	6153	M & R - SLUDGE DISPOSAL	Sewer	2. Expense	33,098.03	165,000.00	0.20	
21	6155	MEETINGS/COMMITTEES	Sewer	2. Expense	31.97	2,500.00	0.01	
21	6160	MISCELLANEOUS EXPENSES	Sewer	2. Expense	0.00	55,000.00	-	
21	6165	OFFICE SUPPLIES	Sewer	2. Expense	1,631.12	12,000.00	0.14	
21	6166	CAPITAL EQUIPMENT PURCHASES	Sewer	2. Expense	131,619.31	757,000.00	0.17	
21	6175	SMALL TOOLS	Sewer	2. Expense	675.07	31,000.00	0.02	
21	6190	POSTAGE & BILLING	Sewer	2. Expense	6,496.75	29,000.00	0.22	
21	6202	PROFESSIONAL SERVICES	Sewer	2. Expense	7,576.39	175,000.00	0.04	
21	6211	RENT - BUILDINGS & LAND	Sewer	2. Expense	364.50	3,500.00	0.10	
21	6212	RENT - EQUIPMENT	Sewer	2. Expense	202.38	5,000.00	0.04	
21	6230	SAFETY TRAINING & EQUIPMENT	Sewer	2. Expense	982.52	12,500.00	0.08	
21	6255	TELEPHONE EXPENSE	Sewer	2. Expense	5,663.08	30,000.00	0.19	
21	6265	TRAINING & SCHOOLING EXPENSE	Sewer	2. Expense	2,167.18	15,500.00	0.14	
21	6270	TRAVEL EXPENSES	Sewer	2. Expense	298.47	5,000.00	0.06	
21	6280	UNEMPLOYMENT EXPENSES	Sewer	2. Expense	0.00	5,000.00	-	
21	6285	UNIFORMS EXPENSE	Sewer	2. Expense	1,787.98	7,500.00	0.24	
21	6290	UTILITIES EXPENSE	Sewer	2. Expense	56,863.35	420,000.00	0.14	
21	6300	FUEL	Sewer	2. Expense	4,217.67	38,000.00	0.11	
21	6305	VEHICLE MAINTENANCE & REPAIRS	Sewer	2. Expense	7,169.64	50,000.00	0.14	
21	6505	BANK FEES	Sewer	2. Expense	16,001.68	60,000.00	0.27	
25	4173	INTEREST REVENUE	Irrigation	1. Revenue	-116,130.17	(290,000.00)	0.40	
25	4177	GRAVITY IRRIGATION USER FEES	Irrigation	1. Revenue	-5,484.80	(23,000.00)	0.24	
25	4185	MISCELLANEOUS INCOME	Irrigation	1. Revenue	-4,144.12	(12,000.00)	0.35	
25	4358	DEVELOPMENT SUPPORT SERVICES	Irrigation	1. Revenue	-378.00	(1,000.00)	0.38	
25	4505	NEW SERVICE CONNECTION	Irrigation	1. Revenue	-224,813.32	(1,046,257.64)	0.21	
25	4510	SERVICE RECONNECT FEES	Irrigation	1. Revenue	-2,187.29	(4,000.00)	0.55	
25	4550	INSPECTIONS REVENUE	Irrigation	1. Revenue	-26,938.20	(55,000.00)	0.49	
25	4551	INTERFUND ADMIN FEE	Irrigation	1. Revenue	0.00	(55,834.32)	-	
25	4700	PRESS. IRRIGATION USER FEES	Irrigation	1. Revenue	-595,161.56	(1,493,500.00)	0.40	
25	4775	LATE PAYMENT FEE	Irrigation	1. Revenue	-4,006.17	(8,500.00)	0.47	
25	4800	GAIN/LOSS TRADING	Irrigation	1. Revenue	-15,908.38	(15,000.00)	1.06	
25	4950	CARRY OVER BALANCE	Irrigation	1. Revenue	-11,860,742.81	(10,200,000.00)	116.3%	
25	5000	SAL. & WAGES-ELECTED OFFICIALS	Irrigation	2. Expense	665.43	2,727.50	0.24	
25	5005	SALARIES & WAGES - STAFF	Irrigation	2. Expense	71,616.62	293,028.41	0.24	
25	5795	OVERTIME SALARIES & WAGES	Irrigation	2. Expense	1,347.27	9,523.42	0.14	
25	5800	OASDI - EMPLOYER	Irrigation	2. Expense	4,521.57	18,927.32	0.24	
25	5810	MEDICARE - EMPLOYER	Irrigation	2. Expense	1,057.46	4,426.55	0.24	
25	5820	GROUP MEDICAL INSURANCE	Irrigation	2. Expense	8,856.47	50,508.78	0.18	
25	5830	GROUP LIFE INSURANCE	Irrigation	2. Expense	19.81	86.46	0.23	
25	5840	PERSI EMPLOYER 401(a)	Irrigation	2. Expense	8,800.54	36,511.41	0.24	
25	5850	WORKERS' COMPENSATION INS.	Irrigation	2. Expense	1,805.89	6,615.88	0.27	
25	5860	GROUP DENTAL/VISION INSURANCE	Irrigation	2. Expense	774.78	3,594.49	0.22	
25	5950	TEAM BUILDING, ONBOARDING	Irrigation	2. Expense	961.00	5,500.00	0.17	
25	5960	LEAVE TIME FLUCTUATION	Irrigation	2. Expense	0.00	4,500.00	-	
25	6020	CAPITAL IMPROVEMENTS	Irrigation	2. Expense	1,075.59	583,520.00	0.00	
25	6025	JANITORIAL	Irrigation	2. Expense	576.05	5,500.00	0.10	
25	6045	CONTINGENCY	Irrigation	2. Expense	0.00	10,566,371.74	-	
25	6050	CONTRACT LABOR	Irrigation	2. Expense	0.00	25,000.00	-	
25	6052	CONTRACT SERVICES	Irrigation	2. Expense	3,858.30	13,000.00	0.30	
25	6065	DIG LINE EXPENSE	Irrigation	2. Expense	609.35	3,000.00	0.20	
25	6075	DUES & MEMBERSHIPS	Irrigation	2. Expense	2,901.22	8,000.00	0.36	
25	6095	BAD DEBT EXPENSE	Irrigation	2. Expense	-8.30	500.00	(0.02)	
25	6115	MAINT & REPAIR-SYSTEM-GRAVITY	Irrigation	2. Expense	0.00	5,500.00	-	
25	6116	IRRIGATION / WATER COSTS	Irrigation	2. Expense	124,874.22	365,000.00	0.34	
25	6125	LEGAL PUBLICATIONS	Irrigation	2. Expense	1,996.14	6,500.00	0.31	
25	6130	LIABILITY & PROPERTY INSURANCE	Irrigation	2. Expense	7,369.06	15,000.00	0.49	Insurance fees paid in two installments
25	6131	INSURANCE CLAIMS PAID	Irrigation	2. Expense	0.00	5,000.00	-	
25	6140	MAINT. & REPAIR BUILDING	Irrigation	2. Expense	563.77	6,500.00	0.09	
25	6141	IT SMALL EQUIPMENT	Irrigation	2. Expense	875.80	10,000.00	0.09	
25	6142	MAINT. & REPAIR - EQUIPMENT	Irrigation	2. Expense	3,762.48	17,000.00	0.22	
25	6150	M & R - SYSTEM (PI)	Irrigation	2. Expense	8,001.51	90,000.00	0.09	
25	6155	MEETINGS/COMMITTEES	Irrigation	2. Expense	9.62	2,500.00	0.00	
25	6160	MISCELLANEOUS EXPENSES	Irrigation	2. Expense	0.00	30,000.00	-	
25	6165	OFFICE SUPPLIES	Irrigation	2. Expense	623.69	7,000.00	0.09	
25	6166	CAPITAL EQUIPMENT PURCHASES	Irrigation	2. Expense	17,416.40	516,000.00	0.03	
25	6175	SMALL TOOLS	Irrigation	2. Expense	194.13	15,000.00	0.01	
25	6190	POSTAGE & BILLING	Irrigation	2. Expense	3,056.64	13,000.00	0.24	
25	6202	PROFESSIONAL SERVICES	Irrigation	2. Expense	2,769.44	65,000.00	0.04	
25	6211	RENT - BUILDINGS & LAND	Irrigation	2. Expense	162.00	750.00	0.22	
25	6212	RENT - EQUIPMENT	Irrigation	2. Expense	0.00	3,500.00	-	
25	6230	SAFETY TRAINING & EQUIPMENT	Irrigation	2. Expense	1,336.41	6,500.00	0.21	
25	6255	TELEPHONE EXPENSE	Irrigation	2. Expense	2,853.52	14,000.00	0.20	
25	6265	TRAINING & SCHOOLING EXPENSE	Irrigation	2. Expense	565.83	8,000.00	0.07	
25	6270	TRAVEL EXPENSES	Irrigation	2. Expense	81.40	5,000.00	0.02	
25	6280	UNEMPLOYMENT EXPENSES	Irrigation	2. Expense	0.00	5,000.00	-	
25	6285	UNIFORMS EXPENSE	Irrigation	2. Expense	389.76	3,500.00	0.11	
25	6290	UTILITIES EXPENSE	Irrigation	2. Expense	17,033.47	300,000.00	0.06	
25	6300	FUEL	Irrigation	2. Expense	1,033.65	9,000.00	0.11	
25	6305	VEHICLE MAINTENANCE & REPAIRS	Irrigation	2. Expense	2,458.22	14,000.00	0.18	
25	6505	BANK FEES	Irrigation	2. Expense	6,298.08	25,000.00	0.25	
26	4950	CARRY OVER BALANCE	Solid Waste	1. Revenue	-125,890.24	(100,000.00)	125.9%	
26	4975	SOLID WASTE USER FEES	Solid Waste	1. Revenue	-1,173,649.00	(4,783,117.52)	0.25	
26	6045	CONTINGENCY	Solid Waste	2. Expense	0.00	147,831.18	-	
26	7000	SOLID WASTE SERVICE FEES	Solid Waste	2. Expense	1,140,284.78	4,735,286.34	0.24	
27	4173	INTEREST REVENUE	Water East	1. Revenue	-5,211.05	(5,000.00)	1.04	
27	4500	METERED WATER SALES	Water East	1. Revenue	-433,892.76	(1,793,273.53)	0.24	
27	4950	CARRY OVER BALANCE	Water East	1. Revenue	-1,369,349.05	(1,100,000.00)	124.5%	
27	5005	SALARIES & WAGES - STAFF	Water East	2. Expense	15,041.51	55,443.93	0.27	
27	5795	OVERTIME SALARIES & WAGES	Water East	2. Expense	673.64	1,801.93	0.37	
27	5800	OASDI - EMPLOYER	Water East	2. Expense	969.92	3,549.24	0.27	
27	5810	MEDICARE - EMPLOYER	Water East	2. Expense	226.80	830.06	0.27	
27	5820	GROUP MEDICAL INSURANCE	Water East	2. Expense	2,084.18	9,984.20	0.21	
27	5830	GROUP LIFE INSURANCE	Water East	2. Expense	4.28	17.34	0.25	
27	5840	PERSI EMPLOYER 401(a)	Water East	2. Expense	1,879.52	6,846.60	0.27	
27	5850	WORKERS' COMPENSATION INS.	Water East	2. Expense	654.43	1,974.16	0.33	
27	5860	GROUP DENTAL/VISION INSURANCE	Water East	2. Expense	182.45	797.87	0.23	
27	5950	TEAM BUILDING, ONBOARDING	Water East	2. Expense	0.00	1,000.00	-	

Fund	Account	Description	Fund Name	Income Statement	Actual 12/31/25	Budget	% Budget	Notes
27	5960	LEAVE TIME FLUCTUATION	Water East	2. Expense	0.00	3,500.00	-	
27	6025	JANITORIAL	Water East	2. Expense	49.04	3,000.00	0.02	
27	6045	CONTINGENCY	Water East	2. Expense	0.00	2,354,028.20	-	
27	6050	CONTRACT LABOR	Water East	2. Expense	0.00	20,000.00	-	
27	6052	CONTRACT SERVICES	Water East	2. Expense	0.00	15,000.00	-	
27	6060	DEQ ASSESSMENT FEES	Water East	2. Expense	0.00	12,000.00	-	
27	6065	DIG LINE EXPENSE	Water East	2. Expense	0.00	2,000.00	-	
27	6075	DUES & MEMBERSHIPS	Water East	2. Expense	0.00	8,000.00	-	
27	6125	LEGAL PUBLICATIONS	Water East	2. Expense	0.00	500.00	-	
27	6130	LIABILITY & PROPERTY INSURANCE	Water East	2. Expense	9,825.41	20,000.00	0.49	Insurance fees paid in two installments
27	6131	INSURANCE CLAIMS PAID	Water East	2. Expense	0.00	2,500.00	-	
27	6140	MAINT. & REPAIR BUILDING	Water East	2. Expense	564.87	20,000.00	0.03	
27	6141	IT SMALL EQUIPMENT	Water East	2. Expense	0.00	12,000.00	-	
27	6142	MAINT. & REPAIR - EQUIPMENT	Water East	2. Expense	0.00	10,000.00	-	
27	6150	M & R - SYSTEM	Water East	2. Expense	731.80	55,000.00	0.01	
27	6151	M & R - PROCESS CHEMICALS	Water East	2. Expense	2,633.40	40,000.00	0.07	
27	6152	M & R - LABORATORY COSTS	Water East	2. Expense	5,432.25	12,000.00	0.45	
27	6160	MISCELLANEOUS EXPENSES	Water East	2. Expense	100.00	1,000.00	0.10	
27	6165	OFFICE SUPPLIES	Water East	2. Expense	42.23	4,500.00	0.01	
27	6166	CAPITAL EQUIPMENT PURCHASES	Water East	2. Expense	0.00	100,000.00	-	
27	6175	SMALL TOOLS	Water East	2. Expense	392.48	5,000.00	0.08	
27	6202	PROFESSIONAL SERVICES	Water East	2. Expense	6,170.89	13,000.00	0.47	
27	6212	RENT - EQUIPMENT	Water East	2. Expense	0.00	500.00	-	
27	6230	SAFETY TRAINING & EQUIPMENT	Water East	2. Expense	0.00	2,500.00	-	
27	6255	TELEPHONE EXPENSE	Water East	2. Expense	271.46	1,500.00	0.18	
27	6265	TRAINING & SCHOOLING EXPENSE	Water East	2. Expense	108.20	2,000.00	0.05	
27	6270	TRAVEL EXPENSES	Water East	2. Expense	0.00	1,500.00	-	
27	6280	UNEMPLOYMENT EXPENSES	Water East	2. Expense	0.00	500.00	-	
27	6285	UNIFORMS EXPENSE	Water East	2. Expense	39.04	2,000.00	0.02	
27	6290	UTILITIES EXPENSE	Water East	2. Expense	11,988.42	80,000.00	0.15	
27	6300	FUEL	Water East	2. Expense	387.57	7,500.00	0.05	
27	6305	VEHICLE MAINTENANCE & REPAIRS	Water East	2. Expense	98.70	5,000.00	0.02	
28	4173	INTEREST REVENUE	Sewer East	1. Revenue	-4,040.20	(5,000.00)	0.81	
28	4185	MISCELLANEOUS INCOME	Sewer East	1. Revenue	0.00	(20,000.00)	-	
28	4600	SEWER USER FEES	Sewer East	1. Revenue	-376,984.30	(1,548,380.10)	0.24	
28	4640	FARM REVENUE	Sewer East	1. Revenue	-3,000.00	(3,000.00)	1.00	
28	4950	CARRY OVER BALANCE	Sewer East	1. Revenue	-1,045,178.00	(1,000,000.00)	104.5%	
28	5005	SALARIES & WAGES - STAFF	Sewer East	2. Expense	16,822.46	71,725.70	0.23	
28	5795	OVERTIME SALARIES & WAGES	Sewer East	2. Expense	815.29	2,331.09	0.35	
28	5800	OASDI - EMPLOYER	Sewer East	2. Expense	1,098.04	4,591.52	0.24	
28	5810	MEDICARE - EMPLOYER	Sewer East	2. Expense	256.76	1,073.82	0.24	
28	5820	GROUP MEDICAL INSURANCE	Sewer East	2. Expense	1,748.98	11,952.52	0.15	
28	5830	GROUP LIFE INSURANCE	Sewer East	2. Expense	5.40	21.68	0.25	
28	5840	PERSI EMPLOYER 401(a)	Sewer East	2. Expense	2,121.42	8,857.19	0.24	
28	5850	WORKERS' COMPENSATION INS.	Sewer East	2. Expense	436.81	1,594.18	0.27	
28	5860	GROUP DENTAL/VISION INSURANCE	Sewer East	2. Expense	164.39	732.77	0.22	
28	5950	TEAM BUILDING, ONBOARDING	Sewer East	2. Expense	2.00	1,000.00	0.00	
28	5960	LEAVE TIME FLUCTUATION	Sewer East	2. Expense	0.00	3,000.00	-	
28	6025	JANITORIAL	Sewer East	2. Expense	49.04	3,000.00	0.02	
28	6045	CONTINGENCY	Sewer East	2. Expense	0.00	1,983,099.63	-	
28	6050	CONTRACT LABOR	Sewer East	2. Expense	0.00	20,000.00	-	
28	6052	CONTRACT SERVICES	Sewer East	2. Expense	0.00	30,000.00	-	
28	6065	DIG LINE EXPENSE	Sewer East	2. Expense	0.00	2,000.00	-	
28	6075	DUES & MEMBERSHIPS	Sewer East	2. Expense	130.86	1,500.00	0.09	
28	6090	FARM EXPENDITURES	Sewer East	2. Expense	0.00	23,000.00	-	
28	6097	DEPOSITS ON ACCOUNT	Sewer East	2. Expense	0.00	1,500.00	-	
28	6125	LEGAL PUBLICATIONS	Sewer East	2. Expense	0.00	200.00	-	
28	6130	LIABILITY & PROPERTY INSURANCE	Sewer East	2. Expense	19,650.82	40,000.00	0.49	Insurance fees paid in two installments
28	6131	INSURANCE CLAIMS PAID	Sewer East	2. Expense	0.00	2,500.00	-	
28	6140	MAINT. & REPAIR BUILDING	Sewer East	2. Expense	562.50	20,000.00	0.03	
28	6141	IT SMALL EQUIPMENT	Sewer East	2. Expense	0.00	15,000.00	-	
28	6142	MAINT. & REPAIR - EQUIPMENT	Sewer East	2. Expense	0.00	10,000.00	-	
28	6150	M & R - SYSTEM	Sewer East	2. Expense	882.38	50,000.00	0.02	
28	6151	M & R - PROCESS CHEMICALS	Sewer East	2. Expense	0.00	25,000.00	-	
28	6152	M & R - LABORATORY COSTS	Sewer East	2. Expense	737.20	10,000.00	0.07	
28	6160	MISCELLANEOUS EXPENSES	Sewer East	2. Expense	0.00	5,000.00	-	
28	6165	OFFICE SUPPLIES	Sewer East	2. Expense	39.13	4,000.00	0.01	
28	6166	CAPITAL EQUIPMENT PURCHASES	Sewer East	2. Expense	0.00	100,000.00	-	
28	6175	SMALL TOOLS	Sewer East	2. Expense	0.00	5,000.00	-	
28	6202	PROFESSIONAL SERVICES	Sewer East	2. Expense	0.00	40,000.00	-	
28	6212	RENT - EQUIPMENT	Sewer East	2. Expense	0.00	500.00	-	
28	6230	SAFETY TRAINING & EQUIPMENT	Sewer East	2. Expense	0.00	2,000.00	-	
28	6255	TELEPHONE EXPENSE	Sewer East	2. Expense	345.04	1,700.00	20.30%	
28	6265	TRAINING & SCHOOLING EXPENSE	Sewer East	2. Expense	81.70	2,500.00	3.27%	
28	6280	UNEMPLOYMENT EXPENSES	Sewer East	2. Expense	0.00	500.00	0.00%	
28	6285	UNIFORMS EXPENSE	Sewer East	2. Expense	8.35	2,000.00	0.42%	
28	6290	UTILITIES EXPENSE	Sewer East	2. Expense	3,279.76	60,000.00	5.47%	
28	6300	FUEL	Sewer East	2. Expense	393.43	5,000.00	7.87%	
28	6305	VEHICLE MAINTENANCE & REPAIRS	Sewer East	2. Expense	640.68	4,500.00	14.24%	
40	4900	TRANSFERS IN	Capital Projects	1. Revenue	-364,932.67	(3,942,000.00)	9.26%	
40	4950	CARRY OVER BALANCE	Capital Projects	1. Revenue	-200,000.00	(200,000.00)	100.00%	
40	6020	CAPITAL IMPROVEMENTS	Capital Projects	2. Expense	275,695.30	3,590,000.00	7.68%	
40	6166	CAPITAL EQUIPMENT PURCHASES	Capital Projects	2. Expense	89,237.37	552,000.00	16.17%	
50	4173	INTEREST REVENUE	Parks Impact	1. Revenue	-47,293.02	(80,000.00)	59.12%	
50	4650	PARK IMPACT FEE REVENUE	Parks Impact	1. Revenue	-710,892.00	(2,130,218.24)	33.37%	
50	4950	CARRY OVER BALANCE	Parks Impact	1. Revenue	-4,802,842.58	(3,000,000.00)	160.09%	
50	6020	CAPITAL IMPROVEMENTS	Parks Impact	2. Expense	13,263.20	4,120,000.00	0.32%	
50	6045	CONTINGENCY	Parks Impact	2. Expense	196,314.06	636,218.24	0.31	\$76,685.94 remaining of contingency request
50	6166	CAPITAL EQUIPMENT PURCHASES	Parks Impact	2. Expense	111,433.00	454,000.00	24.54%	
51	4650	POLICE IMPACT FEE REVENUE	Police Impact	1. Revenue	-75,188.82	(255,456.26)	29.43%	
51	4950	CARRY OVER BALANCE	Police Impact	1. Revenue	-145,175.36	(116,528.72)	124.58%	
51	6400	TRANSFERS OUT	Police Impact	2. Expense	0.00	371,984.98	0.00%	
52	4100	PROPERTY TAX REVENUE	URA West	1. Revenue	-390,078.21	(590,000.00)	66.11%	
52	4110	PROPERTY TAX INT. & PENALTIES	URA West	1. Revenue	-374.11	(400.00)	93.53%	
52	4173	INTEREST REVENUE	URA West	1. Revenue	-7,687.53	(20,000.00)	38.44%	
52	4950	CARRY OVER BALANCE	URA West	1. Revenue	-1,480,754.87	(1,250,000.00)	118.46%	
52	6020	CAPITAL IMPROVEMENTS	URA West	2. Expense	0.00	400,000.00	0.00%	
52	6045	CONTINGENCY	URA West	2. Expense	0.00	1,427,400.00	0.00%	

Fund	Account	Description	Fund Name	Income Statement	Actual 12/31/25	Budget	% Budget	Notes
52	6052	CONTRACT SERVICES	URA West	2. Expense	188.33	5,000.00	3.77%	
52	6202	PROFESSIONAL SERVICES	URA West	2. Expense	1,155.00	18,000.00	6.42%	
52	6287	GENERAL AND ADMIN	URA West	2. Expense	0.00	10,000.00	0.00%	
53	4100	PROPERTY TAX REVENUE	URA East	1. Revenue	-64,175.97	(85,000.00)	75.50%	
53	4110	PROPERTY TAX INT. & PENALTIES	URA East	1. Revenue	0.00	(10.00)	0.00%	
53	4950	CARRY OVER BALANCE	URA East	1. Revenue	-73,018.27	(60,000.00)	121.70%	
53	6045	CONTINGENCY	URA East	2. Expense	0.00	120,010.00	0.00%	
53	6052	CONTRACT SERVICES	URA East	2. Expense	188.33	5,000.00	3.77%	
53	6202	PROFESSIONAL SERVICES	URA East	2. Expense	0.00	10,000.00	0.00%	
53	6287	GENERAL AND ADMIN	URA East	2. Expense	0.00	10,000.00	0.00%	

(Space above reserved for recording)

ORDINANCE 2026-01

CITY OF KUNA, IDAHO

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[CHALLENGER DEVELOPMENT INC. real property]**

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S CHALLENGER DEVELOPMENT INC. AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as CHALLENGER DEVELOPMENT INC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

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

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

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

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

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

DATED this 3rd day of February 2026.

ATTEST:

CITY OF KUNA, Ada County, Idaho

Joe L. Stear, Mayor

Nathan Stanley, City Clerk

EXHIBIT A**LEGAL DESCRIPTION FOR WATER RIGHTS ON
CHALLENGER DEVELOPMENT INC.
FOSSIL CREEK 2 SUBDIVISION**

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

A parcel of land situated within the East 1/2 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.2N. R.1W. B.M., from which the Section corner common to Sections 14, 15, 22, and 23, T.2N. R.1W. B.M. bears, South 89°25'24" East, 2656.47 feet; thence on the North boundary line of said Section 22, South 89°25'24" East, 571.78 feet; thence South 00°34'36" West, 686.46 feet to the **REAL POINT OF BEGINNING**.

thence South 00°21'55" West, 638.13 feet to the exterior boundary line of Secluded Creek Estates as filed in Book 60 of Plats at Pages 5955 through 5956, records of Ada County, Idaho;

thence on said exterior boundary line the following two (2) courses and distances:

North 89°30'27" West, 569.03 feet;

South 00°21'22" West, 179.70 feet to the Northeasterly bank of Indian Creek;

thence on said Northeasterly bank the following two (2) courses and distances:

North 65°47'25" West, 143.76 feet;

North 88°43'09" West, 89.65 feet to the Northeasterly boundary line of Parcel A conveyed by a Quitclaim Deed, recorded on January 30, 2018, as Instrument No. 2018-008864, records of Ada County, Idaho;

thence on said Northeasterly boundary line, North 39°34'07" West, 675.80 feet to the Northeasterly bank of Indian Creek;

thence on said Northeasterly bank, North 26°13'46" West, 70.90 feet;

thence leaving said Northeasterly bank, North 53°26'56" East, 145.91 feet;

thence 5.75 feet along the arc of a curve to the left having a radius of 125.00 feet, a central angle of 02°38'04" and a long chord which bears South 35°14'02" East, 5.75 feet;

thence North 53°26'56" East, 162.00 feet;

thence North 36°33'04" West, 26.36 feet;

thence North 53°26'56" East, 162.00 feet;

thence North 36°33'04" West, 35.28 feet;

thence 10.06 feet along the arc of curve to the left having a radius of 125.00 feet, a central angle of 04°36'33" and a long chord which bears North 38°51'21" West, 10.05 feet;

thence North 53°26'56" East, 112.40 feet;

thence South 36°33'04" East, 383.51 feet;

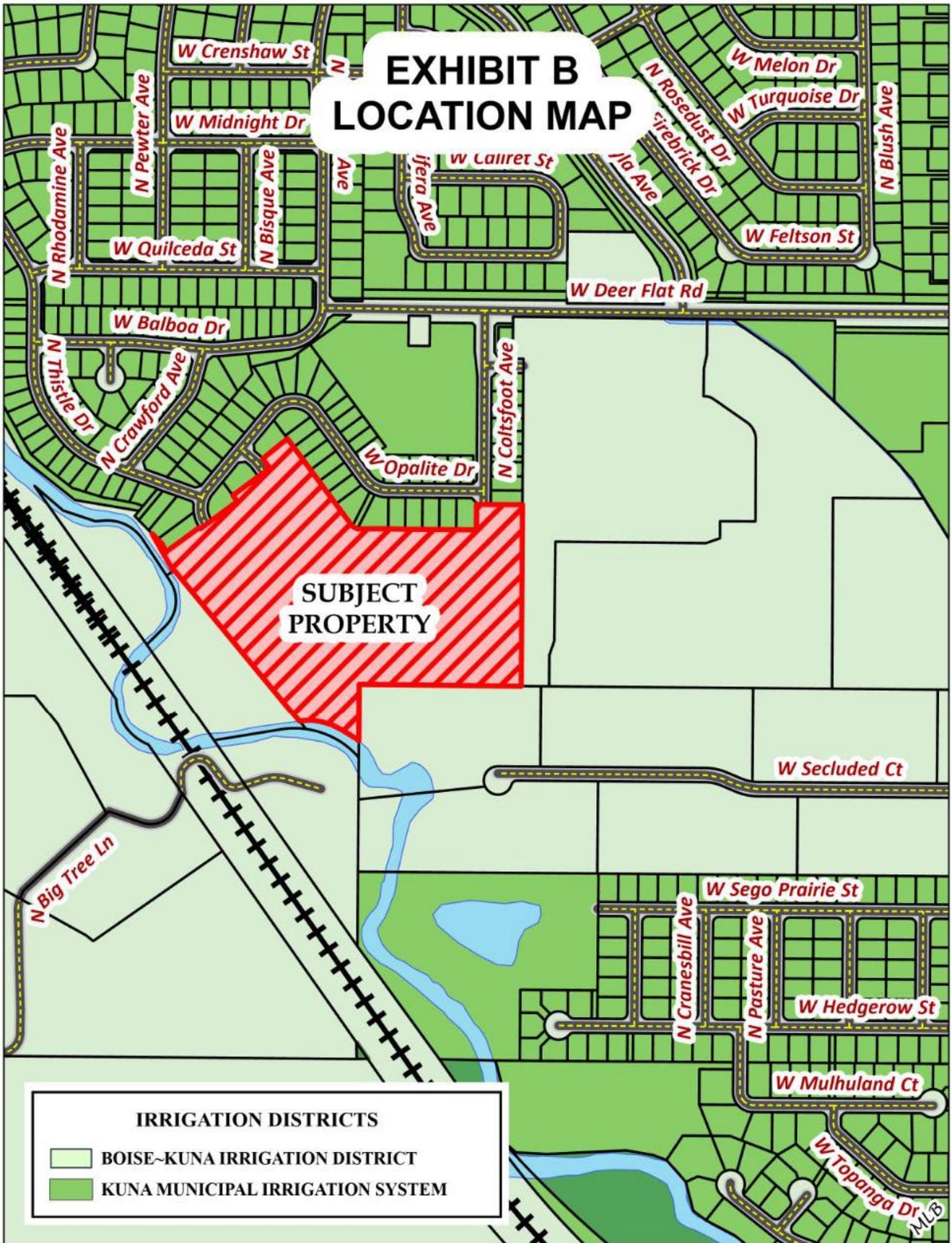
thence South 63°01'46" East, 20.00 feet;

thence South 89°30'27" East, 419.90 feet;

thence North 00°21'55" East, 89.77 feet;

thence South 89°38'05" East, 162.00 feet to the **REAL POINT OF BEGINNING**.

Containing 16.901 acres, more or less.



(Space above reserved for recording)

ORDINANCE 2026-02

CITY OF KUNA, IDAHO

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[HUBBLE HOMES LLC. real property]**

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S HUBBLE HOMES LLC. AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as HUBBLE HOMES LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

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

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

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

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

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

DATED this 3rd day of February 2026.

ATTEST:

CITY OF KUNA, Ada County, Idaho

Joe L. Stear, Mayor

Nathan Stanley, City Clerk

EXHIBIT A**LEGAL DESCRIPTION FOR WATER RIGHTS ON
HUBBLE HOMES LLC
RIVERTON SUBDIVISION ~ BKID LANDS**

A parcel of land being a portion of the West 1/2 of the Southwest 1/4 of Section 20, Township 2 North, Range 1 East, B.M., Ada County, Idaho being more particularly described as follows:

Commencing at an iron pipe 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 the Southwest 1/4 of said Section 20, N00°38'46"E a distance of 1,004.94 feet to a pk nail being the **POINT OF BEGINNING**.

Thence following said westerly line, N00°38'46"E a distance of 517.61 feet to the southerly right-of-way line of the Kuna Canal;

Thence leaving said westerly line and following said southerly right-of-way line the following three (3) courses:

1. N86°50'13"E a distance of 198.25 feet;
2. N75°33'52"E a distance of 838.08 feet;
3. S83°39'51"E a distance of 317.09 feet to a 5/8-inch rebar on the easterly line of the West 1/2 of the Southwest 1/4 of said Section 20;

Thence leaving said southerly right-of-way line and following said easterly line, S00°36'01"W a distance of 1,722.11 feet to the Southeast corner of said West 1/2 of the Southwest 1/4;

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;

Thence N73°09'11"W a distance of 219.05 feet to a 5/8-inch rebar;

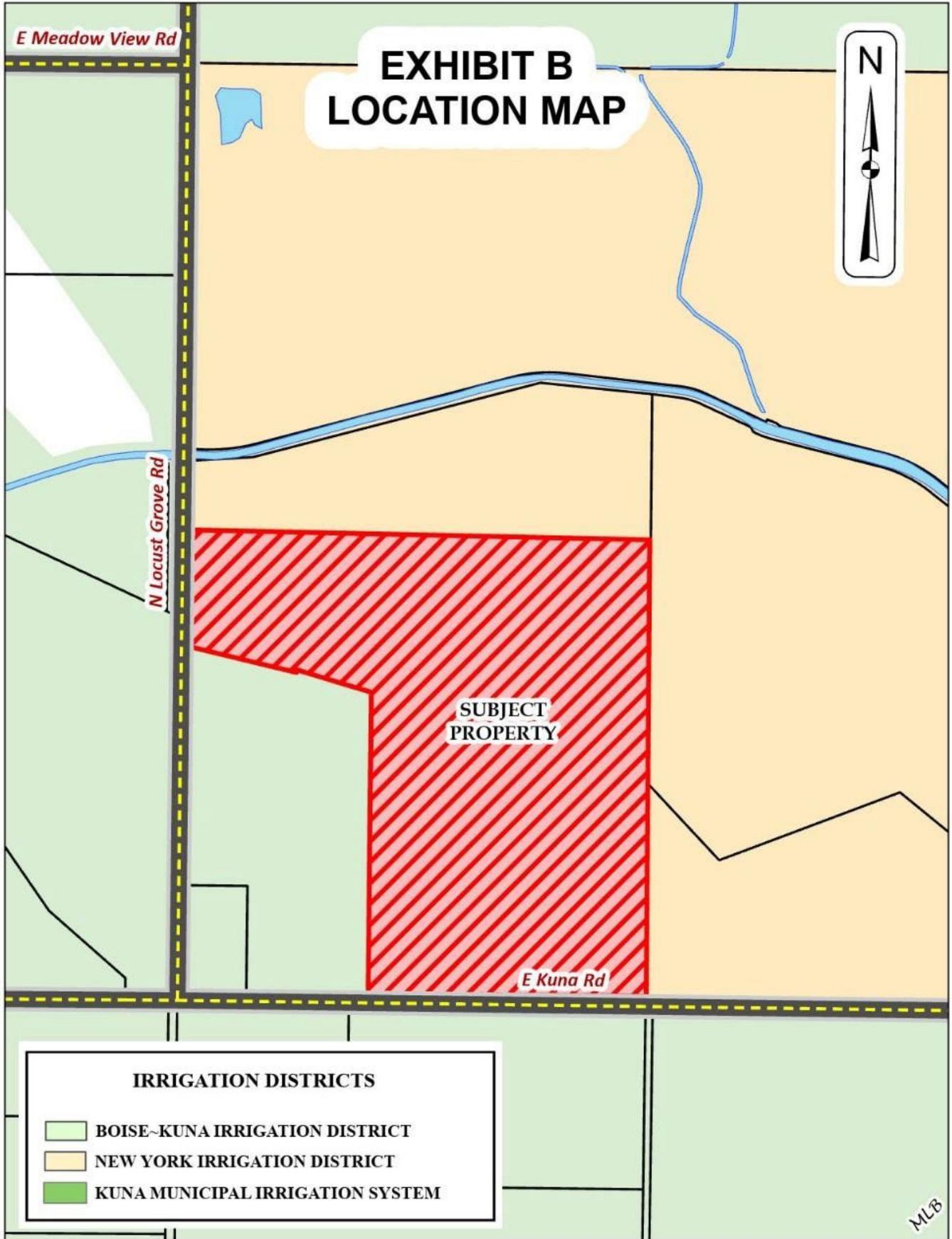
Thence S14°55'17"W a distance of 7.53 feet to a 1/2-inch rebar;

Thence N76°23'53"W a distance of 334.99 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 38.445 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Excepting therefrom:

Any and all lands outside the SW ¼ of the SW ¼ of Section 20, Township 2 North, Range 1 East.



(Space above reserved for recording)

ORDINANCE 2026-03

CITY OF KUNA, IDAHO

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[HUBBLE HOMES LLC. real property]**

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S HUBBLE HOMES LLC. AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as HUBBLE HOMES LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

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

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

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

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

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

DATED this 3rd day of February 2026.

ATTEST:

CITY OF KUNA, Ada County, Idaho

Joe L. Stear, Mayor

Nathan Stanley, City Clerk

EXHIBIT A**LEGAL DESCRIPTION FOR WATER RIGHTS ON
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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;

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Thence N76°23'53"W a distance of 334.99 feet to the **POINT OF BEGINNING**.

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Excepting therefrom:

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