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 17, 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 February 03, 2026

B. Accounts Payable Dated February 11, 2026, in the amount of $5,033,772.68

C. Decision and Reasoned Statements

1. Case No. 25-02-OA (Ordinance Amendment) Pole Signs
2. Case No. 25-02-CPA (Comprehensive Plan Amendment) Area of Impact Reduction

D. Final Plats

1. Case No. 25-28-FP (Final Plat) Silver Trail Sub No. 10

E. Resolutions

1. Resolution R26-2026

A RESOLUTION OF CITY COUNCIL OF KUNA, IDAHO ADOPTING A REDUCTION OF THE KUNA AREA OF CITY IMPACT BOUNDARY AS REPRESENTED ON THE FUTURE LAND USE MAP FOR THE CITY OF KUNA, IDAHO; AFFIRMING THAT THE PRESCRIBED NOTICE AND HEARING

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.

REQUIREMENTS WERE MET IN ACCORDANCE WITH TITLE 67, CHAPTER 65, IDAHO CODE; AND PROVIDING AN EFFECTIVE DATE.

2. Resolution R27-2026

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT BETWEEN THE CITY OF KUNA, IDAHO AND VETERANS OF FOREIGN WARS.

4. Public Comment

5. External Reports

A. Commitment to Volunteerism 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. 25-06-PP (Preliminary Plat) Tess Manor Subdivision – Applicant requests Preliminary Plat approval for approx. 7.80 acres in Kuna City using the R-6 zone. The Preliminary Plat proposes to subdivide the lands into 32 total residential and nine (9) Common lots. The site is in Sec. 13, T2N, R1W (APN; S1313314850). Troy Behunin, Senior Planner. ACTION ITEM

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

7. Business Items:

A. Chapter 3A Park Standards and Requirements. Chris Regli, Parks Director DISCUSSION ITEM

B. Chapter 2 Title 7 Bicycle and Scooter Amendments. Chris Regli, Parks Director DISCUSSION ITEM

8. Ordinances:

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment:

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

City Council Meeting
MINUTES
Tuesday, February 03, 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 00:00:10)

COUNCIL MEMBERS PRESENT:
Mayor Joe Stear - Present
Council President Chris Bruce - Present
Council Member Michael Rocco - 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
Chris Regli, Parks & Recreation, Fleet & Facilities Director
Doug Hanson, Planning & Zoning Director
Michelle Covert, Economic Development Administrator
Troy Behunin, Senior Planner
Marina Lundy, Planner
Morgan Webb, Deputy Parks & Recreation Director
Nancy Stauffer, Human Resources Director
Garrett Michaelson, Deputy City Clerk

Mayor Stear Okay, we'll go ahead and call this meeting to order. Garrett, would you take the roll, please?

Deputy City Clerk Garrett Michaelson Council Member McPherson.

Council Member McPherson Here.

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Here.

Deputy City Clerk Garrett Michaelson Council Member Rocco.

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Council Member Rocco Here.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Here.

Deputy City Clerk Garrett Michaelson Mayor Stear.

Mayor Stear Thank you. I'm here.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:26)

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

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

Mayor Stear Thank you.

3. Consent Agenda: ACTION ITEMS

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(Timestamp 00:00:45)

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 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.

(Timestamp 00:00:45)

Mayor Stear First item is a consent agenda.

Council President Bruce Do you have anything in there? I move we approve the consent agenda as published.

Council Member McPherson Second.

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

Deputy City Clerk Garrett Michaelson Council Member McPherson.

Council Member McPherson Yes.

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Yes.

Deputy City Clerk Garrett Michaelson Council Member Rocco.

Council Member Rocco Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:00:51)
Motion To: Approve The Consent Agenda As Published
Motion By: Council Member Bruce
Seconded By: Council Member McPherson
Further Discussion: None
Members Voting Aye: Council Members Rocco, McPherson, Biggs, Bruce
Members Voting Nay: None
Members Absent: None
Via: Roll Call Vote
4-0-0

4. Public Comment

(Timestamp 00:01:16)

Mayor Stear Next we have public comment. Is there anybody who wishes to address the council that didn't get a chance to sign in? All right.

Unknown Speaker From Audience *[Inaudible]*

Mayor Stear You want to say something? Well, there will be a public hearing on that. All right. *Let's see where I'm at here.*

5. External Reports

(Timestamp 00:01:59)

A. Kuna Kindness Week Proclamation. Mayor Stear.

(Timestamp 00:01:59)

Mayor Stear That takes us to Kuna Kindness Week proclamation. And before I read that, I just want to say how blessed we are to live in a community like this with all the weird stuff going on around the world. We can actually have a Kindness Week proclamation that means something, and I appreciate all of you for that. I think this is a great place to live.

Council President Bruce I agree.

Mayor Stear With that;

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 Steer 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 Steer'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 Stear, Mayor of the City of Kuna, Idaho, do here proclaim February 16th through 20th, 2026, as Kuna Kindness Week, and encourage all parents, students, community members, residents, and visitors of Kuna, Idaho, to show their and practice kindness in the spirit of compassion and goodwill, because kindness matters in Kuna and beyond.

And thank you again for that. And we've got some buttons out there on the table and there's also, we do the bingo cards so you can, you or your kids or whatever can check off the boxes in there every time you have an act of kindness and it kind of gives direction on that. So I appreciate everybody's participation in that.

6. Public Hearings:

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(Timestamp 00:04:24)

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
(Timestamp 00:04:24)

Mayor Stear And that takes us to public hearings. First is case #25-09-S, Indie Subdivision., Marina Lundy.

Associate Planner Marina Lundy Good evening, Mayor Stear, and Members of the Council. For the record, Marina Lundy, Associate Planner, Kuna Development Services Department. The application

before you this evening requests preliminary plat approval for a 23-lot single family residential subdivision with four common lots on 5.1 acres. The site is located near the intersection of West Ardell Road and South McClure Lane and is already zoned R-6 medium residential density. The applicant has submitted an updated pre-plat and landscape plan based on the concerns voiced by citizens and the Planning and Zoning Commission at the initial public hearing. These changes were not conditioned as the initial pre-plot and landscape plan met Kuna City Code. The proposed updates were not seen by the Commission. The changes include the alignment of Reliance Street and the adjustment of open space from the east to west side of the site. These changes resulted in a shifting of the surrounding lots, but there has been no change in the percentage of open space or in the residential density of the project. Staff has reviewed the proposed pre-plot for compliance with Kuna City Code, Idaho statutes, and the Kuna Comprehensive Plan, and should the council approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have about the application, and the applicant is present tonight.

Mayor Stear Okay. Questions for Marina? And the applicant would like to present, I assume.

David Crawford, Centurion Engineers Mayor, Council Members, my name's David Crawford, Centurion Engineers, 2323 South Vista Avenue in Boise. I'm here representing the applicant and owner tonight regarding an Indy subdivision. The proposal, the project was recommended approval by the Planning & Zoning Commission at the end of November last year and they approved the design review for the landscape plan. The development will provide public streets, water, sewer, pressure irrigation, the extension of Kunis systems. The public works folks have indicated they can provide sewer to us and the appropriate water and pressurized irrigation connections. We have adequate open space to meet Kuna’s code. Connectivity is provided by completing the public streets that are stubbed to the property as originally envisioned with the Crimson Point subdivision. The completion of the street network will add additional access not only for the residences but for emergency services. We feel that it is beneficial to the entire neighborhood. I've been in contact with the Kuna School District, along with the owner, about partnering with the district as we come to an agreement that will prove beneficial to them. For all intents and purposes, this project is infill development. It completes an already established development pattern. And to talk a little bit about the changes that were made, We did make those changes based on comments that were made by the Planning and Zoning Commission as well as by the neighbors. So, what we did, if we can pull up a copy of the preliminary plat somehow. Let's see. I don't know if the new one's been included in the packet. There we go Control, I should be able to wheel out a little bit. All right. So, what we did from the original development is we took our open space, which was previously all along our east boundary line, which was over here, and we've shifted the streets a little bit to better align with this property line and just created a little bit of a different intersection within ACHD's allowable tolerance standards for angle of deflection. We then put the open space over here on the west part of the development.

So, because we had some concerns about grades noticed by the neighbor. So, we put that over there to hopefully better transition them and reduce the impact of any homes there. We feel that those changes, we were also encouraged again to look for a possible connection out to Ardell Road. We did look at again at doing a connection out to Ardell Road. However, Ardell Road is at least a collector street and it has minimum offset requirements for driveway intersections. There's an existing driveway all along here that goes back to a shop all on our northeast boundary line. There's also an existing access right here about

150 feet east of our boundary that goes to the existing residence. So, while we would have liked to have had that connection out to Ardell Road, we simply couldn't meet the conditions of the Highway District to do that. So that's why we brought forward these modifications. We hoped it better fits within the neighborhood. We hear a lot about traffic these days, and we're doing our part that we can. We're kind of in a system of how money is apportioned and spent and where it goes. We only get to contribute at applicable times to help pay for street improvements. So, for example, we're doing all of our street improvements on this very 100 foot of frontage essentially. But where the real impact will come is when they build the homes They'll collect impact fees and those go into the highway district fund and hopefully those fees are spent appropriately at the appropriate intersections. We really don't have much, we really don't have another mechanism other than that to do it. We all know that the school district is bursting at the seams and we've been working with them to do what we can to help mitigate some of the challenges that the school district is facing. With the changes that we presented here, we believe we're bringing a attractive asset to the city of Kuna, and we've read the conditions of approval and agreed to them, and I'll stand for any questions you have.

Mayor Stear All right. Questions for the applicant at this point?

Council Member Biggs So, the block schedule, is it still the same as you had on the original? I'm going back and forth between the maps.

David Crawford, Centurion Engineers The what schedule?

Council Member Biggs The blocks, I guess the blocks that you're going to be, phases that you're going to be doing the project in.

David Crawford, Centurion Engineers We envision this to be a single phase of development. So yes, the blocks that we're utilizing have remained the same.

Council Member Biggs Oh, okay. Yeah, I get block one, two, three.

David Crawford, Centurion Engineers Yeah.

Council Member Biggs Okay.

David Crawford, Centurion Engineers It's whenever a street separation requires us to have a new block.

Council Member Biggs Thank you.

Mayor Stear Anything further?

Council Member McPherson Yeah, I do, Mr. Mayor.

Mayor Stear *We'll open the public hearing in a minute.*

Council Member McPherson And it's just a point of clarification. Somewhere, and I can't find it now, somewhere in here you referenced, and it's just a legal thing, but the City of Kuna Fire Department, the fire department is a separate rural entity, so that should probably be changed just for legality's sake, I would think, because after last year's legal back and forth with a lot of things. It's just something I found.

My next question would be the letters from the irrigation company pertaining to runoff and delivery of water. Has there been anything further happen with that?

David Crawford, Centurion Engineers I have spoken with…

Council Member McPherson To me, these don't seem like that situation has been completely mitigated.

David Crawford, Centurion Engineers Councilmember McPherson, we're required by Idaho Code to maintain irrigation facilities to and through their historic drainage patterns. I have been in contact with the Boise~Kuna Irrigation District, and we've had several discussions over the past month about what that may look like. He was out of town for the holidays, and we haven't connected since then, but we can -- that's our -- it's on us to make sure that we maintain that and to secure that approval from the Boise~Kuna Irrigation District.

Council Member McPherson Okay. I'm good with that. I'll go with that for a minute.

Mayor Stear Okay, further? Council Member Rocco.

Council Member Rocco I have a hypothetical question for you. If this development was being built in Canyon County, when you talk about hopefully the impact fees would be applied towards the finishing the infrastructure, What would be different if you were building this in Canyon County?

David Crawford, Centurion Engineers The major difference in Canyon County is different from Ada County.

Council Member Rocco I got that.

David Crawford, Centurion Engineers So, Ada County Highway District is the only highway district in the nation that manages more than one city in its county. So, for example, Caldwell, they do their own streets. So, as they annex, they annex the streets as well. So, they apportion the funding, they do their own planning. They don't have another entity doing it for them.

Council Member Rocco Okay.

Mayor Stear Okay, anything further?

Council President Bruce I do.

Mayor Stear Yes, Council Member Bruce.

Council President Bruce Thank you, Mr. Mayor. So going back to what Councilman McPherson said about the Boise-Kuna Irrigation District, it said that you guys will reach back out to possibly work out a resolution. Did you guys have any conversation about what that would look like or is it still just kind of a, 'hey, there's a problem' and are you at the beginning of that fix or are you at the end?

David Crawford, Centurion Engineers We're in the middle.

Council President Bruce Okay.

David Crawford, Centurion Engineers We have a pretty good idea. With the holidays, it's really hard to get together with people to come to conclusions. I'm confident, based on my experience, that we can take care of whatever needs to be taken care of out here. It's not rocket science. There is quite a bit of grade

across this site. So, the upper property does have flood irrigation, and there's no defined channel for any -- Normally, you'd find a drainage ditch on a property that picks it up and conveys it. In this particular instance, it was all farmland, so there's no specific irrigation drainage ditch that's on it. So, we can propose several measures. It's just a matter of working with the neighboring property owner and the irrigation district to figure out what that looks like.

Council President Bruce Okay, thank you. I don't have any other questions at this time.

Mayor Stear All right, thank you. All right, this is a public hearing. We have signed up to testify Chuck Oskierko. I'm sure I did that wrong, but yeah, if you would just step to the podium there and make sure the lights, the green light's on by pushing the base there. And then state your name and address for the record, please.

Chuck Oskierko Good evening. My name is Chuck Oskierko, and my wife and I, we live at 2303 West Henna Street in Kuna, which is in the subdivision that is right next, abuts the proposed 23 homes that are wanting to be built. We're in the Ruby Creek subdivision. So, I wanted to throw out a few numbers to everyone here. And currently, in one phase or another, there's approximately 775 homes to be built or are being built. Now, this does not include the 23 homes that are being proposed this evening, and it does not include the 22 acres that are north of Ardale at Shala, where they're currently developing, because I couldn't find out how many homes are going to be proposed there. So, with those numbers in mind, obviously traffic, which is always addressed, is an impact because now the developer here is saying that they're not going to be having an egress on Ardell. So, it's going to go to the back, which is by the Ruby Creek subdivision and all the CBH homes that are currently there. That's one of the problems is the traffic. Second is schools. Now, the gentleman didn't get to expound on what they have come up with for to help mitigate the overcrowding at Kuna Elementary and Kuna High School, which are the two stated schools for this home development, which doesn't which also has to take care of the 775 homes that I previously spoke about, which are all within a mile of this whole area that we're talking about. So that's another problem. And then, of course, just the traffic from the construction in and out, the 22 acres that I spoke about, they've been doing their, for lack of better word, planning their explosives and having to do whatever they do to the ground to get it soft so they can build it. I don't know if that's going to be proposed for here, but that impacts the residents in the area. Also, we have the police and fire. That's a strain on them, even though that we have an outstanding police department and fire department, but they'll be taxed too, depending on, you know, what happens in those areas. And then water, which is a big consideration, which a lot of people think is an infinite source, when in fact it isn't. Water and sewer go together. Am I done? Okay. Okay.

Mayor Stear You can wrap up. Go ahead.

Chuck Oskierko Okay. So in closing, I don't think that we need an additional 23 homes when we have all the building that is going on right now. and 23 homes is not going to make or break the budget or whatever resource or monies that the city of Kuna receives from the building of those 23 homes. I think we would be much better off with just leaving it as it is or finding maybe a farmer that would like to have the land to farm. Okay, thank you for your time. Thank you.

Mayor Stear Thank you, sir. Steven Nelson. *We'll give you an extra time just to go.*

Steven Nelson Green light is on. All right, Steve Nelson, 2082 North McClure Lane, Kuna, Idaho. My concern is this connection from the subdivision out to our private lane. It's, you know, they haven't come and talked to us about it. The McClure Lane is a private -- is private property. It's a separate lot out of our subdivision. So, we don't agree with putting more traffic out there. Every house on that street has livestock and dogs and cats and all the other creatures that run around out there. And then going back to his question about drainage, there's an excess water ditch that runs right through there. It's buried when it goes across there, but it's right there. So, if you look at the houses, that last house in Crimson Point is crooked on the lot. because they forgot about the drainage pipe. They had to turn the foundation to get past it. But it's just, I tend to agree that there's plenty of traffic out there already. Something needs to be done on Ardell. You know, they're getting ready to tear up what Deer Flat and Ten Mile for a roundabout. That means all the traffic out of Crimson Point has got one escape route. So yeah, it's just I don't support the subdivision at all. So, thank you.

Mayor Stear Okay, thank you very much…Shannon Janson.

Shannon Janson Hello, I'm Shannon Janson. I live on 2290 North McClure Private Lane. So, the changes are a big surprise for us. We before had two houses in front of us. And if you go back to the plot, I could show you that road goes right into our arena. Our house has been there since the early 1990s. And we're going from an open space in front of our house now to six houses on our road. So, I know you guys have approved before and made mandatory single level houses on McClure that brought up to there Cory Barton had to do it. We would love to see that as well, especially now since we had no idea we were going to have houses in front of us. I called ACHD. I was like, hey, why do we have this road stubbed into our road now? Like you can't have access. He said, well, maybe in 100 years you guys will sell and there's access. Well, how does not anyone know like all four of us would have to sell at the same time to make that happen, right? So, we already have problems with trespassers. We have signs, we have no construction signs, we have all sorts of things. If you put a road into our road that's a problem. I called ACHD, they said, we're going to put up those red and white signs that say it's an end. Yeah, those are all ran over at the other streets. So those don't work. So, I said, hey, can you have them put a solid fence up for us along there, along with McClure? Said that's not our business. That's for the subdivision. We would love to make that mandatory. If we have to put up a street on there, it's not going to be pretty or a fence to keep people out. It won't look nice and it might be offensive. So, I would encourage the developer to put up a nice solid fence along McClure. *Yeah, razor wire*. So, everybody that knows what trespassing is doesn't know, can't read, I guess, all the other people. So, I know the road ACHD is okay with it, but please do a good job of leaving us with starting off right with good neighbors. And that is that solid fence. So that would be great. We're already blasting out on Ardell. It spooks our livestock every day when they do it. They've done property damage to people near there. If they're -- I want to know if they're blasting. We don't know that. We were told yes, they have to blast, they have it. Are they going to do any kind of warning to us? Let us know? we have a basement. Are they going to come inspect our basement and see how bad they cracked that basement up? I know that happens. So, this would be a huge hardship for us if people have easy access to McClure. And believe me, they would love to drive through there. They'll drive right through those end stubs. The single level is important. And then the one thing I wanted to say is like the irrigation, there is irrigation that goes underneath McClure. We have to address that. We would love to still have our water. And that's, I guess my time's up.

Mayor Stear Okay.

Shannon Janson Okay.

Mayor Stear Thank you…Adam Crist.

Adam Crist Good evening, Council, Mayor. Adam Crist at 2233 West Henna Street. I've lived in this area for -- that house for over 13 years. Some of my concerns this street is -- Again, we talked about traffic. We have a lot of children. I have four children myself who go to the school and it seems like every year their classrooms are getting fuller and fuller and we have zero answers how to fix that. I know that everybody on this board has ran and I have voted for most of you and I would suggest that since you are here, that most of the people here have voted for you. On the smart decisions of development, I hold you to that as a voter, as a constituent, I hold you to that. We need to make good decisions. We can't just keep rubber stamping neighborhoods. I have a picture. I don't know if I can add it to the record. We just had a neighbor who had a low-sized bread of rock that came through their roof because of the blasting. It could have killed somebody. It was completely negligent. And that was just from the neighborhood to the north of us complained to the city, had nothing that came back. I have children. Again, our neighborhood is full of children. Crimson Point Elementary is packed full. If they have any kind of event, Shayla is, maybe I should talk to my buddies back here, but Shayla is, people are illegally parking to even get into the event. There's not enough parking, and it's packed full of people. And our kids are our most priority. 23 homes as roughly 100 cars a day down Henna, which is gonna be essentially the route. I beg you to consider the people who live in this area, not necessarily a developer who works off of Vista. We have a lot of neighbors in our small little neighborhood that have come together and say, please do not do this. They may have checked the boxes, but is this smart development for Kuna? I do not believe it is. It stresses our fire, it stresses our police officers. As a police officer myself, I know that as you stack more houses into a smaller neighborhood, you get more problems. One of our biggest calls for service is off Madder Lake in Kuna. It's huge. And why? Because we stack a lot of people into a small amount of space. That's what we're doing inside here. These houses do not match our houses that are just down the street. They're about half the price and almost a quarter of the size of what we have. So, I challenge you to rethink it. Even our board, the development did not like this plan, but they pushed it forward because it checks the boxes. It's okay to say no. I challenge you to say no. Thank you.

Mayor Stear Thank you.

Council President Bruce I have a question for him.

Mayor Stear Yes, take a question, please. Council Member Bruce.

Council President Bruce When you mentioned the board What board approved it, what board are you speaking about?

Adam Crist Planning & Zoning board.

Council President Bruce Oh, okay.

Adam Crist Yeah, excuse me, I should have stated that.

Council President Bruce Okay, thank you.

Mayor Stear Thank you very much…Tim Jensen.

Tim Jensen, Kuna School District Tim Jensen with Kuna School District, 711 East Porter Street. I just wanted to come tonight and verify what the developer was stating about partnering with the district. And as we've had a lot of these conversations, you guys well know that's part of the process for Kuna School District is speaking with developers about the mitigation to help offset and mitigate some of the costs of the additional costs of either transportation or facilities. And, you know, before we go down the rabbit hole, yeah, this subdivision doesn't provide mitigation that's going to build a new elementary school. It's not going to build a new high school or finish Swan Falls, anything like that. But all these developments that go in that have been approved, there's, you know, there's other impacts besides facilities or, you know, new buildings that go into the school district. And so, these guys have been gracious enough to work with us on helping to offset some of those additional, like I said, operations or personnel costs that go with new subdivisions going in. And with that, I'll stand for questions.

Council Member Rocco I have a question, Mr. Mayor.

Mayor Stear Yes, Council Member Rocco.

Council Member Rocco Tim, may I ask, what does that partnership agreement look like?

Tim Jensen, Kuna School District We're actually still in the process of finalizing the MOU, and what they've talked about is helping us with some of our facility needs at some of the buildings. We've actually given them the capital list, and I've met with them two different times. And they were in the process of picking out what that project is, because they want to do, the initial conversation with them, because this is going into the Crimson Point school boundary, they want to do something specific for Crimson Point. And so, we have that capital list. And as of right now, we haven't finalized what that is, but it is something that's going to be focused to the neighborhood that they serve, or, you know, one of the neighborhood schools that they service.

Council Member Rocco I mean, as you work through the process, do you have like a dollar figure in your mind?

Tim Jensen, Kuna School District So the dollar figure that we had a study done in 2022, and the dollar figure comes out to $3,286 per door is what that cost is to the district to serve the students that come in. And so yes, to answer, that's our figure that we work with them on. And, you know, if they choose to do a capital project, we, you know, we choose a capital project that is similar to what that dollar amount is.

Council Member Rocco Right, so it would be like 3,000 something times 23?

Tim Jensen, Kuna School District Yes.

Council Member Rocco Okay, got it. Thank you.

Tim Jensen, Kuna School District Thank you.

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

Mayor Stear Yes, go ahead.

Council President Bruce Thank you, Mr. Jensen. Out of all these developments, and I think this is the problem we always go back and forth with, right, is that yes, we do partner, but yet we still haven't actually built out any capacity for the schools. Now we've had other schools come in and they're building

some capacity and we can go back and forth about does that really help, or not? But out of all these projects that you guys have partnered with, have you started to see the results of those agreements that you've made? Have they started, some of these developments started to take care of that I don't want to say necessarily a payment, but whatever you guys have decided on, are they already starting to buy buses or buy mobile units or whatever, whatever agreement you made with other developments? I'm just trying to see that, you know, a small one like this will probably get started faster. Some of the other ones may take more time. But as we continue to work through here, right, because some of it is a legal thing, some of it's not. Is the school actually benefiting from those agreements as of now, or are we still waiting for those to come to fruition?

Tim Jensen, Kuna School District So, you kind of helped me answer my question a little bit. You know, some of it's timing. With the developers, when we do the MOUs with them, we set up a plan for those, whatever that mitigation may be, you know, if it's buying a school bus, or we're currently working with the developer on adding spaces to Kuna High School's parking lot. And so, the agreements that we come to them is by the time that last certificate of occupancy is given for that development is when I'm going to say payment in full is due or, you know, say if they're purchasing a product like a bus, then it's due at that point in time. And so, we put that out there because, you know, we also understand and realize the developers are depending on the that income that comes in from, say, selling the lots to pay those things. Right now, we have currently just over half $1,000,000 of MOUs out with, you know, either in donations, the $3,286 per door donation, or the capital projects to be done. And those are all for existing projects that are in the process or are being built or have already been approved to be built. and so I don't I'm not trying to dance on your question I'm just trying to explain it is kind of a lengthy process and you know it goes through the attorneys on both sides to make sure it's right you know for both sides but then yeah the final is when you know that last certificate is issued is their time stamp if they haven't completed payment or project by then it has to be completed by then and so.

Council President Bruce A follow-up.

Mayor Stear Yes, Council Member Bruce.

Council President Bruce I think what kind of concerns me is that, we have so much development going on. At some point, we're going to be teaching kids on buses, right? I would rather, maybe whoever decides what projects you do say we can't service it at this time. You know, it helps us up here to make the decisions rather than, you know, kind of push it further down. But I appreciate your time. Thank you.

Tim Jensen, Kuna School District Yeah, no, thank you for the question.

Mayor Stear Anything further for Mr. Jensen?

Council Member Rocco May I have another question?

Mayor Stear Yes, Council Member Rocco.

Council Member Rocco Maybe it's more of a process question. So as I was looking through the packet, I don't see a letter from you whether you're gonna partner or not partner. Am I missing it?

Council Member Biggs It's not in there.

Council Member Rocco And then, but what's the process?

Tim Jensen, Kuna School District There is—

Council Member Rocco When I've looked at the packets in the past, I'll see a letter saying school district partners, on this particular development. So, I guess I'm trying to understand the process.

Tim Jensen, Kuna School District I need to check into that council member, Mr. Rocco, I almost said LaRocco. I'm so sorry. That is because we had submitted And so I need to go back and check on that because this is something from the get-go that they had supported us with. And so, you just caught me by surprise. I don't know.

Council Member Rocco I'm trying not to say the process myself.

Tim Jensen, Kuna School District Yeah.

Council President Bruce And that might be a Doug question as well to kind of help.

Council Member Rocco Okay.

Mayor Stear Yeah.

Council Member Rocco Got it. Okay.

Tim Jensen, Kuna School District And I will check into that to make sure there is one on file because I know there was a letter that was done and so I appreciate you honestly bringing that to my attention.

Council Member Rocco Yeah.

Mayor Stear All right, very good. Thank you, sir.

Council President Bruce Thank you, Mr. Jensen

Mayor Stear Thank you, Dorianne. I ruined your name, didn't I? I'm sorry.

Dorianne Romero Plihon *I apologize in advance. I just had surgery, so I'm kind of breathy*. My name is Dorianne Romero Plihon, and I live at 2138 North Mauve Avenue, which is the one that they refer to, the very last one that is offset, because there is indeed a drainage ditch and a drain in my yard. Mayor, you started out this meeting in a wonderful way about kindness, and I commend you for that. And I would also like to add respect because I understand, saddened, but understand that Kuna is developing. But there are many, many homes already existing in the Crimson Point development and others existing in the Ruby Creek development. And this project doesn't account for us and doesn't actually take in any of our concerns. The primary concern that we raised multiple times was the access from Ardell. And I heard and understood what the fellow said about the driveways. But basically, four properties are going to radically, in favor of four properties, radically impact the Crimson Point homes and the Ruby Creek homes because of the traffic flow when Ardell is a very big road. What exceptions exist to protect us and kind to us that already exist there? That neighborhood in the afternoons is flooded with children, little kids playing in the street like a neighborhood should. They're going to get mowed down with this extra hundred cars going through. Additionally, at the city council meeting planning zone that fellows already referred to.

One of the council members said, perhaps tongue in cheek, I do concern about the access from emergency vehicles." How are they going to get through? And they said, well, maybe we could break down a fence and exit that way if they really needed to. But that's ridiculous. What exploration has there been to explore

the possibility for an exception and the development to go on to Ardell or to access by Ten Mile, which is big and wide and designed for true traffic, not North Mauve and Crenshaw, which is windy. It's ridiculous. *On top of that...*On top of that, of course, school crowding, which has been mentioned. Another thing, at the city planner meeting, they mentioned, oh, and everybody says I'm never going to sell. But you know, the way the wind is going, it's going to sell. It's an ad lib. But the point is, they said, yes, those houses on the killer lane, private lane that she talked about, those three big sort of farm properties, they are not going to stay that way. On Ardell, a huge 1830 Malacro, that massive complex, is one house on a huge plot. And next to it, also a relatively new huge house. So, it could stay private. And I have more, but I think those are the highlights. *Sorry, I cannot breathe very well.*

Council President Bruce Thank you.

Mayor Stear Thank you.

Council President Bruce Thank you for taking the time.

Mayor Stear And you wanted to sign in, is that correct?

David Bastow *[From Audience]* Sure.

Mayor Stear Okay, if you want to come on up. And then is there anybody else who didn't get a chance to sign in who would like to testify?

Dorianne Romero Plihon Sorry, I had one last quick point, and that is--.

Deputy City Clerk Garrett Michaelson You'll suspend, ma'am.

--

Mayor Stear Okay, you may go ahead and take the podium, sir.

David Bastow Excuse me. Sorry to be late about signing up there.

Mayor Stear That's fine.

David Bastow I read the yellow sheet that was sent to me, and I didn't see that I had to. Anyway, my name's David Bastow and my wife, Tamara, and I live at 2285 West Bage Court which is in the Ruby Creek subdivision area. We've lived there for 5 1/2 years. We love this area here. There are about 3 things or so that I'm concerned about. I envision that this area is going to develop into residential at some point anyway. However, there's a few things I'm concerned about. One is that was already brought up is the size of these lots and the housing units that's going to be built there. Our Ruby Creek subdivision area, most of the houses there are worth about $550,000 to $625,000 and they're on bigger lots than what this is being proposed, nearly double. And our subdivision had restrictive covenants. The houses had to be a minimum of 1,800 square feet. And so that's what's there, is above 1,800 to 3,000 to 1,800 square feet is what most of the houses are there. One of the things that I'm concerned about related to that is because of the smaller lots and smaller properties, that it's going to affect the valuation of our properties significantly. So that's one concern that I have. I'm concerned about the traffic which has been mentioned about coming off of Ardell Road. I believe that road needs to go in there. I'm actually an engineer in trade and I know for a fact that you can have more than just a couple of little places that go onto a street like that. Private lanes and drives are excluded from what was mentioned by the contractor. And McClure is a private drive, and

everything else that goes onto that street are all private drives. So, I think that there's no reason why that road can't be built there that would come off of Ardell. I think that would make it better access for any emergency vehicles, and it would definitely make it less traffic coming in and out of that area. I'm also concerned about the water drainage a little bit. We've had people in our area to the south side of our area that have had problems with water drainage, and I think that needs to totally be addressed. That's not been fully addressed, I don't think, at this point. So anyway, there's a couple of those things. I've looked at the size of the lots. They're very small, and probably 15 to 16 of these lots need to be condensed down into about 10 so that they're bigger. Anyway, those few things that I mentioned is what I'm really concerned about the most. Thank you.

Mayor Stear Okay. So, when you're talking about water drainage, are you talking about irrigation stuff or are you talking about when it rains?

David Bastow It seems like it's just typically throughout the year that the drainage doesn't seem to drain off well on the properties, especially to the south. I know that a lot of them have drainage, special drainage situations set up there so it can drain off of their property and such.

Mayor Stear Okay.

David Bastow And so I think it needs to be looked at and addressed that it's all set up for these higher properties to drain appropriately.

Mayor Stear Okay, thank you. All right, and that's all I had to sign up to testify. Is there anybody else who wishes to, okay? If you would, just sign in on this handy sheet. Thank you, and you may go ahead and take the podium.

Patricia Crist I'm Patricia Crist. I live at 2233 West Henna Street in Ruby Creek. I just thought I would speak real quick related to the drainage issues. When we went to the Planning & Zoning Committee meeting, we presented them with a packet of information we collected from, there's 44 homes, I believe, in Ruby Creek and probably 20 to 25 of those homes all have sump pumps drainage issues French drains all sorts of things without any thing happening over in that new development If it rains we have standing water still with some of these problems so that package should be included in that I just echo all the other statements that have been said and in the planning and zoning I just remember the comment that they said well it could be worse and I just think again we shouldn't be rubber stamping all of these things without making the appropriate modifications that would benefit our communities. Thanks.

Mayor Stear Okay, thank you.

Patricia Crist Thank you.

Mayor Stear All right, that's all I had. Anybody else wish to testify? Okay.

David Crawford, Centurion Engineers Mayor, Council Members, David Crawford again, 2323 South Vista Avenue in Boise. Definitely hear the neighbors and their concerns. We're really limited on how we can address those concerns when it comes to schools, funding, when it comes to police and fire and parks, we do pay impact fees. And that's how the system is chosen to offset the development costs is through impact fees. And so those are paid at building permit application. We build all the public streets, the infrastructure, the drainage in accordance with the highway district, highway district standards, which are

pretty thorough. We're required to do lot grading and drainage plans in the city of Kuna. Those are reviewed by this public works department and approved by the acting city engineer. So, these are well thought out. We're in what we call the entitlement phase of things where we check all the boxes because we're required to check all the boxes. We have to provide lots that meet certain parameters by code. And so, we've provided a fully compliant subdivision that's an infill development that we think will be an attractive asset to the city of Kuna when it's complete. It does represent change. We are required to; there's a lot of people talking about drainage here. Yes, those drainage issues from lot drainage to street drainage will all be taken care of through the construction plan review process and constructed to Kuna and highway district standards to address the private lane. We understand that it is a private lane, and we made a pledge to keep people off of that the best we can. And yes, at the end of the development, we are required by the City of Kuna to put up a site obscuring fence along the entire perimeter of the project, and we can fence along that east boundary and place the required this road will be extended in the future Chevron signs. So, that should hopefully address that. I can't make a commitment that we would only do single level homes because I haven't had discussed that with the developer, but we would ask that we would be recognized to have the same rights that anybody else that buys a lot has. I understand school's been talked about, by a number of the folks here. I know that's a real challenge here in Kuna. I wish we could do more about it, but we're doing what we can through the mitigation and the understanding with the City of Kuna. There was blasting concerns brought up by a couple of folks. We don't know if we're going to need to blast anything. More and more we're going towards rock sign, all of our utility trenches and storm drain trenches.

In this particular instance, both in our neighborhood meeting and now we've made a commitment to notify people prior to our blasting if it's chosen to do so. I know that we work with a blasting company routinely that blasts adjacent to Micron facilities. I haven't heard of rocks flying through people's homes in about 30 years. Blasting has come a long way, and I'm sure it's occurred because blasting's come a long way. We utilize it all the time. So yeah, I have videos of it. So, it's not our objective to do anything substandard or subpar or pull the wool over anybody's eyes. brought this project forward in accordance with Kuna city codes, and we're required to do that. We're not trying to pull a fast one here. This is Kuna. It's in need of housing, and this small infill development, yes, it's a change in the neighborhood, but in comparison to like Sabino's Rocky Ridge, it's really quite small. However, it does impact the traffic patterns, and part of that is because of the history. Back in the old days, you know, we did things differently. There was a different set of codes. For example, you wouldn't have a road as long as Henna without an emergency access out to Ardell. You'd have them probably every, you know, 7, 800 feet. This one is quite long, but this finishes the development pattern that was originally established. There's not a lot we can do. The lot was annexed into the city, and we only have 100 feet of frontage up on Ardell.

And we can't meet the offset requirements, which is why when we talked with the Ada County Highway District, they just said no. So, I can't even propose that out there. We would have loved to have a public road connection out there. I wouldn't have had to build that silly cul-de-sac in the middle of the subdivision. So those take up a lot of room. We tried our best to respect the neighborhood by bringing something that is in conformance with code to single-family homes that's in keeping with the neighbors. And with that, I'll stand for any questions you have.

Mayor Stear Okay, questions for the applicant? Well, so I guess I'm still a little confused on the access to Ardell. I know you said they don't have the offset and that. How close is it to having the proper amount that's needed?

David Crawford, Centurion Engineers It's not close at all.

Mayor Stear Not even close.

David Crawford, Centurion Engineers Not even close. So, we've got about 300 feet to here, and then I've got another 100 feet here, right? But there's an access point to the existing home at 150 feet and a driveway access right here.

Mayor Stear So, it's distance between is the issue.

David Crawford, Centurion Engineers Correct.

David Crawford, Centurion Engineers So this home can have those two access points because it historically had them. And McClure can be here because, you know, that's where it was built. I could get really close if there wasn't two access points already there.

Mayor Stear Okay. Thank you. That answered my question.

Council President Bruce I don't have any questions at this time.

Mayor Stear Okay. All right. Thank you. And then would you like to ask Doug about process?

Council Member Rocco Yeah. Doug, would you mind the process?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. Can you refresh me on what process you're asking about?

Council Member Rocco Right. Usually, I see in packets when the school is either good a partner or not partner with the development. And in this particular instance, I didn't see it in the packet.

Planning & Zoning Director Doug Hanson We don't have, as far as the link to the application materials that I have seen and gone back to, we don't have a letter from the school district on this particular application that I've been able to locate.

Associate Planner Marina Lundy Thank you. Sorry, Marina Lundy, Kuna Development Services Department. If I could clarify, this is actually an error on my part, and I will apologize to the council for that. I did receive a letter from the Kuna School District, and I just found that in my e-mail and have added it to the agency comment folder. It does essentially state what Tim said tonight that they are actively partnering and so that is an error on my part and I apologize.

Council Member Rocco Yeah, no worries. Thank you.

Mayor Stear Thank you.

Mayor Stear Lost in the shuffle.

Council President Bruce I have a question for Doug.

Mayor Stear Yes, Council Member Bruce.

Council President Bruce The neighborhood that they're talking about, Ruby Creek, what was the original zoning for that area?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director, I can look into that for you. Marina might know that.

Council Member Biggs I think both are R-6.

Council President Bruce Was it all R-6 surrounding it as well, Marina?

Associate Planner Marina Lundy Yes, I believe.

Council Member Biggs They're both R-6.

Associate Planner Marina Lundy The surrounding zones, or sorry, would you mind repeating the question one more time?

Council President Bruce I was just curious, the Ruby Creek subdivision that's right there around it, that was all R-6 originally as to when it was built, right?

Associate Planner Marina Lundy 7 Is that, yes, that is R-6 to the west. That's correct.

Council Member Rocco I have a question for Public Works.

Mayor Stear Council Member Rocco.

Council Member Rocco Adam, are there any downstream capacity considerations we should be aware of with this development, such as lift stations, trunk lines, or future utility upgrades to this area?

Public Works Director Adam Wenger Good evening, Mr. Rocco. Councilman Rocco, excuse me. Adam Wenger, Public Works, 6950 South Ten Mile Road. This goes wood sewerage to the west and the south, which goes to the Crimson Point Limp Station, which has capacity, and we have capacity in all lines from there to the treatment facilities.

Council Member Rocco Okay.

Public Works Director Adam Wenger This does not have a meaningful impact on that capacity.

Council Member Rocco Got it. Thank you.

Council Member Biggs I have a question for Marc.

Mayor Stear Yes. Council Member Biggs.

Council Member Biggs Hey, Marc. So, this isn't an annexation, this isn't a rezone. What options are we looking at as far as from the City Council on this one?

City Attorney Marc Bybee Marc Bybee, City Attorney. That's a fairly broad question, Councilman Biggs. And I think I will offer the clarity that when you're dealing with a plat as opposed to a rezone or an annexation, like you cited, your discretion is more limited as a Council because at the platting phase, It's about whether or not the plat has drawn, been drawn consistent with the standards required by city code

and state code. And when drawn consistent with those standards, the applicant is going to be able to obtain approval. The city's not able to, on an application-by-application basis, change its standards to deny something or ignore its standards. If they comply with the standards, the city council should be approving those applications.

Council Member Biggs Okay, thank you.

Council President Bruce Mr. Mayor.

Mayor Stear Council Member Bruce.

Council President Bruce Thank you, Mr. Mayor. Adam, have you, did you, the drainage information that they were talking about, did you have a chance to review all of that for the area? I believe they brought up drainage issues around that neighborhood or…

Public Works Director Adam Wenger Council President Bruce, the drainage issues that I'm most privy to them, the discussions were primarily stormwater, which City of -- Public Works does not manage. So, the engineering on the developer side and the city engineer would review those, but not something that we particularly pay attention to.

Council President Bruce Who would that fall on?

Public Works Director Adam Wenger Stormwater ACHD, Developer's Engineer. If its irrigation related, then...

Council President Bruce Boise~Kuna.

Public Works Director Adam Wenger Yeah. Okay. But since we don't control the roads, we don't control the stormwater.

Council Member Rocco I have a question for Councilman McPherson.

Mayor Stear Councilman Rocco.

Council Member Rocco I'd like to answer what your first question was, and I don't think you received...

Council President Bruce Do you have a question, or do you want to deliberate it?

Council Member Rocco Okay, I'll wait for deliberation.

Council President Bruce You guys have anything else? Any other questions?

Council Member McPherson I don't think so.

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

Council Member Biggs Second.

Mayor Stear Motion's made and seconded. All those in favor say ‘aye.’

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:59:47)
Motion To: Close Evidence Presentation And Proceed To Deliberation
Motion By: Council Member Bruce
Seconded By: Council Member Biggs
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 Sorry.

Council Member McPherson Fire away.

Council Member Rocco You seem to not necessarily be satisfied with the answers. I just wanted to go back to that question that you were asking and that's it. It was about, I think it was about the drainage of the…

Council Member McPherson The drainage and everything. Yeah, we already had, I mean, it's already been stated there's flooding in the neighborhood from rainwater and stuff. There's no clear path of if the existing home were to utilize their flood irrigation, where's that water go? I know in the past, in other parts of the city, that's been an issue where, you know, it didn't end up putting a drainage system in or whatever, and it ends up in a homeowner's backyard. And now the city's in the middle of it, and it shouldn't be. It's, you know, it's not our problem. But also, the city engineer just stated that the irrigation runoff and stuff actually after the water leaves the canal and goes over the weir blade where they measure the water to a homeowner, that water is then not their responsibility to manage the runoff of. They delivered it to property. It's a property owner's responsibility for the runoff of that afterwards. So, if said homeowner on Ardell Road does irrigate, then it goes into these people's backyard. Adam's phone's going to blow up, Doug's phone's going to blow up, probably the chief of police's phone's going to blow up. Then they're going to get the Mayor's hotline. And, you know, where's that putting us at? Until, I mean, for me right now, it's a no, because where's that water going to go? Put a pipe in and run it down to the odd-shaped lot where there's a drainage thing. Is that the proper place for it to go? Because right now, as stated, that lot has a lot of slope to it, and I'm very familiar with that lot. So, anything that comes from above it is going to go down there and just cause more problem on…I forget the street name, or something like that, but it sounds like there's already an issue there, and this to me is just going to add to it, potentially. Maybe I'm wrong, but it seems like we stated we checked the boxes, but that box isn't checked, in my opinion.

Council Member Rocco Right…

Council President Bruce Well, and I think the same thing by still not having the connection made with Boise~Kuna irrigation, that plan's still not, they haven't come to grips with what is really needed, so.

Council Member Rocco Right.

Council Member Biggs They're still negotiating with *Mr. Soutenberg*? *(Phonetic, spelling uncertain).*

Council Member Rocco Yeah, I saw that. It looked like in, I think it was in Ruby Creek, she stated that 25 of the 44 have sump pumps and other mitigation. So anyway, okay, thank you.

Council Member Biggs So, I have the same concern. And to add, it checks the boxes. I really don't like the McClure dead end, essentially, where they have to drive back out through Ruby Creek. But that's not anything for me to expound upon because it meets the legal definitions.

Council President Bruce Well, I think right now, if I may, what we've run into, what we've talked about is that a lot of these decisions where we say, hey, we're going to handle it, we're going to handle it, if it's not already in the agreement then down the line they go back to 'well it's not in the agreement.' So, any of those things that we want to address or even the agreement with the school district to be fleshed out I'd like to see those done before we move forward just because the last property that came up when you called me…

Council Member McPherson Exactly.

Council President Bruce You know we want to make sure that it says that in the agreement so that we can hold them to it that's my thoughts so I mean we could table it, let them figure that out.

Council Member Biggs Send it back to Planning & zoning.

Council President Bruce I mean, what's your thought, Mr. Mayor?

Mayor Stear I don't know we need to send it back to planning and zoning. I think if the major issue is the drainage and that, then I think the best idea would be to table it so that we don't have to go through the whole advertising process again.

Council President Bruce I think, yeah, because legally he does meet the requirements, right? We've been through annexations, rezones, things like that. But we've always said, hey, check the boxes, and then we lean on them to make those, address those issues on the backside. But now that we've been bitten by that, we want to see those addressed before we, at least me personally, before we move that forward.

Council Member Biggs So, I would like to see that as well.

Council President Bruce I think that then we don't send him back because these, they've done most everything, but I think those things are important. If you guys are…

Mayor Stear And I think that does meet the requirement because in a situation where we're talking about it. a subdivision and design review, one of those that you can't really say no to unless you give direction on what to do to bring it back. So, I think you're doing exactly that. So, yeah, sorry, Marc, yes?

City Attorney Marc Bybee Marc Bybee, City Attorney. Just listen to this. I want to make -- because I'm not sure I understand what direction is being given back to the applicant, so I want to make sure it's clear, because it sounds like something about an MOU is thrown out. That sounds like school district stuff, but there is also irrigation district stuff. Like what is the direction? I think you need to be clear.

Council President Bruce Okay. And I can put that on the record so you can go back and listen. So, the, obviously the agreement with the school district, we want that fleshed out and finalized.

Council President Bruce I think they said they were in agreements. But that's not, they haven't worked out the MOU yet. So, they could not come to agreements with that and then that would change what the school district, maybe their stance on it. The other thing is the Boise and Kuna Irrigation District letter, the last thing it said is they were still working on the drainage and irrigation, is that correct? So, we want both of those clarified.

Council Member Biggs And the waters to the adjoining property.

City Attorney Marc Bybee Okay, so then again, Mark, Bybee City Attorney. Just the one bit of advice I'd offer on that is just due to the nature of those two different conditions. I do believe that the irrigation district is an appropriate one where you should be, you know, looking for that issue to be satisfied before approval or at the very least it'd be a condition of approval. I'm -- one of those things. I agree with that. As to the school district thing, due to the nature of impact fee law and our ability to compel, cooperation with this MOU process that the school district has, I'm reluctant to advise you to have that as a condition or a requirement because the law around that is not really supportive of the city conditioning approval of a project on participation in that process with the district.

Council President Bruce Well, then I'll kind of push back on that and say we either need a letter of support or denial.

City Attorney Marc Bybee My advice stands.

Mayor Stear We got the letter of support that was added.

Council Member McPherson But it says either.

Mayor Stear I didn't read the letter, so I don't know it's a letter of support, so.

City Attorney Marc Bybee Marina can add that to the she can add the letter to the record by the continued hearing, certainly.

Planning & Zoning Director Doug Hanson Sorry.

Mayor Stear Doug Hanson.

Planning & Zoning Director Doug Hanson Yeah, one clarifying question, just so we understand. What level of detail do you want to see on the irrigation district solution? Do you want a letter from BKID saying it's satisfied? Do you want some sort of design? We just want to be clear that we include something in the packet that meets your standard of thinking.

Council President Bruce I'm going to lean on you for that, Council Member McPherson

Council Member McPherson I went to refresh my thing, and it killed the whole deal, so I'm shooting from the hip. But it needs to state that the issue that was on there, where they went back and forth in about 3 letters, is finally resolved with the delivery for the McClure properties and the separate homeowner on the north end of this development, and then also the drainage issue from the said Ardell Road property to be addressed.

Planning & Zoning Director Doug Hanson Got it.

Council President Bruce Now I did have one other question for Marc. The other thing that came to mind was the outlet at McClure Road. We also heard them say that they would either put up a fence or something else. I would like to have one or the other, something deciding, telling us what they're going to put up, if they're going to put up a barrier or a fence or, because the same thing I think falls onto it is we'll put up a fence or a barrier. Next thing you know it's some ribbon.

Council Member Rocco You mentioned the site obscuring fence or something like that.

Council President Bruce I just want to know what we're you know what we're really going to put there and I wanted to I wanted to say hey we're going to put this there and that's…

Council Member McPherson They could dig some mocks out of the ground and just put them there because they're going to be big enough.

[Laughter]

Council President Bruce I just want something definitive after what we went through with The other person, I just like to have it all clean and neat, so we don't go back and forth and then leaning on Doug and it's not.

City Attorney Marc Bybee All right. I'm going to try it. There's a little talk and question, so I'm going to do my best. Marc Bybee, City Attorney. So as far as what the city can compel, it's whatever's in code. I don't know what the city standard is. Doug would be better on that. Like what's the standard for what we can require on a stub road. And if there's the ability, and since that's a perimeter, maybe there's the ability to perimeter fence it with the rest of it. If it's not something that can be mandatory through code, then it'd be something that the developer would need to agree to a different barrier being constructed. So, with that, I'll defer to Doug on what the specific standard is.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. So, what we would do is just make the condition that the perimeter fence be extended along the stub street, and it would be a six-foot vinyl fence or some other approved material.

Council President Bruce Okay. Yeah. And that would just be put in the agreement?

Planning & Zoning Director Doug Hanson Correct. We could add it as a condition of approval.

Council President Bruce Okay. And then you understood what Greg was looking for? Okay. So, what date? A month?

Council Member Biggs It must be a date uncertain because of

Council President Bruce A date uncertain?

Council Member Biggs There's plenty.

Mayor Stear I think we need to do a date certain…

City Attorney Marc Bybee So if you, my advice is to do a date certain. If you don't, you actually have to go through re-noticing and publication. Whereas if you do a date certain, announce it here, that is notice.

Council Member Biggs So just wonder long it'll take to get the drainage thing worked out?

Council Member McPherson I was going to say, so is it fair to ask the presenter what he thinks his time frame would be to get this accomplished?

City Attorney Marc Bybee I. Think it's a good idea to, yes.

Mayor Stear Yeah. Yes, if you would want to address that.

David Crawford, Centurion Engineers Mayor, Council Members, I like to think I can get things done. I don't think what you've asked us to do is outside my capabilities to get it done as long as I can get coordinated with the irrigation district is going to be the big one and potentially the homeowner. So, 30 days?

Mayor Stear Well, we can do that and then if something happens that needs to be brought back, we can change that date from that point in time. So, I think that should be a safe.

Council President Bruce March 3rd.

Council Member Biggs March 3rd, if that's enough, yeah.

Mayor Stear Thank you.

Council President Bruce All right.

City Attorney Marc Bybee Mayor, I just, I'm going to offer just because I think this might help individuals that are interested in the application. If by the time that hearing comes around, there's been communication, it's not going to be ready. The hearing will still be called and open, but then continued and staff typically will mark on the agenda identifying if they expect continuing so that people know and it's not just show up and be like, ‘oh my gosh, it was continued and why am I here?’ They will put it on the agenda. So, check the agenda. If you're afraid there's going to be a continuance, you should be able to see it on there before you get here.

Mayor Stear Good.

Council President Bruce All right, I move we table case #25-09-S to a date certain of March 3rd.

Council Member Rocco Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:12:29)
Motion To: Table Case #25-09-S To A Date Certain Of March 3rd, 2026
Motion By: Council Member Bruce
Seconded By: Council Member Rocco
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. 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
(Timestamp 01:12:56)

Mayor Stear All right. Thank you, everyone. That takes us to case #25-02-OA, an ordinance amendment on pole signs and zoning text amendment, Doug Hanson.

Planning & Zoning Director Doug Hanson Good evening, Mayor, and Council. For the record, Doug Hanson, Planning & Zoning Director, 751 West 4th Street, Kuna. The Planning and 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, uncluttered, and well-maintained signage. Special use permit approval will be required for the construction of all pole signs, and the zoning districts and locations where pole signs can be constructed will be limited to the north-south corridor alignment of State Highway 69 Meridian Road within C-2 area commercial and C-3 service commercial zones. This will limit the impact of these signs to more heavily trafficked commercial developments while preserving the neighborhood character of other arterial corridors throughout the city. or neighborhood commercial uses and significant residential development are already present. And with that, I will stand by for any questions you have.

Mayor Stear *Thank you, Debbie*. All right, questions for Doug.

Council President Bruce What brought this? What was the problem and what are we solving?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. So, what we've seen is just pole signs have a more significant impact on adjoining properties because they can be built up to or over 30 feet in height. And the way code was structured, it could be 1 pole sign per business, and it wasn't limited to the zone or corridor where they could be constructed. What we

ultimately determined was these would have the most significant impact on adjoining properties, most predominantly residential ones. So, we want to be able to review these and limit them to specific zones. Pole signs also have a pretty significant impact on tree canopy. So, when all of these trees that we're requiring these developers to plant grow up tall they'll be blocking the pull signs anyway or vice versa and we don't want to impact either or.

Mayor Stear Okay any further questions for no I have none no all right this is a public hearing I didn't have anybody to sign up to testify in this matter is anybody who wishes to testify that didn't get a chance to sign in? All right, seeing none. Back to council.

Council President Bruce Doug, is this going to currently impact anyone? Are they going to have to remove their signs?

Planning & Zoning Director Doug Hanson Nope, so all pull signs that currently exist and were lawfully constructed will just be legal non-conforming so they can stay in place as long as they're there.

Council President Bruce Grandfathered, huh?

Planning & Zoning Director Doug Hanson Yep.

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

Council President 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 01:16:07)
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 move we approve case #25-02-OA.

Council Member Rocco Second.

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

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 01:16:18)
Motion To: Approve Case #25-02-OA
Motion By: Council Member Bruce
Seconded By: Council Member Rocco
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

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
(Timestamp 01:16:42)

Mayor Stear That takes us to case #25-02-CPA, comprehensive plan amendment, area of impact reduction, Doug Hanson.

Planning & Zoning Director Doug Hanson Mayor and Council, for the record, Doug Hanson, Planning & Zoning director, 751 West 4th Street, Kuna. Planning & Zoning Department proposes a comprehensive plan amendment application to reduce the City of Puna area of impact boundary. Per the 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 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 comprehensive plan identifies the proposed area of impact reduction areas, future land use map designations as public at approximately 5,054 acres, and agriculture at approximately 477 acres. The 5,531 acres proposed to be removed is 99% government owned, either by Idaho Department of Corrections or the Bureau of Land Management. The likelihood to provide services to those parcels within the next five years is improbable. There has also been contention between cities or cities and counties throughout the state recently based on current or proposed areas of impact. We just want to make sure that we are doing our best to conform to the standards as set forth by the state and do not retain lands within our area of impact where growth or development is unrealistic or unnecessary. And with that, I will stand by for any questions.

Mayor Stear Okay, questions for Doug?

Council Member Biggs Mr. Mayor.

Mayor Stear Yes, Council Member Biggs.

Council Member Biggs Yes, sir. Doug, so these make sense to me in a general sense. I know we're not going to develop in a prison. But the Ten Mile Creek area, can you expand a little on that? So, is that BLM? If that's the entire, I guess that's all the way from Pleasant Valley, almost to the golf course, it looks like.

Planning & Zoning Director Doug Hanson Yes…

Council Member Biggs I drive that almost every day.

Planning & Zoning Director Doug Hanson Yeah, so that's all public with the exception of the 477 agricultural acres. And the reason those would also be excluded from the area of impact is because they would no longer be contiguous because of all of the government land in between.

Council Member Biggs Well, I remember that big gap that's just to the south of it. That was what we just recently took out of the area of impact, I believe, right, for the solar farm. I just wasn't sure if this was kind of going to follow the same route, but if that's the only land, then they'll do what they're going to do with it, I guess.

Council President Bruce This government land, can we just give it back to people 30 acres and a mule at a time?

Council Member McPherson You bet. Let's do it.

Council Member Biggs Share cropping.

Council President Bruce I turned it down some.

Council Member McPherson I have a question for Doug as well.

Mayor Stear Yes, Council Member McPherson.

Council Member McPherson Doug, on your paper that you presented, page 156 of 207, at the bottom it says there's two parcels totaling 940 acres divided by the area of impact boundary in a conflict, blah, blah, blah. What is that?

Planning & Zoning Director Doug Hanson Yeah, so if you go one page further down in the packet and you look at the very south end of the area of impact, the blue line goes through two of the hashed red parcels. *So, Garrett, it's on the south.* Those 2, just the blue line, so if you go east of that slightly, two of those parcels have to come out because that's against state code. You can't have parcels bisected by an area of impact boundary. It has to be wholly within or wholly without.

Council Member McPherson Okay, gotcha. Thank you, Doug.

Mayor Stear All right, anything further for Doug before I open the public hearing?

Council Members No.

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

Council Member Biggs I have a question real quick, quick back to Doug.

Mayor Stear Yes.

Council Member Biggs Going back to that line, the one where it's bisecting, on either side of the Locust Grove, if I remember right, that's the Diode project, right? That gray area down towards, at the very southernmost part.

Council Member McPherson Diode's right there.

Council Member Biggs Right here, okay.

Mayor Stear Oh, I'm looking at it. I get north and south backwards on those.

Council Member Biggs So, is that the project, because my concern is, so I guess first, is what is that red area that's right around it, directly around it?

Planning & Zoning Director Doug Hanson All of the red hash represents the property to be removed that all to the South, the southwestern portion of the map. That is all federal or state property. It's mostly the Morley Birds of Prey.

Council Member Biggs Okay, I was just thinking, you know, if there were any future, you know. Desires for power or something like that might come adjacent to that property or something to support it or something that might be something the city would be interested in. But Okay. If it's not our, if it's not, if it's federal land, then obviously that's not going to be another issue.

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

Mayor Stear Yes, Council Member Bruce.

Council President Bruce What prompted this? Because that's been in there for a while. What made us say, hey, let's take it out now?

Planning & Zoning Director Doug Hanson So it really started with the changes at the state level for how they define area of impact boundaries, and then going through the process of the application for the request for that solar farm area to be removed from our area of impact. It made us take a larger look at our AOI as a whole, and ultimately we determined that it's not necessarily responsible for us to maintain mostly government and federal land that speaking internally, I spoke with the Mayor, and I spoke with Public Works. We don't have the capability to ever service this property in the foreseeable future. So, in order to better align with state code, it didn't make any sense for us to keep that in our area of impact.

Council Member McPherson Wasn't there also an issue with another town somewhere where there was actually a lawsuit over this? I thought I saw -- you're shaking your head. I know I saw something introduced about it.

Deputy City Clerk Garrett Michaelson McCall, there was a big -- Valley County and McCall got into it, over the area of city impact.

Council Member McPherson I thought so.

Council Member Biggs Okay, thanks.

City Attorney Marc Bybee I'm not going to dive into the weeds. Our office represents McCall, just FYI. It was related to this, but different issues. It was that lawsuit stemmed from the code changes that the state made, but on a far different issue than what's going on here. McCall and Valley County's relationship's just a bit different than what I'd say the relationship is between Ada County and Kuna.

Mayor Stear And as Doug and I discussed it, mostly was about just making sure we're in compliance and doing what we're supposed to do.

Council President Bruce I move we close evidence…

Council Member McPherson I'm good.

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

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:24:04)
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 move we approve case #25-02-CPA.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carried.

(Timestamp 01:24:15)
Motion To: Approve Case #25-02-CPA
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 01:24:33)

A. Fiscal 2026 Q1 Budget Update. Jared Empey, City Treasurer. DISCUSSION ITEM
(Timestamp 01:24:33)

Mayor Stear Fiscal 2026, quarter one budget update, Jared Empey. *That's what I get when I don't have my glasses on and I'm trying to look at the middle one.*

City Treasurer Jared Empey Good evening, Mayor, and Council. Jared Empey, City Treasurer. Before you is the results for Q1 of fiscal 2026 that started October 1 that went through December 31st, 2025. This is, like I said, the first three months of activity for the city. The first page is just a cash reconciliation of all the accounts that the city currently has, plus it has everything related to the Urban Renewal Agency. And so at the end of December, we had $108 million in cash on hand. That's really good. I believe we started off the year with $102 million. So again, really good progress through the first three months due to strong growth and also good management in our budget. The second page that is in the packet just shows a basic income statement by fund. As you can see, each fund had good activity through the first three months of the year. The general fund showed positive $2.2 million. The grant fund through the first three months hasn't shown any activity. However, we had one expense for the traffic signal at Walgreens that was installed came in very late and so you'll see some activity there, but it'll be pretty small. There is a fund balance that's carrying over of about $400,000 so again the grant fund since we've gotten past the pandemic era we really haven't seen a whole lot of activity because of ARPA and because of the CARES Act money going away. The next fund is the latecomers fund which we use to extend infrastructure projects throughout the city, so far that's shown some really good growth through the first three months, and we'll see those expenses paid out later in the year in August that's when we see those reimbursements. Currently, we only have one reimbursement package that's open. We may have a few others that roll in throughout the year that will be small, but we expect those to not change the budget significantly.

Fund 20 is our water, as you can see we have two water funds one is of the core of the city and then one fund 27 is the water-east the reason that these we have two water funds is because they are not connecting and as part of the development agreement that we set up with META they were requested that they not connect and due to other agreements it was beneficial to not connect them. And so with that we have fund 20 so far that's showing good income there of about $700,000 Fund 21 our sewer fund also bring in strong

cash increase there of about 1 million the irrigation fund $681,000 is good Fund 26 is our solid waste fund which is strictly a pass through fund in which we account for accounts receivable for J&M sanitation. So, in essence this should always be pretty close to zero. It'll be a little bit positive just due to a timing issue, but essentially that's a zero, pretty close to zero fund for the year. Fund 27, as I stated, that's the water end of the East Fund. So far that's done really well. I wouldn't expect there to be a whole lot of activity for that for several years just because we got gifted a new system by META and so really we probably won't see a whole lot of significant capital improvement projects out there for quite a while unless a new business wants to connect in which in that case we'd probably ask for that new business to contribute to any of those improvements. Fund 28, again that's the sewer end of it is likewise pretty similar in its activity. Capital projects, that's essentially linked to the general fund, again this will always be a zero fund because whatever is paid out we transfer from the general fund and so as you can see we haven't done too many projects or purchased that many vehicles yet this year but the plan is to do some more of those.

The park impact fund we've seen some good activity due to building so far this year, and we've also gotten a start on a few projects. I believe Helen Zamzos and also Patagonia Park. Fund 51 is our Police Impact Fund. It's a small fund due to not having an in-house police force. However, the purpose for this fund is to reimburse the general fund for its contribution several years ago in building the police station next to City Hall and so the plan is to have that paid off in three or four years hopefully building continues and we're able to do so. And then as I stated 52 and 53 those are our urban renewal agencies although those are not consolidated within the city's financial statements at the end of the year I still present them so that the Council which has oversight over the Urban Renewal Agency can see how they're doing as you can see we received our first half of the year payment of property taxes for each one the Urban Renewal East was heavily affected by legislation and so the growth in that one will be small and the Urban Renewal West we've actually started accumulating a little bit of funds within that Urban Renewal Agency and so at some point we can start doing some capital improvement projects, potentially some transportation projects within that zone.

And then the final page just kind of shows the detail that makes up the income statement that we presented. I highlighted a few items that are of most interest. The biggest thing is that with Project Gemstone and everything with that being hung up in In Judicial Review, some of the items that we had budgeted for probably won't come in this year due to the timing of the design review and any potential approvals through that process and so building permits will look a little bit lower this year just due to those delays. Electrical permits which are very large in data center projects and then the mitigation fee that Project Gemstone had we come to an agreement over in which they would pay four hundred thousand dollars indexed for inflation over a twenty-year period to help support police services that'll be delayed and so with that those are the only significant items that are currently being affected with this year's budget overall everything looks good despite these delays in the data center project I think that everything will still come out looking good one of the items was a large carryover project from fiscal ‘25 which was the additional council chambers that we're building out front of $2.2 million dollars and so essentially once everything kind of rolls through over a two-year basis comparing fiscal ‘25 and ‘26 I think everything will still look really good And most of the other items that I highlighted just show that some of the expenses are front loaded in the year, such as dues and memberships or other items such as insurance. And so even though they're a little bit higher now, they'll equal out over the course of the year. And with that, I want to just open it up for any council questions or any discussion, if any.

Mayor Stear Okay, questions for Jared?

Council President Bruce No, actually, Council Member Biggs.

Council President Bruce I appreciate it.

Council Member Biggs No, yeah, this is great. Thank you for the breakdown. I did have a question about the 4th Street Gym. Has anything progressed on that?

Mayor Stear We will be meeting with the School District on Friday about that, so we'll see where we get with that. Staff's going to get together Thursday, and then we'll meet with the school district Friday to see We still haven't heard exactly what they're expecting out of this. So, until we make that connection and they can know what they can get out of us, then we still don't have any agreement. So, we did meet one other time in between, but really didn't get anywhere with that meeting. So, we had a meeting to set up a meeting, basically, where we're at. But Friday, we'll be meeting.

Council Member Biggs Thank you.

Council President Bruce I had another question.

Mayor Stear Yes.

Council President Bruce I know that we had, I appreciate this, I know that we had talked about when the budget cycle this year that we would hear from the Directors about just what their plan is and what their budget. Do you know when that would start? Do you have, have you fleshed out that process any?

City Treasurer Jared Empey So we can probably start that in around April, or so. Any earlier than that, probably we probably don't have good data or any estimates that we may have probably will change. And so really April would probably be the earliest for that. What may be a good idea for that would be to have a working group from Council to kind of any Council Members that would be most interested in the budget may sit in on that. We're open to ideas on how the Council would want to proceed on that.

Council Member Rocco What's your vision? Are you talking like in an evening? Because like obviously some people are working during the day.

Mayor Stear Well, I think so. I think what we're talking about basically is it's hard to get everybody together for a public meeting. If we do a committee, then we can have a couple of council members that meet with Directors and Jared and work through that issue without having to do a meeting and it can be whatever time of day, whoever needs it to be and I think it kind of opens it up a little more. What I foresee is I think we're going to get the Directors and Jared and myself together and we'll kind of go through at least to set a base and then we can bring in the If you're okay with that, bring in a committee and then start working through that process.

Council President Bruce That's what I was thinking, is they would, you could have certain members flesh out the base or any potential supplemental request. I just wanted to be able to the community to see what that looks like too and then hear from the Directors about their plan for their department, whether it's, hey, we're going to build this, we're looking to build that. And I know you had mentioned it, and that kind of gives the community a little more understanding of what each department's doing, and what their plans are.

Council Member Biggs I don't think the expectation on our end, at least, at least about mine, is specifics, right? I mean, if there are specifics, that's great, but I mean like ballpark type of figures, big ticket items that we know, hey, we have trucks that are going to need to be done, or something with the, you know, we're going to replace a sewer line, or something like that. Those are big things, obviously, that, you know, That's kind of what my whole idea about the of bringing this to us is. We're not going to hold anyone's feet to the fire and even until August, obviously, but that's kind of the things that I was looking for.

Council President Bruce Well, and even just like you said, the base, you know, this is the essentially the budget to maintain that department. And then this is anything else we need, like any enhancements, you know, like this is to keep the lights on, keep our employees, and then, hey, we need to add more employees or we need too. So, I think it's good for the community to see that too. And then they know, so.

Council Member Rocco I mean, what's been educational for me is to meet with individual Directors and with Parks & Rec with Chris realizing what the future is even for the next year. It's really, it's good to know that. I mean, granted, the budget's still going to have to be refined. It's just really, it's a good process, I think.

Council President Bruce Well, and they do a lot of work that a lot of folks don't get to see that they are doing stuff. So, it's good to see that plan. Just my thoughts. I did have one other question for Jared. That there's a bill coming through, came through local gov that was dealing with solid waste. Have you seen that?

City Treasurer Jared Empey I have not.

Council President Bruce Okay, I'll get that to you. I don't know how that will affect our contractor if it will affect us at all. I'll get you the bill number.

City Treasurer Jared Empey All right. Thank you.

Mayor Stear Which one was that?

Council President Bruce It came through local gov. It was dealing with solid waste. I haven't, I wasn't on local, so I didn't get to hear it, but I got a couple of calls.

Mayor Stear I didn't remember that it does anything with us, but yeah.

Council President Bruce I reached out to Gordon as well to ask him. So, thank you, Jared.

Council Member Rocco Mr. Mayor, I have a question.

Mayor Stear Yes.

Council Member Rocco Related to the 4th Street Gym. I assume that when that was, when you went into a negotiation or that you would may purchase the building, the 2026 budget was already established at that point, correct?

Mayor Stear Yes.

Council Member Rocco There's no provisions in this 2026 if something does get consummated then.

Mayor Stear Yeah, no, we didn't include it in the budget. That can be something we can at least partially fund with urban renewal funds. But we'll have to get it all budgeted in. If it works out to where we need to buy it sooner, we can do a budget adjustment. But I don't know that we're going to have to do anything in an emergency situation.

Council President Bruce It would be like a supplemental request to put it, yeah.

Council President Bruce Thank you, Mister Treasurer.

Council Member McPherson Thanks, Jared.

City Treasurer Jared Empey Thank you.

8. Ordinances:

(Timestamp 01:40:35)

Mayor Stear Oh goody, 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

(Timestamp 01:40:37)

Mayor Stear All right, consideration to approve ordinance 2026-01.

Council President Bruce Mr. Mayor, you can always defer those to the newest councilman to read.

[Laughter]

Mayor Stear All right, this is an ordinance of the City Council of the City of Kuna: making certain findings; and enlarging the boundaries of the Kuna Municipal Irrigation System by the inclusion of Ada County Assessors Challenger Development Incorporated 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.

Council President Bruce I move we waive 3 readings of Ordinance 2026-01.

Council Member McPherson Second.

Mayor Stear All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:41:33)
Motion To: Waive 3 Readings Of Ordinance 2026-01
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 move we approve Ordinance 2026-01.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval of the ordinance. Garrett, would you poll the council, please?

Deputy City Clerk Garrett Michaelson Council Member McPherson.

Council Member McPherson Yes.

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Yes.

Deputy City Clerk Garrett Michaelson Council Member Rocco.

Council Member Rocco Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 01:41:43)
Motion To: Approve Ordinance 2026-01
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

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
(Timestamp 01:42:09)

Mayor Stear Consideration to approve ordinance 2026-02. An ordinance of the City Council of the City of Kuna: making certain findings; and enlarging the boundaries of the Kuna Municipal Irrigation System by the inclusion of Ada County Assessors 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.

Council President Bruce I move we waive 3 readings of Ordinance 2026-02.

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 01:42:51)
Motion To: Waive 3 Readings Of Ordinance 2026-02
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 move we approve Ordinance 2026-02.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval. Garrett, would you poll Council?

Deputy City Clerk Garrett Michaelson Council Member McPherson.

Council Member McPherson Yes.

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Yes.

Deputy City Clerk Garrett Michaelson Council Member Rocco.

Council Member Rocco Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 01:43:02)
Motion To: Waive 3 Readings Of Ordinance 2026-01
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

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
(Timestamp 01:43:21)

Mayor Stear Consideration to approve ordinance 2026-03. An ordinance of the City Council of the City of Kuna: making certain findings and enlarging the boundaries of the Kuna Municipal Irrigation System by the inclusion of Ada County Assessors Hubbell 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.

Council President Bruce I move we waive 3 readings of ordinance 2026-03.

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 01:44:01)
Motion To: Waive 3 Readings Of Ordinance 2026-03
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 move we approve ordinance 2026-03.

Council Member McPherson Second.

Mayor Stear Motion's made and seconded for approval. Garrett, would you poll the council, please?

Deputy City Clerk Garrett Michaelson Council Member McPherson.

Council Member McPherson Yes.

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Yes.

Deputy City Clerk Garrett Michaelson Council Member Rocco.

Council Member Rocco Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 01:44:11)
Motion To: Approve Ordinance 2026-03
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

9. Executive Session:

10. Mayor/Council Announcements:

(Timestamp 01:44:31)

Mayor Stear And that is all we have on the agenda for tonight. Is there any thing that council wants to bring up? Council Member Bruce, I know you're working with the legislator feverishly this year, so we appreciate that.

Council President Bruce Yeah, I think just that if you hear, if you talk with folks, they did have the 3% cuts to the state budget that the governor recommended. JFAC also put out an additional 1 and 2% cuts, but they did hold harmless K through 12 education and Medicaid, also police. So those will not have to

participate in the additional 1 to 3 or 1 to 2% cut. So, you can look through those. It's so you'll hear a lot of different things. The Governor put out a whole list of Medicaid stuff to remove, but it's all actually folks who really need assistance. So not a lot of people are taking those up in work groups. So, if people reach out to you, just food for thought.

Council Member McPherson I just give them your number. They reach out to me.

Council President Bruce I'll start giving them yours. That's all.

Mayor Stear Good. And are they still, are they still talking about making any cuts to education or is that still?

Council President Bruce No, they haven't come back up. I'm not in the education work group. I'm just in Health & Welfare and then local or the state government. So it'll be curious. I think virtual schools they've talked about And then the governor recommended pulling back $10 million from their launch program, which I think is $80 million in it already. So, trying to pull back that adult section because most people think that it's for, you know, high school graduates, but they encompassed adults in it too. So, we'll see how that goes.

Mayor Stear Good.

11. Adjournment:

(Timestamp 01:46:25)

Mayor Stear All right. Anything further? All right. Well, I appreciate that all very much and meeting is adjourned.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Deputy City Clerk
Date Approved: CCM 02.17.2026

KUNA
IDAHO

CITY OF KUNA

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City Council Public Comment Sign-In Sheet

February 03, 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.

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

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City Council Public Hearing Sign-In Sheet

February 3, 2026

Case No.: 25-09-S

Case Name: Indie Subdivision

☑ Testify ☐ NOT Testify	☑ Testify ☐ NOT Testify
Name Chuck Oskirko	Name Tim Jensen - KSD
Address 2303 W. Henna ST	Address 711 E Porter St.
City, State, ZIP Kuna ID, 83634	City, State, ZIP Kuna, ID 83634
☒ Testify ☐ NOT Testify	☒ Testify ☐ NOT Testify
Name Steven Nelson	Name Dorianne Renee Plihn
Address 2082 N McClure Ln	Address 2138 N Mauve Ave
City, State, ZIP Kuna ID 83634	City, State, ZIP Kuna ID 83634
☒ Testify ☐ NOT Testify	☑ Testify ☐ NOT Testify
Name Shannon Janson	Name David Bastow
Address 2290 N. McClure Ln.	Address 2285 W. Beige CT.
City, State, ZIP Kuna, ID 83634	City, State, ZIP Kuna, ID 83634
☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name Adam Crist	Name Patricia Crist
Address 2233 W. Henna ST	Address 2233 W Henna ST
City, State, ZIP Kuna ID 83634	City, State, ZIP Kuna, ID 83634

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

CITY OF KUNA

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City Council Public Hearing Sign-In Sheet

February 3, 2026

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

Case Name: POLE SIGNS

☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name Dorianne Powers Pihan	Name
Address 2138 N Mauve Ave	Address
City, State, ZIP Kuna ID 83634	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
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City, State, Zip	City, State, Zip

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City Council Public Hearing Sign-In Sheet

February 3, 2026

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

Case Name: Area of Impact Reduction

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

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

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ACTION GLASS & WINDSHIELD REPAIR LLC												
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	3988	22626	WINDOW REPLACEMENT IN D. HANSON'S OFFICE, CITY HALL, J. ADAMS, FEB '26 - SEWER	02/06/2026	105.04	.00	21-6140 MAINT. & REPAIR BUILDING	0	2/26		
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	3988	22626	WINDOW REPLACEMENT IN D. HANSON'S OFFICE, CITY HALL, J. ADAMS, FEB '26 - WATER	02/06/2026	105.04	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/26		
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	3988	22626	WINDOW REPLACEMENT IN D. HANSON'S OFFICE, CITY HALL, J. ADAMS, FEB '26 - PI	02/06/2026	40.40	.00	25-6140 MAINT. & REPAIR BUILDING	0	2/26		
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	3988	22626	WINDOW REPLACEMENT IN D. HANSON'S OFFICE, CITY HALL, J. ADAMS, FEB '26 - ADMIN	02/06/2026	153.52	.00	01-6140 MAINT. & REPAIR BUILDING	0	2/26		
Total 3988:						404.00	.00					
Total ACTION GLASS & WINDSHIELD REPAIR LLC:						404.00	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	01312026ACHI		ACHD IMPACT FEES, JAN 26	02/06/2026	308,499.00	308,499.00	30-2081 ACHD IMPACT FEE	0	2/26	02/06/2026	
Total 01312026ACHID:						308,499.00	308,499.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						308,499.00	308,499.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	123107		KUNA PATROL CONTRACT SERVICES, FEB '26	02/02/2026	422,697.00	.00	01-6000 LAW ENFORCEMENT SERVICES	0	2/26		
Total 123107:						422,697.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total ADA COUNTY SHERIFF'S OFFICE:						422,697.00	.00					
ADVANCED SIGN LLC												
2194	ADVANCED SIGN LLC	5700195184		DEDICATION PLAQUE FOR CITY COUNCIL CHAMBERS & MEETING CENTER, N. STANLEY, JEN '26	01/21/2026	2,510.51	.00	40-6020 CAPITAL IMPROVEMENTS	0	2/26		
Total 5700195184:						2,510.51	.00					
Total ADVANCED SIGN LLC:						2,510.51	.00					
AIR FILTER SUPERSTORE WHOLESALE LLC												
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV162504	22516	TURBO BLOWER FILTER REPLACEMENTS, M. NADEAU, JAN '26	01/27/2026	1,009.20	.00	21-6150 M & R - SYSTEM	0	2/26		
Total INV162504:						1,009.20	.00					
Total AIR FILTER SUPERSTORE WHOLESALE LLC:						1,009.20	.00					
AKK INVESTMENTS LLC												
2074	AKK INVESTMENTS LLC	I117457259584	22392	MEETING NOTIFICATION POST CARDS, CLERKS, JAN '26 - ADMIN	01/07/2026	36.00	36.00	01-6190 POSTAGE & BILLING	0	2/26	02/06/2026	
2074	AKK INVESTMENTS LLC	I117457259584		MEETING NOTIFICATION POST CARDS, CLERKS, JAN '26 - WATER	01/07/2026	1.60	1.60	20-6190 POSTAGE & BILLING	0	2/26	02/06/2026	
2074	AKK INVESTMENTS LLC	I117457259584		MEETING NOTIFICATION POST CARDS, CLERKS, JAN '26 - SEWER	01/07/2026	1.60	1.60	21-6190 POSTAGE & BILLING	0	2/26	02/06/2026	
2074	AKK INVESTMENTS LLC	I117457259584		MEETING NOTIFICATION POST CARDS, CLERKS, JAN '26 - PI	01/07/2026	.80	.80	25-6190 POSTAGE & BILLING	0	2/26	02/06/2026	
Total I117457259584:						40.00	40.00					
Total AKK INVESTMENTS LLC:						40.00	40.00					

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
ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	107034		QUARTERLY PEST CONTROL SERVICES AT SENIOR CENTER, FEB '26	01/19/2026	95.00	.00	01-6140 MAINT. & REPAIR BUILDING	1001	2/26		
Total 107034:						95.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	107179		QUARTERLY PEST CONTROL SERVICES AT CITY HALL, FEB '26 - ADMIN	01/28/2026	36.10	.00	01-6140 MAINT. & REPAIR BUILDING	0	2/26		
1804	ALPHA HOME PEST CONTROL, LLC	107179		QUARTERLY PEST CONTROL SERVICES AT CITY HALL, FEB '26 - PI	01/28/2026	9.50	.00	25-6140 MAINT. & REPAIR BUILDING	0	2/26		
1804	ALPHA HOME PEST CONTROL, LLC	107179		QUARTERLY PEST CONTROL SERVICES AT CITY HALL, FEB '26 - WATER	01/28/2026	24.70	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/26		
1804	ALPHA HOME PEST CONTROL, LLC	107179		QUARTERLY PEST CONTROL SERVICES AT CITY HALL, FEB '26 - SEWER	01/28/2026	24.70	.00	21-6140 MAINT. & REPAIR BUILDING	0	2/26		
Total 107179:						95.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						190.00	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	2600916		LAB SAMPLES, PROJECT # 4010085, 4010273, FEB '26 - KUNA EAST	01/31/2026	5,579.50	.00	27-6152 M & R - LABORATORY COSTS	0	2/26		
1	ANALYTICAL LABORATORIES	2600916		LAB SAMPLES, PROJECT # 4010085, 4010273, FEB '26 - WATER	01/31/2026	10,871.30	.00	20-6152 M & R - LABORATORY COSTS	0	2/26		
Total 2600916:						16,450.80	.00					
1	ANALYTICAL LABORATORIES	2600917		LAB SAMPLES, KUNA WASTE WATER, FEB '26 - KUNA EAST	01/31/2026	228.00	.00	28-6150 M & R - SYSTEM	0	2/26		
1	ANALYTICAL LABORATORIES	2600917		LAB SAMPLES, KUNA WASTE WATER, FEB '26 - SEWER	01/31/2026	1,022.20	.00	21-6150 M & R - SYSTEM	0	2/26		

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 2600917:						1,250.20	.00					
Total ANALYTICAL LABORATORIES:						17,701.00	.00					
ARNOLD MACHINERY COMPANY												
1985	ARNOLD MACHINERY COMPANY	S6B561		FORK LIFT REPAIR FOR PARKS, FEB '26	01/22/2026	598.98	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/26		
Total S6B561:						598.98	.00					
Total ARNOLD MACHINERY COMPANY:						598.98	.00					
ASSOCIATION OF IDAHO CITIES												
8	ASSOCIATION OF IDAHO CITIES	200014164	22638	SPRING DISTRICT MEETING FOR MAYOR STEAR, Z. MONTENEGRO, FEB. 26	02/09/2026	50.00	.00	01-6155 MEETINGS/COMMITTEES	0	2/26		
Total 200014164:						50.00	.00					
Total ASSOCIATION OF IDAHO CITIES:						50.00	.00					
BPA HEALTH INC												
2357	BPA HEALTH INC	611204		EMPLOYEE ASSISTANCE PROGRAM, 01/01/2026-01/31/2026 - WATER	02/01/2026	71.74	71.74	20-5950 TEAM BUILDING, ONBOARDING	0	2/26	02/06/2026	
2357	BPA HEALTH INC	611204		EMPLOYEE ASSISTANCE PROGRAM, 01/01/2026-01/31/2026 - PI	02/01/2026	27.59	27.59	25-5950 TEAM BUILDING, ONBOARDING	0	2/26	02/06/2026	
2357	BPA HEALTH INC	611204		EMPLOYEE ASSISTANCE PROGRAM, 01/01/2026-01/31/2026 - SEWER	02/01/2026	71.74	71.74	21-5950 TEAM BUILDING, ONBOARDING	0	2/26	02/06/2026	
2357	BPA HEALTH INC	611204		EMPLOYEE ASSISTANCE PROGRAM, 01/01/2026-01/31/2026 - ADMIN	02/01/2026	104.87	104.87	01-5950 TEAM BUILDING, ONBOARDING	0	2/26	02/06/2026	
Total 611204:						275.94	275.94					

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 BPA HEALTH INC:					275.94	275.94					
C&B QUALITY TRAILER WORKS INC												
2253	C&B QUALITY TRAILER WORKS INC	82783	22621	LOCKING HITCH PIN AND HITCH FOR TRUCK # 56, R. WARWICK, FEB '26	02/06/2026	525.90	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/26		
	Total 82783:					525.90	.00					
	Total C&B QUALITY TRAILER WORKS INC:					525.90	.00					
CASELLE INC												
1239	CASELLE INC	INV-15921		MONTHLY MAINTENANCE AND SUPPORT, 3/1/26-3/31/26 - ADMIN	02/03/2026	916.56	.00	01-6052 CONTRACT SERVICES	0	2/26		
1239	CASELLE INC	INV-15921		MONTHLY MAINTENANCE AND SUPPORT, 3/1/26-3/31/26 - SEWER	02/03/2026	627.12	.00	21-6052 CONTRACT SERVICES	0	2/26		
1239	CASELLE INC	INV-15921		MONTHLY MAINTENANCE AND SUPPORT, 3/1/26-3/31/26 - WATER	02/03/2026	627.12	.00	20-6052 CONTRACT SERVICES	0	2/26		
1239	CASELLE INC	INV-15921		MONTHLY MAINTENANCE AND SUPPORT, 3/1/26-3/31/26 - PI	02/03/2026	241.20	.00	25-6052 CONTRACT SERVICES	0	2/26		
	Total INV-15921:					2,412.00	.00					
	Total CASELLE INC:					2,412.00	.00					
CENTURYLINK												
62	CENTURYLINK	333719768020		INTERNET SERVICES FOR PARKS SHOP, AVE B FROM 01/25/2026-02/24/2026, FEB '26	01/25/2026	108.01	108.01	01-6255 TELEPHONE EXPENSE	1004	2/26	02/06/2026	
	Total 33371976802062026:					108.01	108.01					
62	CENTURYLINK	509750209020		INTERNET SERVICES FOR THE TREATMENT PLANT, 01/24/2026 -02/23/2026, FEB '26 - SEWER	01/24/2026	43.96	43.96	21-6255 TELEPHONE EXPENSE	0	2/26	02/06/2026	

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
62	CENTURYLINK	509750209020		INTERNET SERVICES FOR THE TREATMENT PLANT, 01/24/2026 -02/23/2026, FEB '26 - WATER	01/24/2026	43.96	43.96	20-6255 TELEPHONE EXPENSE	0	2/26	02/06/2026	
62	CENTURYLINK	509750209020		INTERNET SERVICES FOR THE TREATMENT PLANT, 01/24/2026 -02/23/2026, FEB '26 - PI	01/24/2026	16.74	16.74	25-6255 TELEPHONE EXPENSE	0	2/26	02/06/2026	
Total 50975020902062026:						104.66	104.66					
Total CENTURYLINK:						212.67	212.67					
CHRISTENSEN INC												
2186	CHRISTENSEN INC	0816642-IN		500 GALLONS OF UNLEADED GASOLINE, 333 W SHORELINE ST, JAN '26	01/29/2026	1,287.33	.00	21-6300 FUEL	0	2/26		
2186	CHRISTENSEN INC	0816642-IN		780 GALLONS DIESEL ADDITIVE, 333 W SHORELINE ST, JAN '26	01/29/2026	35.10	.00	21-6300 FUEL	0	2/26		
2186	CHRISTENSEN INC	0816642-IN		780 GALLONS OF DEISEL FUEL, 333 W SHORELINE ST, JAN '26	01/29/2026	2,359.42	.00	21-6300 FUEL	0	2/26		
Total 0816642-IN:						3,681.85	.00					
2186	CHRISTENSEN INC	0816643-IN		1508 GALLONS OF UNLEADED GASOLINE, 6950 S TEN MILE RD, JAN '26	01/29/2026	3,905.21	.00	21-6300 FUEL	0	2/26		
Total 0816643-IN:						3,905.21	.00					
Total CHRISTENSEN INC:						7,587.06	.00					
CIVIL SURVEY CONSULTANTS INC												
23	CIVIL SURVEY CONSULTANTS INC	23043-10	22592	DESIGN WORK AT HUBBARD ROAD PROJECT, R. JONES, FEB '26	02/03/2026	696.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	2/26		
Total 23043-10:						696.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
23	CIVIL SURVEY CONSULTANTS INC	25053-02	22591	DESIGN WORK AT SCHOOL AND LINDER ROAD PROJECT, R. JONES, FEB '26	02/03/2026	1,378.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	2/26		
Total 25053-02:						1,378.00	.00					
Total CIVIL SURVEY CONSULTANTS INC:						2,074.00	.00					
CLEARWATER ADVISORS LLC												
2332	CLEARWATER ADVISORS LLC	64795		MANAGEMENT FEES FOR PERIOD 01/01/2026-01/31/2026 - WATER	02/06/2026	680.62	.00	20-6202 PROFESSIONAL SERVICES	0	2/26		
2332	CLEARWATER ADVISORS LLC	64795		MANAGEMENT FEES FOR PERIOD 01/01/2026-01/31/2026 - ADMIN	02/06/2026	994.75	.00	01-6202 PROFESSIONAL SERVICES	0	2/26		
2332	CLEARWATER ADVISORS LLC	64795		MANAGEMENT FEES FOR PERIOD 01/01/2026-01/31/2026 - SEWER	02/06/2026	680.62	.00	21-6202 PROFESSIONAL SERVICES	0	2/26		
2332	CLEARWATER ADVISORS LLC	64795		MANAGEMENT FEES FOR PERIOD 01/01/2026-01/31/2026 - PI	02/06/2026	261.77	.00	25-6202 PROFESSIONAL SERVICES	0	2/26		
Total 64795:						2,617.76	.00					
Total CLEARWATER ADVISORS LLC:						2,617.76	.00					
CMIT SOLUTIONS CORP												
2014	CMIT SOLUTIONS CORP	12271		CONTRACT IT SERVICES, FEB '26 - PI	02/01/2026	1,108.03	1,108.03	25-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26	02/06/2026	
2014	CMIT SOLUTIONS CORP	12271		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, FEB '26 - SEWER	02/01/2026	327.45	327.45	21-6255 TELEPHONE EXPENSE	0	2/26	02/06/2026	
2014	CMIT SOLUTIONS CORP	12271		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, FEB '26 - PI	02/01/2026	125.94	125.94	25-6255 TELEPHONE EXPENSE	0	2/26	02/06/2026	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2014	CMIT SOLUTIONS CORP	12271		CONTRACT IT SERVICES, FEB '26 - SEWER	02/01/2026	2,880.87	2,880.87	21-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26	02/06/2026	
2014	CMIT SOLUTIONS CORP	12271		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, FEB '26 - ADMIN	02/01/2026	352.66	352.66	01-6255 TELEPHONE EXPENSE	0	2/26	02/06/2026	
2014	CMIT SOLUTIONS CORP	12271		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, FEB '26 - WATER	02/01/2026	327.45	327.45	20-6255 TELEPHONE EXPENSE	0	2/26	02/06/2026	
2014	CMIT SOLUTIONS CORP	12271		CONTRACT IT SERVICES, FEB '26 - ADMIN	02/01/2026	4,210.50	4,210.50	01-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26	02/06/2026	
2014	CMIT SOLUTIONS CORP	12271		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, FEB '26 - P&Z	02/01/2026	125.94	125.94	01-6255 TELEPHONE EXPENSE	1003	2/26	02/06/2026	
2014	CMIT SOLUTIONS CORP	12271		CONTRACT IT SERVICES, FEB '26 - WATER	02/01/2026	2,880.87	2,880.87	20-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26	02/06/2026	
Total 12271:						12,339.71	12,339.71					
2014	CMIT SOLUTIONS CORP	12282		MOREAD DP TO VGA ADAPTER FOR J. EMPEY PC, FEB '26 - PI	02/03/2026	.75	.75	25-6141 IT SMALL EQUIPMENT	0	2/26	02/06/2026	
2014	CMIT SOLUTIONS CORP	12282		MOREAD DP TO VGA ADAPTER FOR J. EMPEY PC, FEB '26 - WATER	02/03/2026	2.77	2.77	20-6141 IT SMALL EQUIPMENT	0	2/26	02/06/2026	
2014	CMIT SOLUTIONS CORP	12282		MOREAD DP TO VGA ADAPTER FOR J. EMPEY PC, FEB '26 - ADMIN	02/03/2026	2.10	2.10	01-6141 IT SMALL EQUIPMENT	0	2/26	02/06/2026	
2014	CMIT SOLUTIONS CORP	12282		MOREAD DP TO VGA ADAPTER FOR J. EMPEY PC, FEB '26 - SEWER	02/03/2026	2.77	2.77	21-6141 IT SMALL EQUIPMENT	0	2/26	02/06/2026	
Total 12282:						8.39	8.39					

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 CMIT SOLUTIONS CORP:					12,348.10	12,348.10					
CORE & MAIN LP												
63	CORE & MAIN LP	CNV10000227	22531	NEPTUNE WATER METER ANTENNAS, J OSBORN, JAN.'26	01/29/2026	1,018.75	.00	20-6150 M & R - SYSTEM	0	2/26		
	Total CNV1000022758:					1,018.75	.00					
63	CORE & MAIN LP	CNV10000227	22549	METER PIT RINGS AND LIDS, J.OSBORN, JAN.'26	01/29/2026	1,133.04	.00	20-6150 M & R - SYSTEM	0	2/26		
	Total CNV1000022759:					1,133.04	.00					
	Total CORE & MAIN LP:					2,151.79	.00					
CREATIVE WRAPS												
1970	CREATIVE WRAPS	4871	22563	RULES SIGNS FOR THE SKATE PARK, S. CAHILL, JAN '26	01/30/2026	700.00	700.00	01-6188 SIGNAGE	1004	2/26	02/06/2026	
	Total 4871:					700.00	700.00					
1970	CREATIVE WRAPS	4872	22566	RULES SIGNS FOR ALL PARKS, J. WARDEN, FEB '26	01/30/2026	1,500.00	1,500.00	01-6188 SIGNAGE	1004	2/26	02/06/2026	
	Total 4872:					1,500.00	1,500.00					
	Total CREATIVE WRAPS:					2,200.00	2,200.00					
D & B SUPPLY												
75	D & B SUPPLY	2614A	22545	CHAIN LOOP RETURN AND REPURCHASE, J. PEREZ, JAN 26	01/27/2026	9.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/26		
	Total 2614A:					9.00	.00					
75	D & B SUPPLY	4397	22536	CHAIN SAW BLADES SHARPENED FOR THE FARM, R. HENZE, JAN 26	01/27/2026	20.00	.00	21-6175 SMALL TOOLS	0	2/26		

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Total 4397:						20.00	.00					
75	D & B SUPPLY	6084	22595	GRINDER BLADES FOR FACILITIES, J. ADAMS, FEB. 26 - WATER	02/04/2026	6.40	.00	20-6175 SMALL TOOLS	0	2/26		
75	D & B SUPPLY	6084	22595	GRINDER BLADES FOR FACILITIES, J. ADAMS, FEB. 26 - SEWER	02/04/2026	6.40	.00	21-6175 SMALL TOOLS	0	2/26		
75	D & B SUPPLY	6084	22595	GRINDER BLADES FOR FACILITIES, J. ADAMS, FEB. 26 - ADMIN	02/04/2026	15.99	.00	01-6175 SMALL TOOLS	0	2/26		
75	D & B SUPPLY	6084	22595	GRINDER BLADES FOR FACILITIES, J. ADAMS, FEB. 26 - PI	02/04/2026	3.19	.00	25-6175 SMALL TOOLS	0	2/26		
Total 6084:						31.98	.00					
75	D & B SUPPLY	6261	22604	RATCHET STRAPS FOR TRUCK #55, S. CAHILL, FEB '26	02/05/2026	27.49	.00	01-6175 SMALL TOOLS	1004	2/26		
Total 6261:						27.49	.00					
75	D & B SUPPLY	6271	22605	U-BOLTS FOR BERNIE FISHER DUG OUTS, J.ADAMS, FEB.'26	02/05/2026	57.39	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total 6271:						57.39	.00					
75	D & B SUPPLY	6273	22564	STUMP KILLER AND SEAT COVER FOR TRUCK #46, J. PEREZ, JAN '26	01/30/2026	179.97	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total 6273:						179.97	.00					
75	D & B SUPPLY	6529	22615	WD-40 AND MATERIAL FOR FENCES, R. WARWICK, FEB. 26	02/06/2026	27.47	.00	01-6150 M & R - SYSTEM	1004	2/26		

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75	D & B SUPPLY	6529	22615	GLOVES, R. WARWICK, FEB. 26	02/06/2026	25.48	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	2/26		
Total 6529:						52.95	.00					
75	D & B SUPPLY	7169	22596	2 PAIRS OF WORK PANTS FOR PUBLIC WORKS, C. COUCH, FEB '26 - SEWER	02/04/2026	54.59	.00	21-6285 UNIFORMS EXPENSE	0	2/26		
75	D & B SUPPLY	7169	22596	2 PAIRS OF WORK PANTS FOR PUBLIC WORKS, C. COUCH, FEB '26 - WATER	02/04/2026	54.59	.00	20-6285 UNIFORMS EXPENSE	0	2/26		
75	D & B SUPPLY	7169	22596	2 PAIRS OF WORK PANTS FOR PUBLIC WORKS, C. COUCH, FEB '26 - PI	02/04/2026	20.80	.00	25-6285 UNIFORMS EXPENSE	0	2/26		
Total 7169:						129.98	.00					
Total D & B SUPPLY:						508.76	.00					
DEBEST PLUMBING INC												
2390	DEBEST PLUMBING INC	45135		PLUMBING FOR PATAGONIA PARK RESTROOMS, 01/01/2026-01/31/2026, FEB '26	01/22/2026	7,637.33	7,637.33	50-6045 CONTINGENCY	0	2/26	02/06/2026	
Total 45135:						7,637.33	7,637.33					
Total DEBEST PLUMBING INC:						7,637.33	7,637.33					
DELL MARKETING L.P.												
1466	DELL MARKETING L.P.	10859215673	22498	REPLACEMENT SERVER AT THE TREATMENT PLANT, M. BORZICK, JAN. 26 - PI	01/27/2026	2,619.90	2,619.90	25-6166 CAPITAL EQUIPMENT PURCHASES	0	1/26	01/30/2026	
1466	DELL MARKETING L.P.	10859215673	22498	REPLACEMENT SERVER AT THE TREATMENT PLANT, M. BORZICK, JAN. 26 - SEWER	01/27/2026	6,877.22	6,877.22	21-6166 CAPITAL EQUIPMENT PURCHASES	0	1/26	01/30/2026	
1466	DELL MARKETING L.P.	10859215673	22498	REPLACEMENT SERVER AT THE TREATMENT PLANT, M. BORZICK, JAN. 26 - WATER	01/27/2026	6,877.22	6,877.22	20-6166 CAPITAL EQUIPMENT PURCHASES	0	1/26	01/30/2026	

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Total 10859215673:						16,374.34	16,374.34					
Total DELL MARKETING L.P.:						16,374.34	16,374.34					
DEX IMAGING LLC												
2291	DEX IMAGING LLC	AR14721945		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODEL SHARP/SHARP BP-C535WR, SERIAL NUMBER 43010858, CLERKS OFFICE, FEB '26 - WATER	02/02/2026	45.76	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2291	DEX IMAGING LLC	AR14721945		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODEL SHARP/SHARP BP-C535WR, SERIAL NUMBER 43010858, CLERKS OFFICE, FEB '26 - ADMIN	02/02/2026	66.88	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2291	DEX IMAGING LLC	AR14721945		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODEL SHARP/SHARP BP-C535WR, SERIAL NUMBER 43010858, CLERKS OFFICE, FEB '26 - PI	02/02/2026	17.59	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2291	DEX IMAGING LLC	AR14721945		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODEL SHARP/SHARP BP-C535WR, SERIAL NUMBER 43010858, CLERKS OFFICE, FEB '26 - SEWER	02/02/2026	45.76	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2291	DEX IMAGING LLC	AR14721945		CONTRACT LEASE CHARGE, MODEL SHARP/SHARP BP-C535WR, SERIAL NUMBER 43010858, CLERKS OFFICE, FEB '26	02/02/2026	47.99	.00	01-6212 RENT - EQUIPMENT	0	2/26		
Total AR14721945:						223.98	.00					

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2291	DEX IMAGING LLC	AR14723592		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODEL SHARP/SHARP MX-2651, SERIAL NUMBER 03012172, TREATMENT PLANT, FEB '26 - PI	02/02/2026	2.13	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2291	DEX IMAGING LLC	AR14723592		CONTRACT LEASE CHARGE, MODEL SHARP/SHARP MX-2651, SERIAL NUMBER 03012172, TREATMENT PLANT, FEB '26	02/02/2026	95.55	.00	20-6212 RENT - EQUIPMENT	0	2/26		
2291	DEX IMAGING LLC	AR14723592		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODEL SHARP/SHARP MX-2651, SERIAL NUMBER 03012172, TREATMENT PLANT, FEB '26 - SEWER	02/02/2026	5.58	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2291	DEX IMAGING LLC	AR14723592		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODEL SHARP/SHARP MX-2651, SERIAL NUMBER 03012172, TREATMENT PLANT, FEB '26 - WATER	02/02/2026	5.58	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
Total AR14723592:						108.84	.00					
2291	DEX IMAGING LLC	AR14734688		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODELS RICOH/RICOH IM C4500, SERIAL NUMBERS 3122R790389, 3122R790356, FEB '26 - SEWER	02/02/2026	49.58	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2291	DEX IMAGING LLC	AR14734688		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODELS RICOH/RICOH IM C4500, SERIAL NUMBERS 3122R790389, 3122R790356, FEB '26 - PI	02/02/2026	19.06	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		

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
2291	DEX IMAGING LLC	AR14734688		CONTRACT LEASE CHARGE, MODELS RICOH/RICOH IM C4500, SERIAL NUMBERS 3122R790389, 3122R790356 - CITY HALL, FEB '26	02/02/2026	433.94	.00	01-6212 RENT - EQUIPMENT	0	2/26		
2291	DEX IMAGING LLC	AR14734688		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODELS RICOH/RICOH IM C4500, SERIAL NUMBERS 3122R790389, 3122R790356, FEB '26 - WATER	02/02/2026	49.58	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2291	DEX IMAGING LLC	AR14734688		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODELS RICOH/RICOH IM C4500, SERIAL NUMBERS 3122R790389, 3122R790356, FEB '26 - ADMIN	02/02/2026	72.46	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
Total AR14734688:						624.62	.00					
2291	DEX IMAGING LLC	AR14734700		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODEL HEWLETT-PACKARD/HP LJ ENT M406DN, SERIAL NUMBER JPBDC08926, CITY HALL, FEB '26 - PI	02/02/2026	.33	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2291	DEX IMAGING LLC	AR14734700		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODEL HEWLETT-PACKARD/HP LJ ENT M406DN, SERIAL NUMBER JPBDC08926, CITY HALL, FEB '26 - SEWER	02/02/2026	.82	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2291	DEX IMAGING LLC	AR14734700		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODEL HEWLETT-PACKARD/HP LJ ENT M406DN, SERIAL NUMBER JPBDC08926, CITY HALL, FEB '26 - ADMIN	02/02/2026	1.20	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2291	DEX IMAGING LLC	AR14734700		CONTRACT OVERAGE CHARGE FOR 01/01/2026-01/31/2026, MODEL HEWLETT-PACKARD/HP LJ ENT M406DN, SERIAL NUMBER JPBDC08926,								

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
				CITY HALL, FEB '26 - WATER	02/02/2026	.82	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
Total AR14734700:						3.17	.00					
Total DEX IMAGING LLC:						960.61	.00					
DIGLINE												
25	DIGLINE	0079137-IN		DIG FEES, JAN '26 - SEWER	01/31/2026	619.16	.00	21-6065 DIG LINE EXPENSE	0	2/26		
25	DIGLINE	0079137-IN		DIG FEES, JAN '26 - WATER	01/31/2026	619.16	.00	20-6065 DIG LINE EXPENSE	0	2/26		
25	DIGLINE	0079137-IN		DIG FEES, JAN '26 - PI	01/31/2026	235.88	.00	25-6065 DIG LINE EXPENSE	0	2/26		
Total 0079137-IN:						1,474.20	.00					
Total DIGLINE:						1,474.20	.00					
DS SERVICES OF AMERICA INC												
2311	DS SERVICES OF AMERICA INC	24328251 0131	22491	7 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON, JAN 26- ADMIN	01/31/2026	48.98	48.98	01-6165 OFFICE SUPPLIES	0	2/26	02/06/2026	
2311	DS SERVICES OF AMERICA INC	24328251 0131	22491	7 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON, JAN 26- WATER	01/31/2026	33.52	33.52	20-6165 OFFICE SUPPLIES	0	2/26	02/06/2026	
2311	DS SERVICES OF AMERICA INC	24328251 0131	22491	7 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON, JAN 26- SEWER	01/31/2026	33.52	33.52	21-6165 OFFICE SUPPLIES	0	2/26	02/06/2026	
2311	DS SERVICES OF AMERICA INC	24328251 0131	22491	7 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON, JAN 26- P.I	01/31/2026	12.87	12.87	25-6165 OFFICE SUPPLIES	0	2/26	02/06/2026	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 24328251 013126:						128.89	128.89					
2311	DS SERVICES OF AMERICA INC	24330369 0131	22512	2 COOLER RENTAL AT THE TREATMENT PLANT, J. MILLER, JAN '26- SEWER	01/31/2026	19.73	19.73	21-6165 OFFICE SUPPLIES	0	2/26	02/06/2026	
2311	DS SERVICES OF AMERICA INC	24330369 0131	22512	2 COOLER RENTAL AT THE TREATMENT PLANT, J. MILLER, JAN '26- P.I	01/31/2026	7.51	7.51	25-6165 OFFICE SUPPLIES	0	2/26	02/06/2026	
2311	DS SERVICES OF AMERICA INC	24330369 0131	22512	2 COOLER RENTAL AT THE TREATMENT PLANT, J. MILLER, JAN '26- WATER	01/31/2026	19.73	19.73	20-6165 OFFICE SUPPLIES	0	2/26	02/06/2026	
Total 24330369 013126:						46.97	46.97					
2311	DS SERVICES OF AMERICA INC	24336182 0131	22396	9 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR PARKS, JAN '26	01/31/2026	113.89	113.89	01-6165 OFFICE SUPPLIES	1004	2/26	02/06/2026	
Total 24336182 013126:						113.89	113.89					
Total DS SERVICES OF AMERICA INC:						289.75	289.75					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30545229	22573	1 TOTE OF CHLORINE FOR WELL #6, J. COX, FEB '26	02/04/2026	1,316.70	.00	20-6151 M & R - PROCESS CHEMICALS	0	2/26		
Total IN-30545229:						1,316.70	.00					
Total DUBOIS CHEMICALS INC:						1,316.70	.00					
DUSTIN FINK												
2405	DUSTIN FINK	56909211	22587	BOUNCE HOUSE RENTAL FOR MOONLIGHT MOVIES, K. PEREZ, FEB 26	01/21/2026	250.00	250.00	01-6135 PUBLIC ENTERTAINMENT	1004	2/26	02/06/2026	
Total 56909211:						250.00	250.00					

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 DUSTIN FINK:						250.00	250.00					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	331424	22540	OIL FILTER FOR PUBLIC WORKS GENERATOR, J. DURHAM, JAN '26- WATER	01/27/2026	3.31	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2115	DYNA PARTS LLC	331424	22540	OIL FILTER FOR PUBLIC WORKS GENERATOR, J. DURHAM, JAN '26- SEWER	01/27/2026	3.31	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2115	DYNA PARTS LLC	331424	22540	OIL FILTER FOR PUBLIC WORKS GENERATOR, J. DURHAM, JAN '26- P.I	01/27/2026	1.25	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
Total 331424:						7.87	.00					
Total DYNA PARTS LLC:						7.87	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	13679563		TANK RENT AT 201 AVE A, WATER TOWER BUILDING, FEB '26	02/01/2026	10.00	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total 13679563:						10.00	.00					
Total ED STAUB & SONS PETROLEUM, INC:						10.00	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	01312026ECI		ELECTRICAL PERMITS, JAN. 26	02/06/2026	57,068.26	57,068.26	01-6052 CONTRACT SERVICES	1005	2/26	02/06/2026	
Total 01312026ECI:						57,068.26	57,068.26					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						57,068.26	57,068.26					
ESRI												
807	ESRI	900185276	22555	ARC GIS MAINTENANCE FOR 02/01/2026-01/31/2027, M. BORZICK, JAN 26 - PI	01/28/2026	1,121.60	.00	25-6075 DUES & MEMBERSHIPS	0	2/26		

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
807	ESRI	900185276	22555	ARC GIS MAINTENANCE FOR 02/01/2026-01/31/2027, M. BORZICK, JAN 26 - SEWER	01/28/2026	2,944.20	.00	21-6075 DUES & MEMBERSHIPS	0	2/26		
807	ESRI	900185276	22555	ARC GIS MAINTENANCE FOR 02/01/2026-01/31/2027, M. BORZICK, JAN 26 - WATER	01/28/2026	2,944.20	.00	20-6075 DUES & MEMBERSHIPS	0	2/26		
Total 900185276:						7,010.00	.00					
Total ESRI:						7,010.00	.00					
FATBEAM LLC												
1831	FATBEAM LLC	65642		MONTHLY RECURRING CHARGE FOR 1M INTERNET SERVICE, FEB '26 - ADMIN	02/01/2026	95.00	.00	01-6052 CONTRACT SERVICES	0	2/26		
1831	FATBEAM LLC	65642		MONTHLY RECURRING CHARGE FOR 1M INTERNET SERVICE, FEB '26 - PI	02/01/2026	25.00	.00	25-6052 CONTRACT SERVICES	0	2/26		
1831	FATBEAM LLC	65642		MONTHLY RECURRING CHARGE FOR 1M INTERNET SERVICE, FEB '26 - WATER	02/01/2026	65.00	.00	20-6052 CONTRACT SERVICES	0	2/26		
1831	FATBEAM LLC	65642		MONTHLY RECURRING CHARGE FOR 1M INTERNET SERVICE, FEB '26 - SEWER	02/01/2026	65.00	.00	21-6052 CONTRACT SERVICES	0	2/26		
Total 65642:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0948321		PARTS FOR ALLEY BETWEEN AVE C & LINDER RD PROJECT, R. JONES, FEB '26	01/27/2026	1,653.76	1,653.76	25-6020 CAPITAL IMPROVEMENTS	0	2/26	02/06/2026	
Total 0948321:						1,653.76	1,653.76					
219	FERGUSON ENTERPRISES INC	4289798	22501	4X2 PVC BUSHING FOR CHLORINATOR REPAIR, R. HENZE, JAN. 26	01/20/2026	43.52	43.52	21-6150 M & R - SYSTEM	0	2/26	02/06/2026	

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 4289798:					43.52	43.52					
	Total FERGUSON ENTERPRISES INC:					1,697.28	1,697.28					
GOBLE SAMPSON ASSOC., INC.												
1558	GOBLE SAMPSON ASSOC., INC.	BINV0013192	22357	HUBER BAGS, M. NADEAU, JAN '26	01/29/2026	4,100.00	.00	21-6150 M & R - SYSTEM	0	2/26		
	Total BINV0013192:					4,100.00	.00					
	Total GOBLE SAMPSON ASSOC., INC.:					4,100.00	.00					
GOLDEN WEST ADVERTISING INC												
2406	GOLDEN WEST ADVERTISING INC	011526	22588	50% DEPOSIT TOWARD THE READER BOARD FOR CITY HALL, FEB '26	01/14/2026	20,496.50	20,496.50	40-6020 CAPITAL IMPROVEMENTS	0	2/26	02/06/2026	
	Total 011526:					20,496.50	20,496.50					
	Total GOLDEN WEST ADVERTISING INC:					20,496.50	20,496.50					
HARBOR FREIGHT TOOLS												
1312	HARBOR FREIGHT TOOLS	03245610	22585	WELDING TABLE FOR SHOP, K.PETERSON, FEB.'26	02/03/2026	189.99	.00	01-6175 SMALL TOOLS	1004	2/26		
	Total 03245610:					189.99	.00					
1312	HARBOR FREIGHT TOOLS	04784474	22539	PIPE VICE FOR SPRINKLER VAN, D. ABBOTT, JAN. 26	01/27/2026	169.99	.00	01-6175 SMALL TOOLS	1004	2/26		
	Total 04784474:					169.99	.00					
1312	HARBOR FREIGHT TOOLS	04784475	22539	NITRILE GLOVES, D. ABBOTT, JAN. 26 - ADMIN	01/27/2026	13.99	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/26		

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
1312	HARBOR FREIGHT TOOLS	04784475		NITRILE GLOVES, D. ABBOTT, JAN. 26 - SEWER	01/27/2026	5.60	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/26		
1312	HARBOR FREIGHT TOOLS	04784475		NITRILE GLOVES, D. ABBOTT, JAN. 26 - WATER	01/27/2026	5.60	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/26		
1312	HARBOR FREIGHT TOOLS	04784475		NITRILE GLOVES, D. ABBOTT, JAN. 26 - PI	01/27/2026	2.79	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/26		
Total 04784475:						27.98	.00					
Total HARBOR FREIGHT TOOLS:						387.96	.00					
HDR ENGINEERING INC												
1646	HDR ENGINEERING INC	1200800686	22636	PROFESSIONAL SERVICES FROM 12/28/2025-01/24/2026, KUNA 2025 ANNUAL REPORT - EAST, T. FLEMING, FEB '26	02/09/2026	3,863.62	.00	28-6202 PROFESSIONAL SERVICES	0	2/26		
Total 1200800686:						3,863.62	.00					
Total HDR ENGINEERING INC:						3,863.62	.00					
HOPPER ELECTRIC SERVICE, INC.												
291	HOPPER ELECTRIC SERVICE, INC.	8549	22584	REBUILT MOTOR AT TEN MILE LIFT STATION, T. FLEMING, FEB. 26	01/30/2026	3,404.16	3,404.16	21-6150 M & R - SYSTEM	0	2/26	02/06/2026	
Total 8549:						3,404.16	3,404.16					
291	HOPPER ELECTRIC SERVICE, INC.	8550		SEGO PRAIRIE REHAB, R. JONES, FEB '26	01/30/2026	4,928.36	.00	25-6150 M & R - SYSTEM (PI)	0	2/26		
Total 8550:						4,928.36	.00					
Total HOPPER ELECTRIC SERVICE, INC.:						8,332.52	3,404.16					

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
HUBBLE HOMES												
380	HUBBLE HOMES	02062026HH		HUBBLE HOMES, STREET LIGHT PERFORMANCE BOND RELEASE- SABINOS ROCKY RIDGE PHASE 1- RESOLUTION R36-2025	02/06/2026	293,231.25	293,231.25	30-2080 DEVELOPER DEPOSITS	0	2/26	02/06/2026	
Total 02062026HH:						293,231.25	293,231.25					
Total HUBBLE HOMES:						293,231.25	293,231.25					
HUBER TECHNOLOGY, INC.												
1611	HUBER TECHNOLOGY, INC.	CD10030200	22513	BAGGING BRIM FOR FINE SCREEN, M. NADEAU, JAN. 26	01/28/2026	91.67	.00	21-6150 M & R - SYSTEM	0	2/26		
Total CD10030200:						91.67	.00					
Total HUBER TECHNOLOGY, INC.:						91.67	.00					
IDAHO ECONOMIC DEVELOPMENT ASSOC												
1910	IDAHO ECONOMIC DEVELOPMENT ASSOC	2019		2026 ANNUAL CONFERENCE, M. COVERT AND J. HALL, FEB '26	02/01/2026	500.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	0	2/26		
Total 2019:						500.00	.00					
Total IDAHO ECONOMIC DEVELOPMENT ASSOC:						500.00	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	02062026IHS		ANIMAL CONTROL CONTRACT SERVICES FOR FEBRUARY 2026	02/01/2026	14,261.00	14,261.00	01-6005 ANIMAL CONTROL SERVICES	0	2/26	02/06/2026	
Total 02062026IHS:						14,261.00	14,261.00					
Total IDAHO HUMANE SOCIETY:						14,261.00	14,261.00					
IDAHO POWER CO												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
38	IDAHO POWER CO	01172026I		ELECTRIC SERVICE, 12/17/25-01/14/26, SKATE PARK, JAN '26	01/17/2026	27.44	27.44	01-6290 UTILITIES EXPENSE	1004	1/26	01/30/2026	
Total 01172026I:						27.44	27.44					
38	IDAHO POWER CO	02062026I		ELECTRIC SERVICES FOR 12/01/2025-01/22/2026 - WATER	02/06/2026	10,442.80	10,442.80	20-6290 UTILITIES EXPENSE	0	2/26	02/06/2026	
38	IDAHO POWER CO	02062026I		ELECTRIC SERVICES FOR 12/01/2025-01/22/2026 - STREET LIGHTS	02/06/2026	4,670.40	4,670.40	01-6290 UTILITIES EXPENSE	1002	2/26	02/06/2026	
38	IDAHO POWER CO	02062026I		ELECTRIC SERVICES FOR 12/01/2025-01/22/2026 - KUNA EAST WATER	02/06/2026	2,686.26	2,686.26	27-6290 UTILITIES EXPENSE	0	2/26	02/06/2026	
38	IDAHO POWER CO	02062026I		ELECTRIC SERVICES FOR 12/01/2025-01/22/2026 - FARM/LAGOONS	02/06/2026	1,858.24	1,858.24	21-6090 FARM EXPENDITURES	0	2/26	02/06/2026	
38	IDAHO POWER CO	02062026I		ELECTRIC SERVICES FOR 12/01/2025-01/22/2026 - SEWER	02/06/2026	24,284.09	24,284.09	21-6290 UTILITIES EXPENSE	0	2/26	02/06/2026	
38	IDAHO POWER CO	02062026I		ELECTRIC SERVICES FOR 12/01/2025-01/22/2026 - KUNA EAST SEWER	02/06/2026	711.91	711.91	28-6290 UTILITIES EXPENSE	0	2/26	02/06/2026	
38	IDAHO POWER CO	02062026I		ELECTRIC SERVICES FOR 12/01/2025-01/22/2026 - PI	02/06/2026	2,449.96	2,449.96	25-6290 UTILITIES EXPENSE	0	2/26	02/06/2026	
Total 02062026I:						47,103.66	47,103.66					
Total IDAHO POWER CO:						47,131.10	47,131.10					
IDAHO POWER COMPANY (FIBER OPTIC)												
1867	IDAHO POWER COMPANY (FIBER OPTIC)	CK-26-B		ANNUAL POLE ATTACHMENT RENTALS FOR 2026, FEB '26 - ADMIN	01/31/2026	75.86	.00	01-6290 UTILITIES EXPENSE	0	2/26		
1867	IDAHO POWER COMPANY (FIBER OPTIC)	CK-26-B		ANNUAL POLE ATTACHMENT RENTALS FOR 2026, FEB '26 - PI	01/31/2026	19.96	.00	25-6290 UTILITIES EXPENSE	0	2/26		

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
1867	IDAHO POWER COMPANY (FIBER OPTIC)	CK-26-B		ANNUAL POLE ATTACHMENT RENTALS FOR 2026, FEB '26 - WATER	01/31/2026	51.90	.00	20-6290 UTILITIES EXPENSE	0	2/26		
1867	IDAHO POWER COMPANY (FIBER OPTIC)	CK-26-B		ANNUAL POLE ATTACHMENT RENTALS FOR 2026, FEB '26 - SEWER	01/31/2026	51.90	.00	21-6290 UTILITIES EXPENSE	0	2/26		
Total CK-26-B:						199.62	.00					
Total IDAHO POWER COMPANY (FIBER OPTIC):						199.62	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	710843	22525	LEGAL NOTICE CASE NOS. 25-06-S TESS MANNER, T. VILLANUEVA, JAN '26	01/26/2026	66.24	66.24	01-6125 LEGAL PUBLICATIONS	1003	2/26	02/06/2026	
Total 710843:						66.24	66.24					
1802	IDAHO PRESS TRIBUNE, LLC	715727	22633	LEGAL NOTICE, NOTICE OF BOARD OF CORRECTIONS MEETING, N. STANLEY, FEB. 26	02/10/2026	55.54	.00	25-6125 LEGAL PUBLICATIONS	0	2/26		
Total 715727:						55.54	.00					
Total IDAHO PRESS TRIBUNE, LLC:						121.78	66.24					
IDAHO RURAL WATER ASSOC												
33	IDAHO RURAL WATER ASSOC	Q 2026-050		IRWA APPRENTICESHIP TUITION CLASS II FOR SPRING SEMESTER 2026, W. HANCOCK, FEB '26	01/20/2026	500.00	500.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	2/26	02/06/2026	
Total Q 2026-050:						500.00	500.00					
Total IDAHO RURAL WATER ASSOC:						500.00	500.00					
INSPECT LLC												
2335	INSPECT LLC	01312026ILLC		PLUMBING PERMITS, JAN. 26	02/06/2026	33,164.35	33,164.35	01-6052 CONTRACT SERVICES	1005	2/26	02/06/2026	

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 01312026ILLC:						33,164.35	33,164.35					
Total INSPECT LLC:						33,164.35	33,164.35					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482128729020		NATURAL GAS CONSUMPTION AT WELL #12, 01/01/2026-01/27/2026, FEB '26	01/28/2026	100.27	100.27	20-6290 UTILITIES EXPENSE	0	2/26	02/06/2026	
Total 48212872902062026:						100.27	100.27					
37	INTERMOUNTAIN GAS CO	482135196020		NATURAL GAS CONSUMPTION AT THE SENIOR CENTER, 01/01/2026-01/27/2026, FEB '26	01/28/2026	380.33	380.33	01-6290 UTILITIES EXPENSE	1001	2/26	02/06/2026	
Total 48213519602062026:						380.33	380.33					
37	INTERMOUNTAIN GAS CO	482195000		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 1/7/26-2/3/26, FEB '26 - PI	02/04/2026	396.72	.00	25-6290 UTILITIES EXPENSE	0	2/26		
37	INTERMOUNTAIN GAS CO	482195000		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 1/7/26-2/3/26, FEB '26 - SEWER	02/04/2026	1,041.42	.00	21-6290 UTILITIES EXPENSE	0	2/26		
37	INTERMOUNTAIN GAS CO	482195000		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 1/7/26-2/3/26, FEB '26 - WATER	02/04/2026	1,041.42	.00	20-6290 UTILITIES EXPENSE	0	2/26		
Total 482195000:						2,479.56	.00					
37	INTERMOUNTAIN GAS CO	482327707020		NATURAL GAS CONSUMPTION AT ART & HISTORY CENTER, 01/01/2026-01/27/2026, FEB '26	01/28/2026	59.30	59.30	01-6290 UTILITIES EXPENSE	0	2/26	02/06/2026	
Total 48232770702062026:						59.30	59.30					
37	INTERMOUNTAIN GAS CO	482634665020		NATURAL GAS CONSUMPTION AT CITY HALL,								

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
				01/01/2026-01/27/2026, FEB '26 - SEWER	01/28/2026	71.40	71.40	21-6290 UTILITIES EXPENSE	0	2/26	02/06/2026	
37	INTERMOUNTAIN GAS CO	482634665020		NATURAL GAS CONSUMPTION AT CITY HALL, 01/01/2026-01/27/2026, FEB '26 - PI	01/28/2026	27.47	27.47	25-6290 UTILITIES EXPENSE	0	2/26	02/06/2026	
37	INTERMOUNTAIN GAS CO	482634665020		NATURAL GAS CONSUMPTION AT CITY HALL, 01/01/2026-01/27/2026, FEB '26 - WATER	01/28/2026	71.40	71.40	20-6290 UTILITIES EXPENSE	0	2/26	02/06/2026	
37	INTERMOUNTAIN GAS CO	482634665020		NATURAL GAS CONSUMPTION AT CITY HALL, 01/01/2026-01/27/2026, FEB '26 - ADMIN	01/28/2026	104.36	104.36	01-6290 UTILITIES EXPENSE	0	2/26	02/06/2026	
Total 48263466502062026:						274.63	274.63					
37	INTERMOUNTAIN GAS CO	482746266020		NATURAL GAS CONSUMPTION AT THE POLICE STATION, 01/01/2026-01/27/2026, FEB '26	01/28/2026	14.43	14.43	01-6290 UTILITIES EXPENSE	0	2/26	02/06/2026	
Total 48274626602062026:						14.43	14.43					
Total INTERMOUNTAIN GAS CO:						3,308.52	828.96					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	01232026-012		SANITATION RECEIPT TRANSFER, 1/23-29/2026	01/30/2026	20,885.51	20,885.51	26-7000 SOLID WASTE SERVICE FEES	0	1/26	01/30/2026	
230	J & M SANITATION, INC.	01232026-012		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 1/23-29/2026	01/30/2026	-2,063.49	-2,063.49	01-4170 FRANCHISE FEES	0	1/26	01/30/2026	
Total 01232026-01292026:						18,822.02	18,822.02					
230	J & M SANITATION, INC.	01302026-020		SANITATION RECEIPT TRANSFER, 1/30-02/05/2026	02/06/2026	96,786.60	96,786.60	26-7000 SOLID WASTE SERVICE FEES	0	2/26	02/06/2026	
230	J & M SANITATION, INC.	01302026-020		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 1/30-02/05/2026	02/06/2026	-9,562.52	-9,562.52	01-4170 FRANCHISE FEES	0	2/26	02/06/2026	

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 01302026-02052026:						87,224.08	87,224.08					
230	J & M SANITATION, INC.	02062026JM		30YD BOX PICK UP AND RENTAL, JAN '26	02/01/2026	2,078.50	2,078.50	01-6212 RENT - EQUIPMENT	1004	2/26	02/06/2026	
230	J & M SANITATION, INC.	02062026JM		20YD MONTHLY BOX RENTAL, JAN '26	02/01/2026	2.83	2.83	21-6212 RENT - EQUIPMENT	0	2/26	02/06/2026	
230	J & M SANITATION, INC.	02062026JM		SLUDGE REMOVAL, JAN '26	02/01/2026	13,922.02	13,922.02	21-6153 M & R - SLUDGE DISPOSAL	0	2/26	02/06/2026	
Total 02062026JM:						16,003.35	16,003.35					
Total J & M SANITATION, INC.:						122,049.45	122,049.45					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	5199691		ENTERPRISE PAYMENTS SOLUTIONS MONTHLY AND TRANSACTIONAL FEES, 01/01/2026-01/31/2026 - SEWER	02/01/2026	30.17	.00	21-6505 BANK FEES	0	2/26		
1328	JACK HENRY & ASSOCIATES, INC.	5199691		ENTERPRISE PAYMENTS SOLUTIONS MONTHLY AND TRANSACTIONAL FEES, 01/01/2026-01/31/2026 - ADMIN	02/01/2026	44.10	.00	01-6505 BANK FEES	0	2/26		
1328	JACK HENRY & ASSOCIATES, INC.	5199691		ENTERPRISE PAYMENTS SOLUTIONS MONTHLY AND TRANSACTIONAL FEES, 01/01/2026-01/31/2026 - PI	02/01/2026	11.60	.00	25-6505 BANK FEES	0	2/26		
1328	JACK HENRY & ASSOCIATES, INC.	5199691		ENTERPRISE PAYMENTS SOLUTIONS MONTHLY AND TRANSACTIONAL FEES, 01/01/2026-01/31/2026 - WATER	02/01/2026	30.17	.00	20-6505 BANK FEES	0	2/26		
Total 5199691:						116.04	.00					
Total JACK HENRY & ASSOCIATES, INC.:						116.04	.00					
JONATHAN STRICKLAND												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1976	JONATHAN STRICKLAND	2759		MONTHLY JANITORIAL SERVICES FOR CITY HALL, FEB. 26- WATER	02/02/2026	189.28	.00	20-6025 JANITORIAL	0	2/26		
1976	JONATHAN STRICKLAND	2759		MONTHLY JANITORIAL SERVICES FOR CITY HALL, FEB. 26- ADMIN	02/02/2026	276.64	.00	01-6025 JANITORIAL	0	2/26		
1976	JONATHAN STRICKLAND	2759		MONTHLY JANITORIAL SERVICES FOR CITY HALL, FEB. 26- P.I	02/02/2026	72.80	.00	25-6025 JANITORIAL	0	2/26		
1976	JONATHAN STRICKLAND	2759		MONTHLY JANITORIAL SERVICES FOR CITY HALL, FEB. 26- SEWER	02/02/2026	189.28	.00	21-6025 JANITORIAL	0	2/26		
Total 2759:						728.00	.00					
1976	JONATHAN STRICKLAND	2760		MONTHLY JANITORIAL SERVICES FOR SENIOR CENTER, FEB. 26	02/02/2026	446.00	.00	01-6025 JANITORIAL	1001	2/26		
Total 2760:						446.00	.00					
1976	JONATHAN STRICKLAND	2761		MONTHLY JANITORIAL SERVICES FOR CITY HALL, FEB. 26- P.I	02/02/2026	64.00	.00	25-6025 JANITORIAL	0	2/26		
1976	JONATHAN STRICKLAND	2761		MONTHLY JANITORIAL SERVICES FOR CITY HALL, FEB. 26- WATER	02/02/2026	168.00	.00	20-6025 JANITORIAL	0	2/26		
1976	JONATHAN STRICKLAND	2761		MONTHLY JANITORIAL SERVICES FOR CITY HALL, FEB. 26- SEWER	02/02/2026	168.00	.00	21-6025 JANITORIAL	0	2/26		
Total 2761:						400.00	.00					
1976	JONATHAN STRICKLAND	2762		MONTHLY JANITORIAL SERVICE FOR PARKS SHOP, FEB. 26	02/02/2026	400.00	.00	01-6025 JANITORIAL	1004	2/26		

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 2762:						400.00	.00					
Total JONATHAN STRICKLAND:						1,974.00	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0254579		PROFESSIONAL SERVICES FOR KUNA-MASON CREEK TRUNKLINE PERMITTING, 11/30/2025-12/31/2025, FEB '26	01/15/2026	382.50	382.50	21-6020 CAPITAL IMPROVEMENTS	0	2/26	02/06/2026	
Total 0254579:						382.50	382.50					
Total KELLER ASSOCIATES, INC.:						382.50	382.50					
KNIFE RIVER CORPORATION - MOUNTAIN WEST												
1524	KNIFE RIVER CORPORATION - MOUNTAIN WEST	223073-01302		E AVALON ST & KAY ST TRAFFIC SIGNAL CONSTRUCTION, PROJECT # 223073, PAYMENT NO. 4, JAN 26	05/31/2025	37,788.80	37,788.80	03-6355 TRANSPORTATION EXPENDITURES	0	1/26	01/30/2026	
Total 223073-01302026:						37,788.80	37,788.80					
Total KNIFE RIVER CORPORATION - MOUNTAIN WEST:						37,788.80	37,788.80					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	232026		FIBER OPTIC LEASE, JANUARY 2026 - PI	01/31/2026	30.00	.00	25-6255 TELEPHONE EXPENSE	0	2/26		
199	KUNA JT. SCHOOL DISTRICT NO. 3	232026		FIBER OPTIC LEASE, JANUARY 2026 - SEWER	01/31/2026	78.00	.00	21-6255 TELEPHONE EXPENSE	0	2/26		
199	KUNA JT. SCHOOL DISTRICT NO. 3	232026		FIBER OPTIC LEASE, JANUARY 2026 - WATER	01/31/2026	78.00	.00	20-6255 TELEPHONE EXPENSE	0	2/26		
199	KUNA JT. SCHOOL DISTRICT NO. 3	232026		FIBER OPTIC LEASE, JANUARY 2026 - ADMIN	01/31/2026	114.00	.00	01-6255 TELEPHONE EXPENSE	0	2/26		

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 232026:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A182919	22529	REPAIR PARTS FOR LAGOONS BLOWER, J. LORENTZ, JAN. 26	01/26/2026	30.61	30.61	21-6150 M & R - SYSTEM	0	2/26	02/06/2026	
Total A182919:						30.61	30.61					
499	KUNA LUMBER	A182988	22559	DUCT TAPE, J. BOSTON, JAN '26	01/29/2026	10.62	10.62	21-6150 M & R - SYSTEM	0	2/26	02/06/2026	
Total A182988:						10.62	10.62					
499	KUNA LUMBER	A183149	22599	2X4'S AND SCREWS FOR BERNIE FISHER BASEBALL FIELDS, J. LORENTZ, FEB '26	02/04/2026	75.13	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total A183149:						75.13	.00					
499	KUNA LUMBER	A183170	22601	3 INCH CAPS FOR STREET LIGHTS AT HIGH SCHOOL, J. LORENTZ, FEB. 26	02/05/2026	36.06	.00	01-6150 M & R - SYSTEM	1002	2/26		
Total A183170:						36.06	.00					
499	KUNA LUMBER	A183172	22603	U BOLTS FOR DUG OUTS AT BERNIE, J. ADAMS, FEB. 26	02/05/2026	104.35	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total A183172:						104.35	.00					
499	KUNA LUMBER	A183182	22612	FROST FREE SPICKET AT SNACK SHACK, D. ABBOTT, FEB. 26	02/05/2026	60.77	.00	01-6150 M & R - SYSTEM	1004	2/26		

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 A183182:						60.77	.00					
499	KUNA LUMBER	A183188	22613	FROST FREE HOSE BIB END AT SNACK SHACK, D.ABBOTT, FEB.'26	02/05/2026	6.64	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total A183188:						6.64	.00					
499	KUNA LUMBER	A183206	22618	FENCE PICKETS FOR DUG OUT REPAIR, S. HOWELL, FEB '26	02/06/2026	26.53	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total A183206:						26.53	.00					
499	KUNA LUMBER	B182589	22444	MOUSE TRAPS FOR THE SHOP, R. IVEY, JAN '26	01/12/2026	13.28	.00	20-6150 M & R - SYSTEM	0	2/26		
Total B182589:						13.28	.00					
499	KUNA LUMBER	B182847	22544	FENCE POST REPAIRS FOR THE SWAN FALLS FARM, U.RAMIREZ, JAN.'26	01/27/2026	30.32	30.32	21-6090 FARM EXPENDITURES	0	1/26	01/30/2026	
Total B182847:						30.32	30.32					
499	KUNA LUMBER	B182865	22553	GENERATOR ROOM DOOR REPAIR AT THE PLANT, J. ADAMS, JAN 26	01/28/2026	20.08	20.08	21-6150 M & R - SYSTEM	0	1/26	01/30/2026	
Total B182865:						20.08	20.08					
499	KUNA LUMBER	B182971	22594	NUTS, BOLTS, AND WOOD FOR REPAIRS ON THE DUGOUTS AT BERNIE FISHER PARK, J.ADAMS, FEB.'26	02/04/2026	323.21	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total B182971:						323.21	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B182977	22600	LUMBER FOR BERNIE BALL FIELDS, J. ADAMS, FEB. 26	02/04/2026	68.97	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total B182977:						68.97	.00					
499	KUNA LUMBER	B183008	22614	SCREW BITS FOR TRUCK #71, J. ADAMS, FEB '26 - WATER	02/06/2026	2.56	.00	20-6175 SMALL TOOLS	0	2/26		
499	KUNA LUMBER	B183008	22614	SCREW BITS FOR TRUCK #71, J. ADAMS, FEB '26 - ADMIN	02/06/2026	6.41	.00	01-6175 SMALL TOOLS	0	2/26		
499	KUNA LUMBER	B183008	22614	SCREW BITS FOR TRUCK #71, J. ADAMS, FEB '26 - SEWER	02/06/2026	2.56	.00	21-6175 SMALL TOOLS	0	2/26		
499	KUNA LUMBER	B183008	22614	SCREW BITS FOR TRUCK #71, J. ADAMS, FEB '26 - PI	02/06/2026	1.28	.00	25-6175 SMALL TOOLS	0	2/26		
499	KUNA LUMBER	B183008	22614	SCREWS FOR BERNIE FISHER BALL FIELD, REPAIR KIT FOR HYDRANT AT BERNIE FISHER BALL FIELD, J. LORENTZ, FEB '26	02/06/2026	94.69	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total B183008:						107.50	.00					
Total KUNA LUMBER:						914.07	91.63					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	4332	22582	METAL TO BUILD A SIGN FRAME AT SKATE PARK, K. PETERSON, FEB. 26	02/03/2026	64.80	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total 4332:						64.80	.00					
Total KUNA MACHINE LLC:						64.80	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	01312026KRF		KRFD IMPACT FEES, JAN. 26	02/06/2026	203,498.25	203,498.25	30-2082 KRFD IMPACT FEE	0	2/26	02/06/2026	

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 01312026KRFDI:						203,498.25	203,498.25					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						203,498.25	203,498.25					
METROQUIP, INC.												
196	METROQUIP, INC.	W05398	22637	VAC TRUCK HOSE REPLACEMENT, U. RAMIREZ, FEB '26	02/09/2026	5,464.81	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
Total W05398:						5,464.81	.00					
Total METROQUIP, INC.:						5,464.81	.00					
MISCELLANEOUS #2												
1849	MISCELLANEOUS #2	01282025ICCU		ICCU, PURCHASE OF A 18 MONTH CERTIFICATE OF DEPOSIT, JAN. 26	01/28/2025	3,000,000.00	3,000,000.0	99-1045 CERTIFICATE OF DEPOSIT ICCU	0	1/26	01/30/2026	
Total 01282025ICCU:						3,000,000.00	3,000,000.0					
Total MISCELLANEOUS #2:						3,000,000.00	3,000,000.0					
MISCELLANEOUS #3												
2270	MISCELLANEOUS #3	01302026SB		PARKING FOR CONTINUING EDUCATION DOWNTOWN BOISE, S. BARKER, REIMBURSEMENT, JAN '26	01/28/2026	40.00	40.00	01-6265 TRAINING & SCHOOLING EXPENSE	1005	1/26	01/30/2026	
Total 01302026SB:						40.00	40.00					
Total MISCELLANEOUS #3:						40.00	40.00					
MOUNTAIN VIEW EQUIPMENT COMPANY												
926	MOUNTAIN VIEW EQUIPMENT COMPANY	93800	22620	MOWER BLADES, R. WARWICK, FEB. 26	02/06/2026	197.70	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/26		

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 93800:						197.70	.00					
Total MOUNTAIN VIEW EQUIPMENT COMPANY:						197.70	.00					
NORCO, INC.												
222	NORCO, INC.	0045870619	22607	WELDING JACKET FOR THE SHOP, S.CAHILL, FEB.'26	02/05/2026	135.76	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	2/26		
Total 0045870619:						135.76	.00					
Total NORCO, INC.:						135.76	.00					
O'REILLY AUTO ENTERPRISES LLC												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-443836	22537	FILTERS FOR PUBLIC WORKS GENERATOR TRAILER, J. DURHAM, JAN'26- P.I	01/27/2026	9.01	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-443836	22537	FILTERS FOR PUBLIC WORKS GENERATOR TRAILER, J. DURHAM, JAN'26- SEWER	01/27/2026	23.68	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-443836	22537	FILTERS FOR PUBLIC WORKS GENERATOR TRAILER, J. DURHAM, JAN'26- WATER	01/27/2026	23.68	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
Total 5841-443836:						56.37	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-445004	22606	WATER PUMP FOR INSPECTOR F150, J. DURHAM, FEB. 26	02/05/2026	136.56	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1005	2/26		
Total 5841-445004:						136.56	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-445018	22608	FLOOR DRY FOR FLEET SHOP, J. DURHAM, FEB. 26- ADMIN	02/05/2026	18.99	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-445018	22608	FLOOR DRY FOR FLEET SHOP, J. DURHAM, FEB. 26- P.I	02/05/2026	3.79	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/26		

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
2121	O'REILLY AUTO ENTERPRISES LLC	5841-445018	22608	FLOOR DRY FOR FLEET SHOP, J. DURHAM, FEB. 26-WATER	02/05/2026	7.60	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-445018	22608	FLOOR DRY FOR FLEET SHOP, J. DURHAM, FEB. 26- SEWER	02/05/2026	7.60	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/26		
Total 5841-445018:						37.98	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-445039	22611	COOLANT FOR BUILDING INSPECTOR TRUCK, J. DURHAM, FEB. 26	02/05/2026	89.94	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1005	2/26		
Total 5841-445039:						89.94	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						320.85	.00					
PACIFIC STEEL												
584	PACIFIC STEEL	9249232	22602	STEEL FOR ALL CITY PARKS SIGNS, S. CAHILL, FEB '26	02/05/2026	112.30	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total 9249232:						112.30	.00					
Total PACIFIC STEEL:						112.30	.00					
PALMER BACKFLOW INC												
2208	PALMER BACKFLOW INC	2208		BACK FLOW TESTING AT SENIOR CENTER, FEB. 26	02/03/2026	67.00	.00	01-6140 MAINT. & REPAIR BUILDING	1001	2/26		
Total 2208:						67.00	.00					
Total PALMER BACKFLOW INC:						67.00	.00					
PRECISION PUMPING SYSTEMS												
952	PRECISION PUMPING SYSTEMS	5667	22642	TOMORROW PUMP STATION REBUILD, R. JONES, FEB. 26	01/20/2026	52,705.51	.00	25-6166 CAPITAL EQUIPMENT PURCHASES	0	2/26		

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 5667:						52,705.51	.00					
Total PRECISION PUMPING SYSTEMS:						52,705.51	.00					
PRIDE ELECTRICAL CONTRACTORS INC												
2137	PRIDE ELECTRICAL CONTRACTORS INC	2090	22583	NEW POWER LINE INSTALLATION GOING TO TO VFW, S. HOWELL, FEB '26	02/04/2026	1,850.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	2/26		
Total 2090:						1,850.00	.00					
Total PRIDE ELECTRICAL CONTRACTORS INC:						1,850.00	.00					
PRUSIK CONSTRUCTION LLC												
2214	PRUSIK CONSTRUCTION LLC	1921		PAYMENT FOR KUNA COUNCIL CHAMBERS, CLAIMANT 25-001, JAN 26	01/31/2026	193,214.56	.00	40-6020 CAPITAL IMPROVEMENTS	0	2/26		
Total 1921:						193,214.56	.00					
Total PRUSIK CONSTRUCTION LLC:						193,214.56	.00					
QUADIENT LEASING USA, INC												
615	QUADIENT LEASING USA, INC	Q2200889		MAIL METER LEASE PAYMENT 12/01/25-02/28/26- WATER	01/27/2026	152.52	152.52	20-6190 POSTAGE & BILLING	0	2/26	02/06/2026	
615	QUADIENT LEASING USA, INC	Q2200889		MAIL METER LEASE PAYMENT 12/01/25-02/28/26- P&Z	01/27/2026	58.66	58.66	01-6190 POSTAGE & BILLING	1003	2/26	02/06/2026	
615	QUADIENT LEASING USA, INC	Q2200889		MAIL METER LEASE PAYMENT 12/01/25-02/28/26- P.I	01/27/2026	58.66	58.66	25-6190 POSTAGE & BILLING	0	2/26	02/06/2026	
615	QUADIENT LEASING USA, INC	Q2200889		MAIL METER LEASE PAYMENT 12/01/25-02/28/26- SEWER	01/27/2026	152.52	152.52	21-6190 POSTAGE & BILLING	0	2/26	02/06/2026	
615	QUADIENT LEASING USA, INC	Q2200889		MAIL METER LEASE PAYMENT 12/01/25-02/28/26- ADMIN	01/27/2026	164.26	164.26	01-6190 POSTAGE & BILLING	0	2/26	02/06/2026	
Total Q2200889:						586.62	586.62					

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 QUADIENT LEASING USA, INC:					586.62	586.62					
RAPID FIRE PROTECTION INC												
2327	RAPID FIRE PROTECTION INC	7801165		ALARM MONITORING (SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER AND SEGO PRAIRIE WELLS) 02/01-02/28/26- WATER	02/01/2026	221.41	.00	20-6150 M & R - SYSTEM	0	2/26		
2327	RAPID FIRE PROTECTION INC	7801165		ALARM MONITORING (SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER AND SEGO PRAIRIE WELLS) 02/01-02/28/26- P.I	02/01/2026	55.35	.00	25-6150 M & R - SYSTEM (PI)	0	2/26		
	Total 7801165:					276.76	.00					
	Total RAPID FIRE PROTECTION INC:					276.76	.00					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5072698867		COPIER CHARGES, MODEL #IMC2000, SERIAL #C86262110, 01/01-/01/31/26-PARKS OFFICE	02/01/2026	52.36	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/26		
	Total 5072698867:					52.36	.00					
	Total RICOH USA, INC. (MAINTENANCE):					52.36	.00					
RONI PLADSEN												
2215	RONI PLADSEN	0000191-A	22483	FLOWERS FOR MIMOSAS AND MOM, K. PEREZ, JAN. 26	01/15/2026	5,381.25	5,381.25	01-6135 PUBLIC ENTERTAINMENT	1004	1/26	01/30/2026	
	Total 0000191-A:					5,381.25	5,381.25					
	Total RONI PLADSEN:					5,381.25	5,381.25					
SAFEBUILT LLC												
2173	SAFEBUILT LLC	3204853		RESIDENTIAL AND LIGHT COMMERCIAL BUILDING INSPECTIONS, 01/02-01/30/26	01/31/2026	12,760.00	.00	01-6052 CONTRACT SERVICES	1005	2/26		

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 3204853:						12,760.00	.00					
2173	SAFEBUILT LLC	3207577		COMMERCIAL PERMITS, PERMIT #51551 WINGSTOP, & PERMIT #52023 REPUBLIC STORAGE	01/31/2026	517.50	.00	01-6052 CONTRACT SERVICES	1005	2/26		
Total 3207577:						517.50	.00					
2173	SAFEBUILT LLC	3240993		META, REGULAR AND COMMERCIAL INSPECTIONS, 01/07-01/30/26	01/31/2026	775.00	.00	01-6052 CONTRACT SERVICES	1005	2/26		
Total 3240993:						775.00	.00					
Total SAFEBUILT LLC:						14,052.50	.00					
SIMPLOT TURF & HORTICULTURE												
491	SIMPLOT TURF & HORTICULTURE	216084482	22616	HERBICIDE FOR THE FARM, R. HENZE, FEB. 26	02/10/2026	8,676.00	.00	21-6090 FARM EXPENDITURES	0	2/26		
Total 216084482:						8,676.00	.00					
491	SIMPLOT TURF & HORTICULTURE	216084483	22617	HERCIDIE FOR KUNA EAST SEWER, R. HENZE, FEB. 26	02/10/2026	5,208.00	.00	28-6090 FARM EXPENDITURES	0	2/26		
Total 216084483:						5,208.00	.00					
Total SIMPLOT TURF & HORTICULTURE:						13,884.00	.00					
SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-214900-2	22522	DIVIDERS FOR THE PLANT, J. MILLER, JAN '26- SEWER	01/30/2026	44.94	.00	21-6165 OFFICE SUPPLIES	0	2/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-214900-2	22522	DIVIDERS FOR THE PLANT, J. MILLER, JAN '26- WATER	01/30/2026	44.94	.00	20-6165 OFFICE SUPPLIES	0	2/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-214900-2	22522	DIVIDERS FOR THE PLANT, J. MILLER, JAN '26- P.I	01/30/2026	17.11	.00	25-6165 OFFICE SUPPLIES	0	2/26		

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 WO-214900-2:						106.99	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-215912-1	22623	PENCILS AND POST IT NOTES FOR TREATMENT PLANT, FEB '26- SEWER	02/09/2026	60.28	.00	21-6165 OFFICE SUPPLIES	0	2/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-215912-1	22623	POST IT NOTES, KLEENEX AND PAPER FOR CITY HALL, FEB '26 - SEWER	02/09/2026	32.26	.00	21-6165 OFFICE SUPPLIES	0	2/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-215912-1	22623	PENCILS AND POST IT NOTES FOR TREATMENT PLANT, FEB '26- WATER	02/09/2026	60.28	.00	20-6165 OFFICE SUPPLIES	0	2/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-215912-1	22623	POST IT NOTES, KLEENEX AND PAPER FOR CITY HALL, FEB '26 - WATER	02/09/2026	32.26	.00	20-6165 OFFICE SUPPLIES	0	2/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-215912-1	22623	PENCILS AND POST IT NOTES FOR TREATMENT PLANT, FEB '26- P.I	02/09/2026	22.96	.00	25-6165 OFFICE SUPPLIES	0	2/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-215912-1	22623	TOILET PAPER AND PAPER TOWELS FOR CITY HALL, FEB '26- SEWER	02/09/2026	69.70	.00	21-6025 JANITORIAL	0	2/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-215912-1	22623	POST IT NOTES, KLEENEX AND PAPER FOR CITY HALL, FEB '26 - P.I	02/09/2026	12.41	.00	25-6165 OFFICE SUPPLIES	0	2/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-215912-1	22623	TOILET PAPER AND PAPER TOWELS FOR CITY HALL, FEB '26- ADMIN	02/09/2026	101.87	.00	01-6025 JANITORIAL	0	2/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-215912-1	22623	POST IT NOTES, KLEENEX AND PAPER FOR CITY HALL, FEB '26 - ADMIN	02/09/2026	47.15	.00	01-6165 OFFICE SUPPLIES	0	2/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-215912-1	22623	TOILET PAPER AND PAPER TOWELS FOR CITY HALL, FEB '26- P.I	02/09/2026	26.80	.00	25-6025 JANITORIAL	0	2/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-215912-1	22623	TOILET PAPER AND PAPER TOWELS FOR CITY HALL, FEB '26- WATER	02/09/2026	69.70	.00	20-6025 JANITORIAL	0	2/26		

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
2213	SOUTHWEST OFFICE SUPPLY INC	WO-215912-1	22623	PAPER TOWELS FOR SENIOR CENTER, FEB '26	02/09/2026	143.82	.00	01-6025 JANITORIAL	1001	2/26		
Total WO-215912-1:						679.49	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						786.48	.00					
SYRINGA NETWORKS LLC												
2356	SYRINGA NETWORKS LLC	SMI-003595		INTERNET SERVICE 02/01-02/28/26 WATER OPS FACILITY-SEWER	02/01/2026	425.00	.00	28-6290 UTILITIES EXPENSE	0	2/26		
2356	SYRINGA NETWORKS LLC	SMI-003595		INTERNET SERVICE 02/01-02/28/26 WATER OPS FACILITY-WATER	02/01/2026	425.00	.00	27-6290 UTILITIES EXPENSE	0	2/26		
Total SMI-003595:						850.00	.00					
Total SYRINGA NETWORKS LLC:						850.00	.00					
TIMBER CREEK RECYCLING LLC												
2018	TIMBER CREEK RECYCLING LLC	T15279	22435	PINE NEEDLE RECYCLING AT THE FIRESTATION, R. WARWICK, JAN. 25	01/31/2026	87.80	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total T15279:						87.80	.00					
Total TIMBER CREEK RECYCLING LLC:						87.80	.00					
TOPCON SOLUTIONS INC												
2276	TOPCON SOLUTIONS INC	90395383	22597	LN150 LASER PACKAGE FOR CONSTRUCTION DEPARTMENT, J. WARDEN, FEB '26	02/04/2026	19,995.00	.00	50-6166 CAPITAL EQUIPMENT PURCHASES	0	2/26		
Total 90395383:						19,995.00	.00					
Total TOPCON SOLUTIONS INC:						19,995.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
TOTAL EQUIP & RENTAL OF CANYON COUNTY												
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	W07013	22578	REPAIR ON PARTS TOOL CAT, J. DURHAM, FEB '26	02/03/2026	940.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/26		
Total W07013:						940.50	.00					
TOTAL EQUIP & RENTAL OF CANYON COUNTY:						940.50	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:11355243		BEAN TO CUP RENTAL, 4 WEEKS, PARKS SHOP/OFFICE, FEB 26	02/04/2026	150.00	.00	01-6212 RENT - EQUIPMENT	1004	2/26		
992	TREASURE VALLEY COFFEE	2160:11355243		COFFEE AND CREAMER FOR PARKS OFFICE, JAN 26	02/04/2026	301.70	.00	01-6165 OFFICE SUPPLIES	1004	2/26		
Total 2160:11355243:						451.70	.00					
Total TREASURE VALLEY COFFEE:						451.70	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	007760131000	22451	IDAHO NURSERY, HORTICULTURE EXPO SHOW FOR 9 PARKS EMPLOYEES, J. PEREZ, JAN '26	01/13/2026	2,250.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	2/26		
Total 00776013100020645576:						2,250.00	.00					
1444	U.S. BANK (VISA)	009760211326		THE UPS STORE, SHIPPING WATER SAMPLES, J. COX, JAN 25	01/21/2026	330.50	.00	20-6190 POSTAGE & BILLING	0	2/26		
Total 00976021132600845926:						330.50	.00					
1444	U.S. BANK (VISA)	078060180180	22419	DERO, PIN HEX KEY AND NUT TOOL FOR THE BIKE REPAIR STATIONS, J.PEREZ, JAN.'25	01/16/2026	87.00	.00	01-6150 M & R - SYSTEM	1004	2/26		

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 07806018018014402489:						87.00	.00					
1444	U.S. BANK (VISA)	113453601000	22341	AMAZON, DOOR FOR PARKS VAN, A BILLINGS, DEC.'25	12/26/2025	490.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/26		
Total 11345360100091161834:						490.00	.00					
1444	U.S. BANK (VISA)	113460011000	22369	LIGHT POLE COVERS, LIGHT POLE COVERS FOR STREET LIGHTS, S. HOWELL, DEC. 25	12/31/2025	133.71	.00	01-6150 M & R - SYSTEM	1002	2/26		
Total 11346001100017944357:						133.71	.00					
1444	U.S. BANK (VISA)	113460141000	22454	AMAZON, DOOR CONVERSION KIT FOR PARKS SPRINKLER VAN, A. BILLINGS, JAN. 25	01/14/2026	106.13	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/26		
Total 11346014100036715791:						106.13	.00					
1444	U.S. BANK (VISA)	113460191001	22494	AMAZON, FIRST AID REFILL KIT FOR THE PLANT, J. MILLER, JAN. 26- WATER	01/19/2026	15.72	.00	20-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	113460191001	22494	AMAZON, FIRST AID REFILL KIT FOR THE PLANT, J. MILLER, JAN. 26- SEWER	01/19/2026	15.72	.00	21-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	113460191001	22494	AMAZON, FIRST AID REFILL KIT FOR THE PLANT, J. MILLER, JAN. 26- P.I	01/19/2026	5.99	.00	25-6165 OFFICE SUPPLIES	0	2/26		
Total 11346019100123099989:						37.43	.00					
1444	U.S. BANK (VISA)	164160127442	22440	OSHA, 10 HOUR TRAININGS FOR 17 PARKS EMPLOYEES, M. WEBB, JAN '26	01/12/2026	900.83	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	2/26		

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 16416012744240727451:						900.83	.00					
1444	U.S. BANK (VISA)	170560222902		PARKBOI, PARKING FOR AG CLASS FOR PARKS DEPT. JAN. 26	01/21/2026	15.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	2/26		
Total 17056022290220693003:						15.00	.00					
1444	U.S. BANK (VISA)	170560222902		PARKBOI, PARKING FOR AG CLASS FOR PARKS DEPT. JAN. 26	01/21/2026	15.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	2/26		
Total 17056022290226929997:						15.00	.00					
1444	U.S. BANK (VISA)	170560232902		PARKBOI, PARKING FOR AG CLASS FOR PARKS DEPT. JAN. 26	01/22/2026	15.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	2/26		
Total 17056023290235509649:						15.00	.00					
1444	U.S. BANK (VISA)	170560232902		PARKBOI, PARKING FOR AG CLASS FOR PARKS DEPT. JAN. 26	01/22/2026	15.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	2/26		
Total 17056023290235509664:						15.00	.00					
1444	U.S. BANK (VISA)	170560232902		PARKBOI, PARKING FOR AG CLASS FOR PARKS DEPT. JAN. 26	01/22/2026	15.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	2/26		
Total 17056023290235509672:						15.00	.00					
1444	U.S. BANK (VISA)	170560242802		PARKBOI, PARKING FOR AG CLASS FOR PARKS DEPT. JAN. 26	01/23/2026	9.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	2/26		
Total 17056024280249309465:						9.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	170560242802		PARKBOI, PARKING FOR AG CLASS FOR PARKS DEPT. JAN. 26	01/23/2026	9.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	2/26		
Total 17056024280249309473:						9.00	.00					
1444	U.S. BANK (VISA)	170562329023		PARKBOI, PARKING FOR AG CLASS FOR PARKS DEPT. JAN. 26	01/22/2026	15.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	2/26		
Total 17056232902355096 56:						15.00	.00					
1444	U.S. BANK (VISA)	316853655999	22239	ALBERTSONS, EMPLOYEE FLOWERS, Z. MONTENEGRO, DEC '25	12/30/2025	56.17	.00	01-5950 TEAM BUILDING, ONBOARDING	0	2/26		
Total 31685365599960668605:						56.17	.00					
1444	U.S. BANK (VISA)	316860236246	22514	ALBERTSONS, BEVERAGES AND FRUIT TRAY FOR HISTORY CENTER QUARTELY OPENING RECEPTION, L. TORRES, JAN. 26	01/22/2026	33.77	.00	01-6165 OFFICE SUPPLIES	0	2/26		
Total 31686023624683566951:						33.77	.00					
1444	U.S. BANK (VISA)	330953651030		ITD, REGISTRATION FOR PARKS BIG TEX DUMP TRAILER, DEC. 25	12/30/2025	23.58	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/26		
Total 33095365103021332064:						23.58	.00					
1444	U.S. BANK (VISA)	330960061040	22385	DOPL,WASTE WATER CLASS FOR W.HANCOCK, JAN.'26	01/05/2026	8.50	.00	28-6265 TRAINING & SCHOOLING EXPENSE	0	2/26		
1444	U.S. BANK (VISA)	330960061040	22385	DOPL,WASTE WATER CLASS FOR W.HANCOCK, JAN.'26	01/05/2026	76.50	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	2/26		

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 33096006104099007128:						85.00	.00					
1444	U.S. BANK (VISA)	330960061040	22387	DOPL, WASTE WATER OPERATOR CLASS FOR J. BOSTON, JAN '26	01/05/2026	2.50	.00	28-6265 TRAINING & SCHOOLING EXPENSE	0	2/26		
1444	U.S. BANK (VISA)	330960061040	22387	DOPL, WASTE WATER OPERATOR CLASS FOR J. BOSTON, JAN '26	01/05/2026	22.50	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	2/26		
Total 33096006104099008654:						25.00	.00					
1444	U.S. BANK (VISA)	330960171062	22475	ITD, PLATES FOR PARKS NEW 2026 F-150, A. PETERSON JAN 26	01/16/2026	23.57	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/26		
Total 33096017106209013422:						23.57	.00					
1444	U.S. BANK (VISA)	330960171062	22476	ITD, PLATES FOR PARKS NEW 2026 F250, A. PETERSON, JAN. 26	01/16/2026	23.57	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/26		
Total 33096017106209013604:						23.57	.00					
1444	U.S. BANK (VISA)	362960167449	22496	PSI, LAND APPLICATION TEST, J. BOSTON, JAN '26	01/16/2026	10.80	.00	28-6265 TRAINING & SCHOOLING EXPENSE	0	2/26		
1444	U.S. BANK (VISA)	362960167449	22496	PSI, LAND APPLICATION TEST, J. BOSTON, JAN '26	01/16/2026	97.20	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	2/26		
Total 36296016744915293622:						108.00	.00					
1444	U.S. BANK (VISA)	430060013535	22368	BATTERY PLUS, NEW BATTERY PACK TO POWER THE GEM AT GEM DROP, K. PEREZ, DEC '25	12/31/2025	174.85	.00	01-6135 PUBLIC ENTERTAINMENT	1004	2/26		

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 43006001353579460584:						174.85	.00					
1444	U.S. BANK (VISA)	430060013535		BATTERIES PLUS, CREDIT/RETURN BATTERY PACK, K. PEREZ, DEC. 25	12/31/2025	-174.85	.00	01-6135 PUBLIC ENTERTAINMENT	1004	2/26		
Total 43006001353579460597:						-174.85	.00					
1444	U.S. BANK (VISA)	430060093580	22406	COSTCO, FOOD AND DRINKS FOR D. CROSSLEY RETIREMENT PARTY, J. MILLER, JAN 26- WATER	01/08/2026	235.23	.00	20-5950 TEAM BUILDING, ONBOARDING	0	2/26		
1444	U.S. BANK (VISA)	430060093580	22406	COSTCO, FOOD AND DRINKS FOR D. CROSSLEY RETIREMENT PARTY, J. MILLER, JAN 26- SEWER	01/08/2026	235.23	.00	21-5950 TEAM BUILDING, ONBOARDING	0	2/26		
1444	U.S. BANK (VISA)	430060093580	22406	COSTCO, FOOD AND DRINKS FOR D. CROSSLEY RETIREMENT PARTY, J. MILLER, JAN 26- P.I	01/08/2026	89.61	.00	25-5950 TEAM BUILDING, ONBOARDING	0	2/26		
Total 43006009358015053010:						560.07	.00					
1444	U.S. BANK (VISA)	430060173625		COSTCO, DRINKS, NAPKINS, PAPERPLATES FOR PARKS TEAM BONDING, A. BILLINGS, JAN. 26	01/16/2026	109.54	.00	01-5950 TEAM BUILDING, ONBOARDING	1004	2/26		
Total 43006017362591964855:						109.54	.00					
1444	U.S. BANK (VISA)	430160080101	22403	HOME DEPOT, TOOL BOX FOR PARKS VAN, D. ABBOTT, JAN 26	01/07/2026	360.61	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total 43016008010198099472:						360.61	.00					
1444	U.S. BANK (VISA)	430160080101	22409	HOME DEPOT, CONSTRUCTION CONCRETE FOR PATAGONIA PARK, D.ABBOTT, JAN.'26	01/07/2026	118.78	.00	50-6045 CONTINGENCY	1004	2/26		

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 43016008010198099480:						118.78	.00					
1444	U.S. BANK (VISA)	430160170101	22490	HOME DEPOT, DOOR LOCK FOR CITY HALL, J. LORENTZ, JAN. 26- P.I	01/16/2026	12.90	.00	25-6140 MAINT. & REPAIR BUILDING	0	2/26		
1444	U.S. BANK (VISA)	430160170101	22490	HOME DEPOT, DOOR LOCK FOR CITY HALL, J. LORENTZ, JAN. 26- SEWER	01/16/2026	33.54	.00	21-6140 MAINT. & REPAIR BUILDING	0	2/26		
1444	U.S. BANK (VISA)	430160170101	22490	HOME DEPOT, DOOR LOCK FOR CITY HALL, J. LORENTZ, JAN. 26- ADMIN	01/16/2026	49.02	.00	01-6140 MAINT. & REPAIR BUILDING	0	2/26		
1444	U.S. BANK (VISA)	430160170101	22490	HOME DEPOT, DOOR LOCK FOR CITY HALL, J. LORENTZ, JAN. 26- WATER	01/16/2026	33.54	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/26		
Total 43016017010197770601:						129.00	.00					
1444	U.S. BANK (VISA)	476053642002	22361	PRINT FILE ARCHIVAL STORAGE, LETTER EXPANSION FOLDERS, CLERKS, DEC '25- ADMIN	12/30/2025	61.69	.00	01-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	476053642002	22361	PRINT FILE ARCHIVAL STORAGE, LETTER EXPANSION FOLDERS, CLERKS, DEC '25- WATER	12/30/2025	2.75	.00	20-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	476053642002	22361	PRINT FILE ARCHIVAL STORAGE, LETTER EXPANSION FOLDERS, CLERKS, DEC '25- SEWER	12/30/2025	2.75	.00	21-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	476053642002	22361	PRINT FILE ARCHIVAL STORAGE, LETTER EXPANSION FOLDERS, CLERKS, DEC '25- P.I	12/30/2025	1.35	.00	25-6165 OFFICE SUPPLIES	0	2/26		
Total 47605364200226154453:						68.54	.00					
1444	U.S. BANK (VISA)	593053609000		CODC LUNCHEON AT CAPITAL, MAYOR STEAR AND G. MICHAELSON, DEC25- SEWER	12/26/2025	4.00	.00	21-6155 MEETINGS/COMMITTEES	0	2/26		

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
1444	U.S. BANK (VISA)	593053609000		CODC LUNCHEON AT CAPITAL, MAYOR STEAR AND G. MICHAELSON, DEC25- WATER	12/26/2025	4.00	.00	20-6155 MEETINGS/COMMITTEES	0	2/26		
1444	U.S. BANK (VISA)	593053609000		CODC LUNCHEON AT CAPITAL, MAYOR STEAR AND G. MICHAELSON, DEC25- P.I	12/26/2025	2.00	.00	25-6155 MEETINGS/COMMITTEES	0	2/26		
1444	U.S. BANK (VISA)	593053609000		CODC LUNCHEON AT CAPITAL, M. ROCCO DEC. 25	12/26/2025	50.00	.00	01-6155 MEETINGS/COMMITTEES	0	2/26		
1444	U.S. BANK (VISA)	593053609000		CODC LUNCHEON AT CAPITAL, MAYOR STEAR AND G. MICHAELSON, DEC25- ADMIN	12/26/2025	90.00	.00	01-6155 MEETINGS/COMMITTEES	0	2/26		
Total 59305360900015129714:						150.00	.00					
1444	U.S. BANK (VISA)	646660091000	22413	BUILDING SAFETY PROESSIONALS OF SOUTHWEST IDAHO MEMBERSHIP, GOVERNMENT MEMBERSHIP, S. BARKER, JAN '26	01/08/2026	280.00	.00	01-6075 DUES & MEMBERSHIPS	1005	2/26		
Total 646660091000002370666:						280.00	.00					
1444	U.S. BANK (VISA)	710560066271	22389	IRWA, 2 DAY ONLINE CLASS FOR T. FLEMING, JAN '26	01/06/2026	12.50	.00	28-6265 TRAINING & SCHOOLING EXPENSE	0	2/26		
1444	U.S. BANK (VISA)	710560066271	22389	IRWA, 2 DAY ONLINE CLASS FOR T. FLEMING, JAN '26	01/06/2026	112.50	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	2/26		
Total 71056006627146095229:						125.00	.00					
1444	U.S. BANK (VISA)	710560086271	22405	IRWA, CLASS FOR R. HENZE, J. MILLER, JAN. 26	01/08/2026	112.50	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	2/26		
1444	U.S. BANK (VISA)	710560086271	22405	IRWA, CLASS FOR R. HENZE, J. MILLER, JAN. 26	01/08/2026	12.50	.00	28-6265 TRAINING & SCHOOLING				

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
								EXPENSE	0	2/26		
Total 71056008627181703313:						125.00	.00					
1444	U.S. BANK (VISA)	921653611073		AMAZON, PICTURE FRAME, Z. MONTENEGRO, DEC. 25- SEWER	12/27/2025	15.66	.00	21-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	921653611073		AMAZON, PICTURE FRAME, Z. MONTENEGRO, DEC. 25- WATER	12/27/2025	15.66	.00	20-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	921653611073		AMAZON, PICTURE FRAME, Z. MONTENEGRO, DEC. 25- P.I	12/27/2025	6.00	.00	25-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	921653611073		AMAZON, PICTURE FRAME, Z. MONTENEGRO, DEC. 25- ADMIN	12/27/2025	22.88	.00	01-6165 OFFICE SUPPLIES	0	2/26		
Total 92165361107364788539:						60.20	.00					
1444	U.S. BANK (VISA)	921653621079	22341	AMAZON, SHELVING FOR SPRINKLER PARTS, AND REPLACEMENT ROLLERS FOR CONVEYOR, A BILLINGS, DEC.'25	12/28/2025	49.87	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total 92165362107976575521:						49.87	.00					
1444	U.S. BANK (VISA)	921653621080		AMAZON, FRAMES FOR COUNCIL MEMBERS, G. MICHAELSON , DEC. 25	12/28/2025	32.64	.00	01-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	921653621080		AMAZON, FRAMES FOR COUNCIL MEMBERS, G. MICHAELSON , DEC. 25	12/28/2025	.72	.00	25-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	921653621080		AMAZON, FRAMES FOR COUNCIL MEMBERS, G. MICHAELSON , DEC. 25	12/28/2025	1.45	.00	20-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	921653621080		AMAZON, FRAMES FOR COUNCIL MEMBERS, G. MICHAELSON , DEC. 25	12/28/2025	1.45	.00	21-6165 OFFICE SUPPLIES	0	2/26		

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 92165362108012038730:						36.26	.00					
1444	U.S. BANK (VISA)	921653631090	22356	AMAZON, COFFEE CUPS AND PLANNERS, T.VILLANUEVA, DEC.'25	12/29/2025	68.98	.00	01-6165 OFFICE SUPPLIES	1003	2/26		
Total 92165363109093644809:						68.98	.00					
1444	U.S. BANK (VISA)	921660021019	22365	AMAZON, LABELS AND MARKER HOLDER, T. VILLANUEVA, DEC '25	01/02/2026	40.29	.00	01-6165 OFFICE SUPPLIES	1003	2/26		
Total 92166002101997198649:						40.29	.00					
1444	U.S. BANK (VISA)	921660031038	22364	AMAZON, ALIEN TAPE, A. BILLINGS, DEC. 25	01/03/2026	58.24	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total 92166003103835615254:						58.24	.00					
1444	U.S. BANK (VISA)	921660041043	22363	AMAZON, SUPPLIES FOR WWP LAB, U. RAMIREZ, DEC. 25	01/04/2026	19.21	.00	21-6150 M & R - SYSTEM	0	2/26		
1444	U.S. BANK (VISA)	921660041043	22363	AMAZON, SPRAY BOTTLES FOR EAST SEWER, U. RAMIREZ, DEC. 25	01/04/2026	18.99	.00	28-6152 M & R - LABORATORY COSTS	0	2/26		
Total 92166004104371782820:						38.20	.00					
1444	U.S. BANK (VISA)	921660041044	22378	AMAZON, SQWINCHER STIKS, PLATES AND NAPKINS FOR D. CROSSLEY RETIREMENT PARTY, J. MILLER, JAN. 26- WATER	01/04/2026	55.96	.00	20-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	921660041044	22378	AMAZON, SQWINCHER STIKS, PLATES AND NAPKINS FOR D. CROSSLEY RETIREMENT PARTY, J. MILLER, JAN. 26- SEWER	01/04/2026	55.96	.00	21-6165 OFFICE SUPPLIES	0	2/26		

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
1444	U.S. BANK (VISA)	921660041044	22378	AMAZON, SQWINCHER STIKS, PLATES AND NAPKINS FOR D. CROSSLEY RETIREMENT PARTY, J. MILLER, JAN. 26- P.I	01/04/2026	21.31	.00	25-6165 OFFICE SUPPLIES	0	2/26		
Total 92166004104488772631:						133.23	.00					
1444	U.S. BANK (VISA)	921660061061	22386	AMAZON, TOTES FOR SPRINKLER PARTS, A. BILLINGS, JAN '26	01/06/2026	95.16	.00	01-6150 M & R - SYSTEM	1004	2/26		
Total 92166006106114792230:						95.16	.00					
1444	U.S. BANK (VISA)	921660081081	22404	AMAZON, STUD PULLER SET FOR WASTE WATER PLANT, U. RAMIREZ, JAN '26	01/08/2026	211.21	.00	21-6175 SMALL TOOLS	0	2/26		
Total 92166008108123009180:						211.21	.00					
1444	U.S. BANK (VISA)	921660131026	22443	AMAZON, STORAGE FOR STREET LIGHT PARTS, A. BILLINGS, JAN. 26	01/13/2026	43.54	.00	01-6150 M & R - SYSTEM	1002	2/26		
Total 92166013102674054029:						43.54	.00					
1444	U.S. BANK (VISA)	921660141035	22469	LOWES, ELECTRIC CEMENT MIXER, S. CAHILL, JAN 26	01/14/2026	497.00	.00	01-6175 SMALL TOOLS	1004	2/26		
Total 92166014103511136580:						497.00	.00					
1444	U.S. BANK (VISA)	921660181071	22494	AMAZON, FIRST AID KIT FOR THE PLANT, J. MILLER, JAN. 26- P.I	01/18/2026	2.48	.00	25-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	921660181071	22494	AMAZON, FIRST AID KIT FOR THE PLANT, J. MILLER, JAN. 26- SEWER	01/18/2026	6.56	.00	21-6165 OFFICE SUPPLIES	0	2/26		
1444	U.S. BANK (VISA)	921660181071	22494	AMAZON, FIRST AID KIT FOR THE PLANT, J. MILLER, JAN. 26- WATER	01/18/2026	6.56	.00	20-6165 OFFICE SUPPLIES	0	2/26		

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 92166018107133889803:						15.60	.00					
1444	U.S. BANK (VISA)	921660211000		1099ONLINE, FILING FOR URA, JAN. 26	01/21/2026	2.70	.00	52-6287 GENERAL AND ADMIN	0	2/26		
1444	U.S. BANK (VISA)	921660211000		1099ONLINE, FILING FOR URA, JAN. 26	01/21/2026	2.69	.00	53-6287 GENERAL AND ADMIN	0	2/26		
Total 92166021100072766675:						5.39	.00					
1444	U.S. BANK (VISA)	921660211000		1099ONLINE, TAX FILING FOR CITY, JAN. 26	01/21/2026	43.24	.00	20-6202 PROFESSIONAL SERVICES	0	2/26		
1444	U.S. BANK (VISA)	921660211000		1099ONLINE, TAX FILING FOR CITY, JAN. 26	01/21/2026	16.63	.00	25-6202 PROFESSIONAL SERVICES	0	2/26		
1444	U.S. BANK (VISA)	921660211000		1099ONLINE, TAX FILING FOR CITY, JAN. 26	01/21/2026	43.24	.00	21-6202 PROFESSIONAL SERVICES	0	2/26		
1444	U.S. BANK (VISA)	921660211000		1099ONLINE, TAX FILING FOR CITY, JAN. 26	01/21/2026	63.20	.00	01-6202 PROFESSIONAL SERVICES	0	2/26		
Total 92166021100072805150:						166.31	.00					
Total U.S. BANK (VISA):						8,368.28	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5880532		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 01/30-02/26/26- BUTLER PARK	01/30/2026	119.00	.00	01-6212 RENT - EQUIPMENT	1004	2/26		
Total INV-5880532:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5882328		ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 01/04-01/31/26- SADIE CREEK PARK	01/31/2026	119.00	.00	01-6212 RENT - EQUIPMENT	1004	2/26		

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 INV-5882328:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5882370		STANDARD AND ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 01/01-031/26- NORTH AVE E	01/31/2026	238.00	.00	01-6212 RENT - EQUIPMENT	1004	2/26		
Total INV-5882370:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5882650		STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 01/01-01/31/26- PATAGONIA PARK	01/31/2026	119.00	.00	01-6212 RENT - EQUIPMENT	1004	2/26		
Total INV-5882650:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5883635		STANDARD AND ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 01/01-01/31/26- SWAN FALLS PARKING LOT	01/31/2026	238.00	.00	01-6212 RENT - EQUIPMENT	1004	2/26		
Total INV-5883635:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5883777		STANDARD AND ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 01/01-01/31/26- GREENBELT	01/31/2026	238.00	.00	01-6212 RENT - EQUIPMENT	1004	2/26		
Total INV-5883777:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5884540		STANDARD AND ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 01/01-01/31/26- BERNIE FISHER PARK WINTER ONLY	01/31/2026	357.00	.00	01-6212 RENT - EQUIPMENT	1004	2/26		
Total INV-5884540:						357.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5885300		STANDARD AND ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 01/04-01/31/26- WINCHESTER PARK	01/31/2026	238.00	.00	01-6212 RENT - EQUIPMENT	1004	2/26		
Total INV-5885300:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5885617		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 01/01-01/31/26- PATAGONIA PARK WINTER ONLY	01/31/2026	119.00	.00	01-6212 RENT - EQUIPMENT	1004	2/26		
Total INV-5885617:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5885935		STANDARD AND ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 01/01-01/31/26- ZAMZOWS PARK	01/31/2026	238.00	.00	01-6212 RENT - EQUIPMENT	1004	2/26		
Total INV-5885935:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5896229		STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE 02/05-03/04/26- BOOSTER 5750 E KUNA RD	02/05/2026	66.00	.00	20-6212 RENT - EQUIPMENT	0	2/26		
Total INV-5896229:						66.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						2,089.00	.00					
UTILITY REFUND #19												
2367	UTILITY REFUND #19	242510.01		JEAN M STORY, 2026 E WYTHE CREEK ST, UTILITY REFUND - SEWER	02/03/2026	47.53	.00	21-4600 SEWER USER FEES	0	2/26		
2367	UTILITY REFUND #19	242510.01		JEAN M STORY, 2026 E WYTHE CREEK ST, UTILITY REFUND - WATER	02/03/2026	36.30	.00	20-4500 METERED WATER SALES	0	2/26		

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
2367	UTILITY REFUND #19	242510.01		JEAN M STORY, 2026 E WYTHE CREEK ST, UTILITY REFUND - TRASH	02/03/2026	32.58	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
Total 242510.01:						116.41	.00					
2367	UTILITY REFUND #19	256217.00		HUBBLE HOMES LLC, 306 W OMPHALE ST, UTILITY REFUND - SEWER	01/28/2026	44.37	.00	21-4600 SEWER USER FEES	0	2/26		
2367	UTILITY REFUND #19	256217.00		HUBBLE HOMES LLC, 306 W OMPHALE ST, UTILITY REFUND - WATER	01/28/2026	51.68	.00	20-4500 METERED WATER SALES	0	2/26		
Total 256217.00:						96.05	.00					
2367	UTILITY REFUND #19	256262.00		HUBBLE HOMES LLC, 262 W WILLOW DALE DR, UTILITY REFUND - WATER	01/28/2026	51.98	.00	20-4500 METERED WATER SALES	0	2/26		
2367	UTILITY REFUND #19	256262.00		HUBBLE HOMES LLC, 262 W WILLOW DALE DR, UTILITY REFUND - SEWER	01/28/2026	42.01	.00	21-4600 SEWER USER FEES	0	2/26		
Total 256262.00:						93.99	.00					
2367	UTILITY REFUND #19	269678.00		LENNAR HOMES, 2537 W POLLINATOR DR, UTILITY REFUND - WATER	01/28/2026	42.41	.00	20-4500 METERED WATER SALES	0	2/26		
2367	UTILITY REFUND #19	269678.00		LENNAR HOMES, 2537 W POLLINATOR DR, UTILITY REFUND - SEWER	01/28/2026	57.93	.00	21-4600 SEWER USER FEES	0	2/26		
Total 269678.00:						100.34	.00					
2367	UTILITY REFUND #19	311288.00		TOLL BROS INC, 1728 W ARYA ST, UTILITY REFUND - SEWER	01/28/2026	59.34	.00	21-4600 SEWER USER FEES	0	2/26		
2367	UTILITY REFUND #19	311288.00		TOLL BROS INC, 1728 W ARYA ST, UTILITY REFUND - WATER	01/28/2026	28.61	.00	20-4500 METERED WATER SALES	0	2/26		

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 311288.00:						87.95	.00					
2367	UTILITY REFUND #19	342134.00		HARDING HOMES, 6338 S OLDENBURG AVE, UTILITY REFUND - WATER	01/28/2026	124.43	.00	20-4500 METERED WATER SALES	0	2/26		
2367	UTILITY REFUND #19	342134.00		HARDING HOMES, 6338 S OLDENBURG AVE, UTILITY REFUND - SEWER	01/28/2026	163.96	.00	21-4600 SEWER USER FEES	0	2/26		
Total 342134.00:						288.39	.00					
2367	UTILITY REFUND #19	342148.00		HARDING HOMES, 2754 W NONIUS ST, UTILITY REFUND - WATER	01/22/2026	39.32	.00	20-4500 METERED WATER SALES	0	2/26		
2367	UTILITY REFUND #19	342148.00		HARDING HOMES, 2754 W NONIUS ST, UTILITY REFUND - SEWER	01/22/2026	44.56	.00	21-4600 SEWER USER FEES	0	2/26		
Total 342148.00:						83.88	.00					
2367	UTILITY REFUND #19	360313.00		SHALC GC INC, 11745 W BRAVERY LN, UTILITY REFUND - WATER	01/28/2026	27.36	.00	20-4500 METERED WATER SALES	0	2/26		
2367	UTILITY REFUND #19	360313.00		SHALC GC INC, 11745 W BRAVERY LN, UTILITY REFUND - SEWER	01/28/2026	56.74	.00	21-4600 SEWER USER FEES	0	2/26		
Total 360313.00:						84.10	.00					
2367	UTILITY REFUND #19	360341.00		SHALC GC INC, 11714 W REINING HORSE LN, UTILITY REFUND - WATER	01/28/2026	25.95	.00	20-4500 METERED WATER SALES	0	2/26		
2367	UTILITY REFUND #19	360341.00		SHALC GC INC, 11714 W REINING HORSE LN, UTILITY REFUND - SEWER	01/28/2026	53.83	.00	21-4600 SEWER USER FEES	0	2/26		

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 360341.00:						79.78	.00					
2367	UTILITY REFUND #19	360358.00		SHALC GC INC, 11730 W BRAVERY LN, UTILITY REFUND - SEWER	01/28/2026	55.27	.00	21-4600 SEWER USER FEES	0	2/26		
2367	UTILITY REFUND #19	360358.00		SHALC GC INC, 11730 W BRAVERY LN, UTILITY REFUND - WATER	01/28/2026	26.66	.00	20-4500 METERED WATER SALES	0	2/26		
Total 360358.00:						81.93	.00					
Total UTILITY REFUND #19:						1,112.82	.00					
UTILITY REFUND #20												
2407	UTILITY REFUND #20	111825.02		TOMAS FLORES, 490 N MELDGOLD AVE, UTILITY REFUND - WATER	02/03/2026	50.22	.00	20-4500 METERED WATER SALES	0	2/26		
2407	UTILITY REFUND #20	111825.02		TOMAS FLORES, 490 N MELDGOLD AVE, UTILITY REFUND - TRASH	02/03/2026	58.03	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
2407	UTILITY REFUND #20	111825.02		TOMAS FLORES, 490 N MELDGOLD AVE, UTILITY REFUND - SEWER	02/03/2026	84.80	.00	21-4600 SEWER USER FEES	0	2/26		
Total 111825.02:						193.05	.00					
2407	UTILITY REFUND #20	160020.03		ERIKA L SCHEEL, 284 W HESSTON ST, UTILITY REFUND - TRASH	02/03/2026	30.80	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
2407	UTILITY REFUND #20	160020.03		ERIKA L SCHEEL, 284 W HESSTON ST, UTILITY REFUND - SEWER	02/03/2026	44.94	.00	21-4600 SEWER USER FEES	0	2/26		
2407	UTILITY REFUND #20	160020.03		ERIKA L SCHEEL, 284 W HESSTON ST, UTILITY REFUND - WATER	02/03/2026	31.97	.00	20-4500 METERED WATER SALES	0	2/26		

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 160020.03:						107.71	.00					
2407	UTILITY REFUND #20	171104.01		LANDRICK JUMA, 2121 W TROUT LILY ST, UTILITY REFUND - TRASH	02/10/2026	66.07	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
2407	UTILITY REFUND #20	171104.01		LANDRICK JUMA, 2121 W TROUT LILY ST, UTILITY REFUND - WATER	02/10/2026	63.78	.00	20-4500 METERED WATER SALES	0	2/26		
2407	UTILITY REFUND #20	171104.01		LANDRICK JUMA, 2121 W TROUT LILY ST, UTILITY REFUND - SEWER	02/10/2026	96.52	.00	21-4600 SEWER USER FEES	0	2/26		
Total 171104.01:						226.37	.00					
2407	UTILITY REFUND #20	207108.00		OPEN DOOR RENTALS, 3037 N SARATOV WAY, UTILITY REFUND - WATER	02/10/2026	57.48	.00	20-4500 METERED WATER SALES	0	2/26		
2407	UTILITY REFUND #20	207108.00		OPEN DOOR RENTALS, 3037 N SARATOV WAY, UTILITY REFUND - SEWER	02/10/2026	104.97	.00	21-4600 SEWER USER FEES	0	2/26		
2407	UTILITY REFUND #20	207108.00		OPEN DOOR RENTALS, 3037 N SARATOV WAY, UTILITY REFUND - TRASH	02/10/2026	70.22	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
Total 207108.00:						232.67	.00					
2407	UTILITY REFUND #20	220075.02		GLENNA MARIE LEAVITT, 658 E HUCKLEBERRY CT, UTILITY REFUND - TRASH	02/10/2026	36.45	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
2407	UTILITY REFUND #20	220075.02		GLENNA MARIE LEAVITT, 658 E HUCKLEBERRY CT, UTILITY REFUND - WATER	02/10/2026	120.44	.00	20-4500 METERED WATER SALES	0	2/26		
2407	UTILITY REFUND #20	220075.02		GLENNA MARIE LEAVITT, 658 E HUCKLEBERRY CT, UTILITY REFUND - SEWER	02/10/2026	50.68	.00	21-4600 SEWER USER FEES	0	2/26		

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 220075.02:						207.57	.00					
2407	UTILITY REFUND #20	221175.04		MJ PROPERTIES LLC, 1075 S THREAVE AVE, UTILITY REFUND - WATER	02/03/2026	7.64	.00	20-4500 METERED WATER SALES	0	2/26		
2407	UTILITY REFUND #20	221175.04		MJ PROPERTIES LLC, 1075 S THREAVE AVE, UTILITY REFUND - SEWER	02/03/2026	8.73	.00	21-4600 SEWER USER FEES	0	2/26		
2407	UTILITY REFUND #20	221175.04		MJ PROPERTIES LLC, 1075 S THREAVE AVE, UTILITY REFUND - TRASH	02/03/2026	5.51	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
Total 221175.04:						21.88	.00					
2407	UTILITY REFUND #20	250685.03		GERARDO A MARTINEZ-SALAZAR, 837 S JAKE AVE, UTILITY REFUND - TRASH	02/10/2026	25.99	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
2407	UTILITY REFUND #20	250685.03		GERARDO A MARTINEZ-SALAZAR, 837 S JAKE AVE, UTILITY REFUND - SEWER	02/10/2026	58.29	.00	21-4600 SEWER USER FEES	0	2/26		
2407	UTILITY REFUND #20	250685.03		GERARDO A MARTINEZ-SALAZAR, 837 S JAKE AVE, UTILITY REFUND - WATER	02/10/2026	31.16	.00	20-4500 METERED WATER SALES	0	2/26		
Total 250685.03:						115.44	.00					
2407	UTILITY REFUND #20	274610.02		WESLEY F PIATT, 496 W QUAKING ASPEN LN, UTILITY REFUND - TRASH	02/03/2026	17.70	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
2407	UTILITY REFUND #20	274610.02		WESLEY F PIATT, 496 W QUAKING ASPEN LN, UTILITY REFUND - SEWER	02/03/2026	35.52	.00	21-4600 SEWER USER FEES	0	2/26		
2407	UTILITY REFUND #20	274610.02		WESLEY F PIATT, 496 W QUAKING ASPEN LN, UTILITY REFUND - WATER	02/03/2026	19.87	.00	20-4500 METERED WATER SALES	0	2/26		

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 274610.02:						73.09	.00					
2407	UTILITY REFUND #20	280570.03		JASON GAYTHWAITE, 1211 W TANZANITE DR, UTILTIY REFUND - TRASH	02/03/2026	26.84	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
2407	UTILITY REFUND #20	280570.03		JASON GAYTHWAITE, 1211 W TANZANITE DR, UTILTIY REFUND - SEWER	02/03/2026	43.69	.00	21-4600 SEWER USER FEES	0	2/26		
2407	UTILITY REFUND #20	280570.03		JASON GAYTHWAITE, 1211 W TANZANITE DR, UTILTIY REFUND - WATER	02/03/2026	23.24	.00	20-4500 METERED WATER SALES	0	2/26		
Total 280570.03:						93.77	.00					
2407	UTILITY REFUND #20	290325.03		CHRISTINA D KAMPCZYK, 7624 S OLD FARM LN, UTILITY REFUND - WATER	02/10/2026	48.73	.00	20-4500 METERED WATER SALES	0	2/26		
Total 290325.03:						48.73	.00					
2407	UTILITY REFUND #20	304563.01		SLOAN VAN DAM & NURIA PONT SERRA F, 2999 N NIGHT OWL AVE, UTILITY REFUND - SEWER	02/10/2026	47.57	.00	21-4600 SEWER USER FEES	0	2/26		
2407	UTILITY REFUND #20	304563.01		SLOAN VAN DAM & NURIA PONT SERRA F, 2999 N NIGHT OWL AVE, UTILITY REFUND - TRASH	02/10/2026	38.28	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
2407	UTILITY REFUND #20	304563.01		SLOAN VAN DAM & NURIA PONT SERRA F, 2999 N NIGHT OWL AVE, UTILITY REFUND - WATER	02/10/2026	28.59	.00	20-4500 METERED WATER SALES	0	2/26		
Total 304563.01:						114.44	.00					
2407	UTILITY REFUND #20	60270.02		STEVE HOWRY, 880 W ALOE VERA CT, UTILITY REFUND - WATER	02/10/2026	59.84	.00	20-4500 METERED WATER SALES	0	2/26		

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
2407	UTILITY REFUND #20	60270.02		STEVE HOWRY, 880 W ALOE VERA CT, UTILITY REFUND - SEWER	02/10/2026	92.00	.00	21-4600 SEWER USER FEES	0	2/26		
2407	UTILITY REFUND #20	60270.02		STEVE HOWRY, 880 W ALOE VERA CT, UTILITY REFUND - TRASH	02/10/2026	69.33	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
Total 60270.02:						221.17	.00					
2407	UTILITY REFUND #20	70540.03		BRANDON LOPEZ, 680 W MENDI PL, UTILITY REFUND - SEWER	02/03/2026	5.57	.00	21-4600 SEWER USER FEES	0	2/26		
2407	UTILITY REFUND #20	70540.03		BRANDON LOPEZ, 680 W MENDI PL, UTILITY REFUND - WATER	02/03/2026	3.04	.00	20-4500 METERED WATER SALES	0	2/26		
2407	UTILITY REFUND #20	70540.03		BRANDON LOPEZ, 680 W MENDI PL, UTILITY REFUND - TRASH	02/03/2026	3.76	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
Total 70540.03:						12.37	.00					
2407	UTILITY REFUND #20	70680.02		CHERYL L FLOREA, 787 W MENDI PL, UTILITY REFUND - WATER	02/03/2026	28.54	.00	20-4500 METERED WATER SALES	0	2/26		
2407	UTILITY REFUND #20	70680.02		CHERYL L FLOREA, 787 W MENDI PL, UTILITY REFUND - SEWER	02/03/2026	48.65	.00	21-4600 SEWER USER FEES	0	2/26		
2407	UTILITY REFUND #20	70680.02		CHERYL L FLOREA, 787 W MENDI PL, UTILITY REFUND - TRASH	02/03/2026	30.63	.00	26-4975 SOLID WASTE USER FEES	0	2/26		
Total 70680.02:						107.82	.00					
Total UTILITY REFUND #20:						1,776.08	.00					
W.W. GRAINGER												
162	W.W. GRAINGER	9779164350	22480	FAN MOTOR FOR BERNIE RESTROOM, S. HOWELL, JAN. 26	01/21/2026	149.92	149.92	01-6150 M & R - SYSTEM	1004	2/26	02/06/2026	

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 9779164350:						149.92	149.92					
162	W.W. GRAINGER	9779907386	22507	PARTS TO FIX THE HEATER IN THE BERNIE FISHER BATHROOM, S. HOWELL, JAN '26	01/21/2026	32.20	32.20	01-6150 M & R - SYSTEM	1004	2/26	02/06/2026	
Total 9779907386:						32.20	32.20					
162	W.W. GRAINGER	9785550097	22533	TEMPERATURE CONTROL SWITCHES FOR THE UV CONTROL PANELS, M. NADEAU, JAN. 26	01/27/2026	335.43	.00	21-6150 M & R - SYSTEM	0	2/26		
Total 9785550097:						335.43	.00					
162	W.W. GRAINGER	9785550105	22533	TEMPERATURE CONTROL SWITCHES FOR THE UV CONTROL PANELS, M. NADEAU, JAN. 26	01/27/2026	354.90	.00	21-6150 M & R - SYSTEM	0	2/26		
Total 9785550105:						354.90	.00					
Total W.W. GRAINGER:						872.45	182.12					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN003487003	22565	SERVICE FOR NEW YORK BOOSTER, J. MILLER, JAN '26	01/30/2025	2,507.59	.00	20-6150 M & R - SYSTEM	0	2/26		
Total IN003487003:						2,507.59	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003491240	22590	REPAIR AT BUTLER WELL, R. JONES, FEB 26	02/04/2026	286.24	.00	20-6150 M & R - SYSTEM	0	2/26		
Total IN003491240:						286.24	.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
98	WESTERN STATES EQUIPMENT CO.	IN003491355		REPAIR ON TREATMENT PLANT BACKHOE, T. FLEMING, FEB. 26	02/03/2026	880.25	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	2/26		
Total IN003491355:						880.25	.00					
Total WESTERN STATES EQUIPMENT CO.:						3,674.08	.00					
WEX FLEET UNIVERSAL												
2160	WEX FLEET UNIVERSAL	110309526		NON FUEL, CAR WASH, WATER DEPARTMENT JAN 26	01/31/2026	9.60	9.60	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/26	02/06/2026	
2160	WEX FLEET UNIVERSAL	110309526		FUEL, JAN 26	01/31/2026	19.04	19.04	20-6300 FUEL	0	2/26	02/06/2026	
2160	WEX FLEET UNIVERSAL	110309526		NON FUEL, CAR WASH, WATER DEPARTMENT JAN 26	01/31/2026	2.40	2.40	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/26	02/06/2026	
2160	WEX FLEET UNIVERSAL	110309526		FUEL, JAN 26	01/31/2026	4.76	4.76	25-6300 FUEL	0	2/26	02/06/2026	
Total 110309526:						35.80	35.80					
Total WEX FLEET UNIVERSAL:						35.80	35.80					
XYLEM WATER SOLUTIONS U.S.A., INC.												
1623	XYLEM WATER SOLUTIONS U.S.A., INC.	3556E07768		REBUILT SUMBERSIBLE PUMP FOR THE BIOTRAIN, M. NADEAU, DEC. 25	01/22/2026	26,382.30	.00	21-6166 CAPITAL EQUIPMENT PURCHASES	0	2/26		
Total 3556E07768:						26,382.30	.00					
Total XYLEM WATER SOLUTIONS U.S.A., INC.:						26,382.30	.00					
ZAMZOWS												
66	ZAMZOWS	394227397	22561	PROPANE FOR FARM, R. HENZE, JAN.'26	01/29/2026	270.60	.00	21-6150 M & R - SYSTEM	0	2/26		
Total 394227397:						270.60	.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 ZAMZOWS:						270.60	.00					
Grand Totals:						5,033,772.68	4,190,012.6					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

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

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

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the City Council of the City of Kuna (the "Council") for Public Hearing on February 3, 2026.

This Decision and Reasoned Statement was prepared and presented to the Council on February 17, 2026, for formal adoption of the Council decision.

SECTION 2
DECISION

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

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

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
- PZ COMMISSION MINUTES 12.09.2025
- PZ COMMISSION SIGN IN SHEETS 12.09.2025
- CASE NO 25-02-CPA P&Z DECISION & REASONED STATEMENT
- PROOF OF LEGAL MAILER CC 02.03.26

- PROOF OF LEGAL NOTICE 02.03.2026

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Council's February 3, 2026, hearing are as follows, to-wit:

a. City Staff:
Doug Hanson, Planning & Zoning Director

b. Appearing for the Applicant:

c. Appearing to testify:

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.
300 FT Legal Mailer Notice Council	Sent on January 16, 2026
Idaho Press Newspaper Published Hearing Notice Council	Published on January 16, 2026.
Council Public Hearing	Held on February 3, 2026
Council Written Decision and Reasoned Statement Entered	Entered on February 17, 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. Council's Factual Findings on Relevant Contested Fact.

1. None.

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

It is the rationale of the Council that the Comprehensive Plan Amendment Application is consistent with Kuna City Code, Comprehensive Plan and Idaho State Code. The Council agreed that the property proposed for removal from Kuna's ACI will not be annexed or developed under the requirements set forth within Idaho Sate 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 COUNCIL of the City of Kuna at its regular meeting held on the 17th day of February 2026.

_____

Joe Stear, Mayor

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

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

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SECTION 2
DECISION

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

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

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RECORD OF EXHIBITS AND WITNESSES

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Doug Hanson, Planning & Zoning Director

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d. Appearing Neutral:

e. Appearing in Opposition:

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	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
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Idaho Press Newspaper Published Hearing Notice Council	Published on January 16, 2026.
Council Public Hearing	Held on February 3, 2026
Council Written Decision and Reasoned Statement Entered	Entered on February 17, 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. Council's Factual Findings on Relevant Contested Fact.

1. None.

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

It is the rationale of the Council that the Comprehensive Plan Amendment Application is consistent with Kuna City Code, Comprehensive Plan and Idaho State Code. The Council agreed that the property proposed for removal from Kuna's ACI will not be annexed or developed under the requirements set forth within Idaho Sate 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 COUNCIL of the City of Kuna at its regular meeting held on the 17th day of February 2026.

_____
Bryan Clark, Chairman

CASE No. 25-28-FP

SILVER TRAIL SUB. No. 10

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

ALL APPLICATION MATERIALS:
25-28-FP, SILVER TRAIL SUB. No. 10

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

DEVELOPMENT SERVICES KUNA IDAHO

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

Kuna City Council Staff Memo

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

Title:	Silver Trail Sub No. 10	**Application Number:**	25-28-FP
Date:	2.17.2026	**Staff Contact:**	Troy Behunin
Owner(s)/Applicant:	Challenger Development, Inc.	**Applicant Contact:**	Highmark.development@gmail.com
Representative:	Tamee Crawford, Centurion Eng., Inc.	**Representative Contact:**	TLCrawford@centengr.com

Purpose

The applicant requests final plat approval for Silver Trail Subdivision No. 10, and proposes 39 single family home lots, seven (7) common lots), located near the southeast corner of the School Ave. and Columbia Road intersection; Section 11, Township 2 North, Range 1 West.

Statement of Fact

Parcel Number(s):	R1727750199
Future Land Use Map Designation:	Medium Density residential
Existing Land Use:	Agriculture
Current Zoning:	R-6, Medium Density Residential
Proposed Zoning:	Same
Development Area:	8.08 Acres
Adjacent Zoning Districts:	**North:** RR, **East:** R-6, **South:** R-6; **West:** R-6
Adjacent Street(s) Existing & Proposed:	**North:** Columbia Rd.; **East:** N Linder Rd; **South:** W Mason Creek St.; **West:** School Ave.
Internal Street(s) Existing & Proposed:	W Kincaid St., S School Ave., A Foraker Way, S Iditarod Ave.
Adjacent Bike/Pedestrian Facilities:	None existing.
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential. The current zone, R-6 (Medium Density Residential) is viewed as a compatible zoning district.

Staff Analysis

The applicant requests final plat approval for Silver Trail Subdivision No. 10, and proposes 39 single family home lots, and 7 common lots encompassing approx. 8.08 acres.

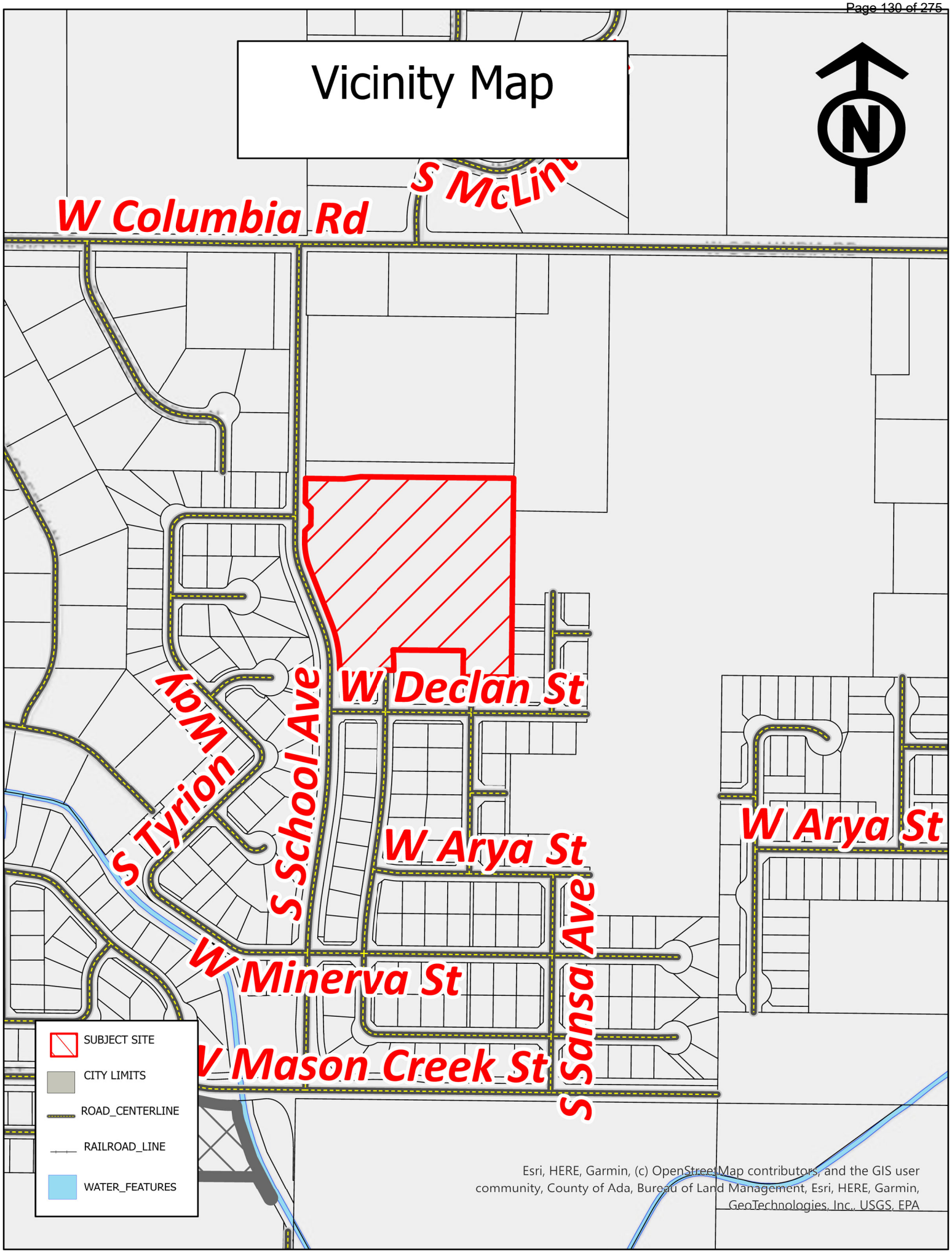
Silver Trail Subdivision No. 10 is a part of the greater Silver Trail Subdivision approved by City Council on March 7, 2017. Upon staffs review, the proposed application appears to meet the requirements of Kuna City Code and State Code.

Recommended Conditions of Approval

Standard Conditions:

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

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


Vicinity Map
N
W Columbia Rd
S McLin
W Declan St
S Tyrion Way
S School Ave
W Arya St
W Arya St
W Minerva St
S Sansa Ave
V Mason Creek St
SUBJECT SITE
CITY LIMITS
ROAD_CENTERLINE
RAILROAD_LINE
WATER_FEATURES
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, County of Ada, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

CENTURION ENGINEERS, INC.

David Crawford
Project Manager

2323 S. Vista Ave Ste 206
Boise, ID 83705
208.343.3381
dacrawford@centengr.com

City of Kuna
Planning Department

751 W. 4th St.
Kuna, ID 86634
208.922.5274

October 27, 2025

Dear City of Kuna,

We are pleased to present the final plat application and supporting documents, to request the applicable signatures for the final plat of Silver Trail Subdivision No. 10.

The development is currently under construction. The attached Final Plat is in substantial conformance with the approved preliminary plat.

Based on limited field observations and information provided by others, we believe that all construction is being completed in substantial conformance with the approved plans and specifications.

On behalf of the owner, as their representative, we respectfully request approval of the final plat as presented.

Sincerely,

David Crawford
Project Manager
Centurion Engineers, Inc.

Silver Trail Subdivision No. 10

A RE-SUBDIVISION OF A PORTION OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6 AS SHOWN IN BOOK 103 OF PLATS AT PAGES 13739 THROUGH 13741, RECORDS OF ADA COUNTY, IDAHO, BEING SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

2025

Survey Narrative

1. PURPOSE: THE PURPOSE IS TO CREATE A SUBDIVISION WITH 32 BUILDABLE LOTS AND 7 OPEN SPACE LOTS.
2. BOUNDARY ESTABLISHMENT: THE BOUNDARY WAS ESTABLISHED PER LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6, SILVER TRAIL SUBDIVISION NO. 7 AND SILVER TRAIL SUBDIVISION NO. 9.
3. THE FOLLOWING RECORDS AVAILABLE IN THE OFFICE OF THE ADA COUNTY RECORDER WERE USED:

CP&F'S SECTION 11
108041609 NORTH QUARTER CORNER
2019-004534 NORTHWEST SECTION CORNER

SUBDIVISION PLATS
DANSKIN RIDGE SUBDIVISION NO. 5 – BOOK 89, PAGES 10381-10384
DANSKIN RIDGE SUBDIVISION NO. 6 – BOOK 103, PAGES 13739-13741
SILVER TRAIL SUBDIVISION NO. 7 – BOOK 124, PAGES 19739-19742
SILVER TRAIL SUBDIVISION NO. 9 – BOOK __, PAGES ____-____

WARRANTY DEED
INSTRUMENT NO. _____

Legend

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- STREET CENTERLINE
- ADJOINING PROPERTY LINE
- WATER, SEWER, DRAINAGE, AND PRESSURE IRRIGATION EASEMENT LINE, SEE NOTE 12 FOR MORE INFORMATION
- 10' WIDE PUBLIC UTILITY & CITY OF KUNA EASEMENT LINE, SEE NOTES 11 AND 12 FOR MORE INFORMATION.
- 10' WIDE STORM DRAINAGE EASEMENT LINE, UNLESS OTHERWISE DIMENSIONED, SEE NOTE 14 FOR MORE INFORMATION.
- (37) LOT NUMBER
- [7] EXISTING LOT NUMBER

- FOUND 1/2" PIN WITH CAP LABELED "PLS 4116"
- FOUND 5/8" PIN WITH CAP LABELED "PLS 4116"
- SET 1/2"X24" IRON PIN WITH PLASTIC CAP LABELED "CENTURION PLS 4116"
- SET 5/8"X30" IRON PIN WITH PLASTIC CAP LABELED "CENTURION PLS 4116"
- SET RECESSED MAG HUB NAIL WITH WASHER STAMPED "CENTURION PLS 4116" IN CONCRETE SIDEWALK
- RM REFERENCE MONUMENT – SET RECESSED MAG HUB NAIL WITH WASHER STAMPED "CENTURION PLS 4116" IN TOP OF CONCRETE HEADWALL
- CALCULATED POINT, NOT FOUND OR SET
- NORTH QUARTER CORNER, FOUND ALUMINUM CAP CP&F NO. 108041609
- NORTHWEST SECTION CORNER, FOUND BRASS CAP CP&F NO. 2019-004531



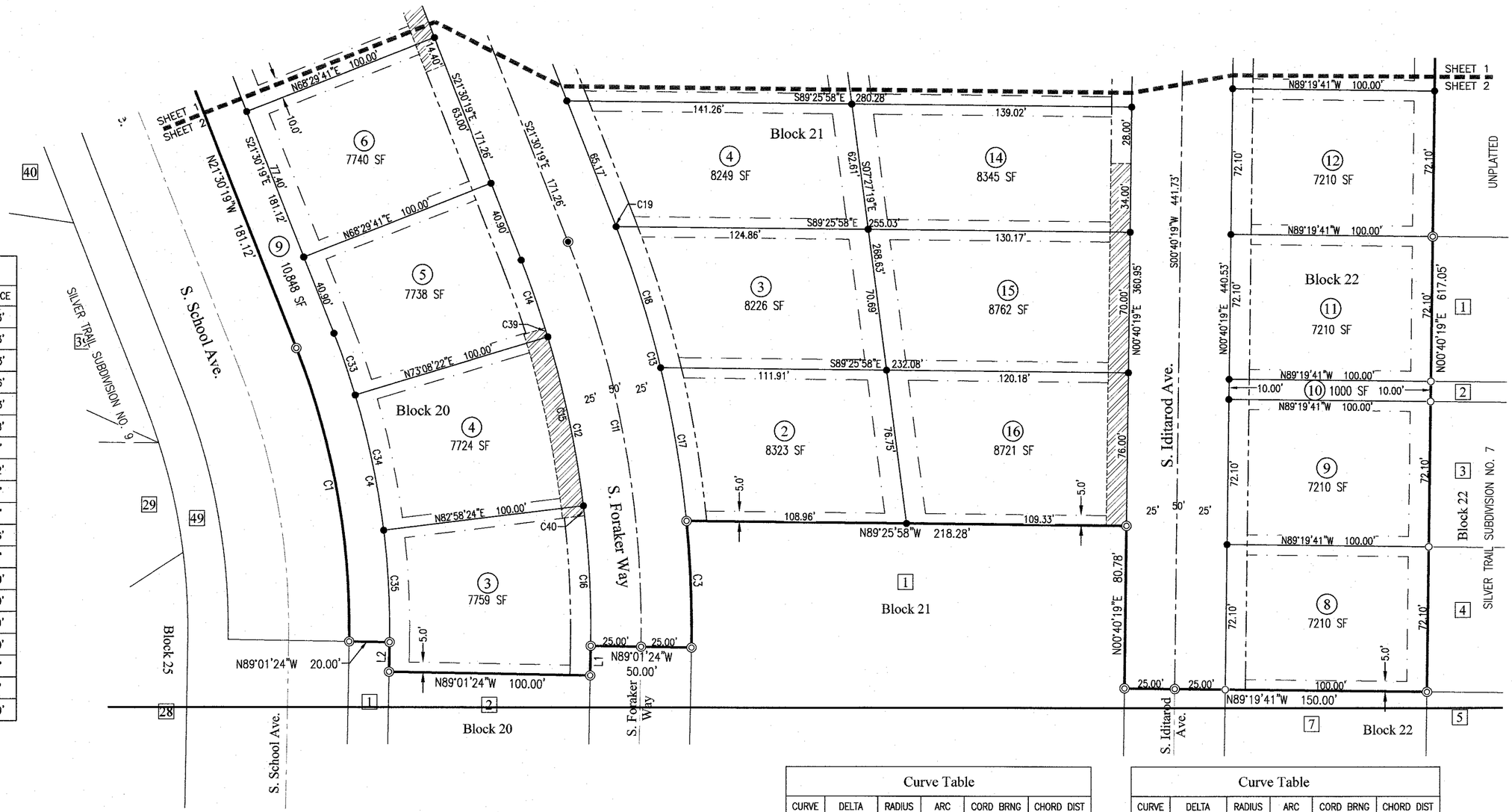
See Sheet 2 for Curve Table & Line Table
See Sheet 3 for Notes and Certificate of Owners

REGISTERED PROFESSIONAL SURVEYOR 4116 STATE OF IDAHO JOSEPH D. CANNING 5/14/25

CENTURION ENGINEERS

CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
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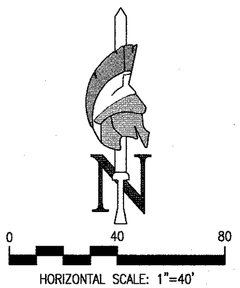
Silver Trail Subdivision No. 10



Line Table		
LINE	BEARING	DISTANCE
L1	S0°58'36"W	14.73'
L2	N0°58'36"E	14.73'
L3	N0°48'52"E	31.63'
L4	N45°41'27"E	25.96'
L5	N44°18'33"W	25.53'
L6	N45°43'41"E	14.18'
L7	N45°43'41"E	8.80'
L8	S44°16'19"E	14.12'
L9	S44°16'19"E	8.82'
L10	N45°43'41"E	8.81'
L11	N45°43'41"E	14.16'
L12	S0°48'52"W	2.00'
L13	S0°48'52"W	23.19'
L14	S89°25'58"E	10.00'
L15	N89°25'58"W	10.79'
L16	S89°25'58"E	10.00'
L17	N0°34'09"E	0.87'
L18	N0°34'09"E	1.18'
L19	S53°32'26"W	25.49'

See Sheet 3 for Notes & Certificate of Owners





Curve Table					
CURVE	DELTA	RADIUS	ARC	CORD BRNG	CHORD DIST
C1	22°28'55"	380.00'	149.11'	N10°15'51"W	148.15'
C2	22°19'11"	220.00'	85.70'	N10°20'43"W	85.16'
C3	6°34'30"	550.00'	63.12'	S2°18'39"E	63.08'
C4	22°28'55"	400.00'	156.95'	N10°15'51"W	155.95'
C5	22°19'11"	200.00'	77.91'	N10°20'43"W	77.42'
C6	22°19'11"	125.00'	48.69'	S10°20'43"E	48.39'
C7	22°19'11"	150.00'	58.43'	S10°20'43"E	58.06'
C8	22°19'11"	100.00'	38.96'	S10°20'43"E	38.71'
C9	10°21'12"	150.00'	27.11'	S9°25'43"E	27.07'
C10	6°53'59"	150.00'	18.06'	S18°03'19"E	18.05'
C11	22°28'55"	525.00'	206.00'	N10°15'51"W	204.68'
C12	22°28'55"	500.00'	196.19'	N10°15'51"W	194.93'
C13	15°54'24"	550.00'	152.69'	N13°33'06"W	152.20'
C14	4°06'36"	500.00'	35.87'	N19°27'01"W	35.86'
C15	9°50'02"	500.00'	85.82'	N11°56'37"W	85.71'
C16	7°25'57"	500.00'	64.86'	N2°44'22"W	64.81'
C17	8°03'03"	550.00'	77.28'	N9°37'26"W	77.22'
C18	7°40'32"	550.00'	73.68'	N17°29'13"W	73.63'
C19	0°10'50"	550.00'	1.73'	N21°24'54"W	1.73'
C20	90°06'17"	50.00'	78.63'	N44°22'50"W	70.78'

Curve Table					
CURVE	DELTA	RADIUS	ARC	CORD BRNG	CHORD DIST
C21	90°06'17"	25.00'	39.32'	N44°22'50"W	35.39'
C22	31°30'44"	20.00'	11.00'	N74°48'40"E	10.86'
C23	153°07'45"	50.00'	133.63'	N44°22'50"W	97.26'
C24	31°30'44"	20.00'	11.00'	S16°25'41"W	10.86'
C25	36°58'29"	25.00'	16.13'	N70°56'44"W	15.85'
C26	53°07'48"	25.00'	23.18'	N25°53'35"W	22.36'
C27	52°46'34"	50.00'	46.06'	S85°26'35"W	44.44'
C28	32°55'22"	50.00'	28.73'	N51°42'27"W	28.34'
C29	55°58'16"	50.00'	48.84'	N7°15'38"W	46.92'
C30	22°19'11"	90.00'	35.06'	S10°20'43"E	34.84'
C31	16°30'16"	200.00'	57.61'	S7°26'16"E	57.41'
C32	5°48'55"	200.00'	20.30'	S18°35'51"E	20.29'
C33	4°38'40"	400.00'	32.42'	N19°10'59"W	32.42'
C34	9°50'02"	400.00'	68.65'	N11°56'37"W	68.57'
C35	8°00'12"	400.00'	55.87'	N3°01'30"W	55.83'
C36	45°03'08"	50.00'	39.32'	N66°54'24"W	38.31'
C37	45°03'08"	50.00'	39.32'	N21°51'15"W	38.31'
C38	5°03'59"	150.00'	13.26'	S1°43'08"E	13.26'
C39	0°32'04"	500.00'	4.66'	N17°07'40"W	4.66'
C40	0°34'16"	500.00'	4.98'	N6°44'28"W	4.98'

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Silver Trail Subdivision No. 10

Notes

1. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION §31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS THROUGH BOISE-KUNA IRRIGATION DISTRICT, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.

2. ALL REFERENCES TO HOMEOWNERS' ASSOCIATION HEREON ARE TO THE SILVER TRAIL SUBDIVISION HOMEOWNERS' ASSOCIATION AND THE OWNERS OF THE LOTS, WITHIN SAID SUBDIVISION, JOINTLY PURSUANT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED AS INSTRUMENT NO. 2015-010835, AS AMENDED AND AS MAY BE AMENDED FROM TIME TO TIME.

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

4. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.

5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND CONDITIONS OF THE STAFF REPORT FOR SILVER TRAIL SUBDIVISION.

6. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.

7. DIRECT LOT OR PARCEL ACCESS TO S. SCHOOL AVENUE IS PROHIBITED.

8. LOT 9, BLOCK 20; LOTS 6 AND 12, BLOCK 21; LOTS 16 AND 22, BLOCK 22; AND LOT 2, BLOCK 26 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION (HOA), IT'S OWNERSHIP, AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT EXPRESS WRITTEN CONSENT FROM THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO THE FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION, AS DETERMINED BY THE CITY OF KUNA. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT. AND, SAID LOTS ARE SUBJECT TO A BLANKET UTILITY EASEMENT.

9. NO EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING (EXCEPT TREES), PARKING, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.

10. ALL EASEMENTS ARE PARALLEL (OR CONCENTRIC) TO THE LINES (OR ARCS) THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.

11. PUBLIC UTILITY EASEMENT IS HEREBY RESERVED AS FOLLOWS:
    - 10-FEET WIDE ALONG PUBLIC RIGHT-OF-WAYS.

12. WATER, SEWER, DRAINAGE, AND IRRIGATION EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF KUNA FOR THE INSTALLATION AND MAINTENANCE OF LINES AS SHOWN HEREON, UNLESS OTHERWISE DIMENSIONED.
    - 10-FEET WIDE ALONG PUBLIC RIGHT-OF-WAYS, REAR LOT LINES, AND THE EXTERIOR BOUNDARY.
    - 10-FEET WIDE ALONG AND CENTERED ON INTERIOR LOT LINES.

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

14. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION §22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL 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.

15. PORTIONS OF LOTS 3 THROUGH 8, BLOCK 20 AND LOTS 14 THROUGH 16, BLOCK 21 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT, RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION §40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

16. THIS DEVELOPMENT IS SUBJECT TO A LICENSE AGREEMENT, INST. NO._____ TO BENEFIT THE ADA COUNTY HIGHWAY DISTRICT.

17. LOT 16, BLOCK 22 IS SUBJECT TO A WELL EASEMENT INSTRUMENT NO. 432894.

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT IS THE OWNER OF A CERTAIN TRACT OF LAND TO BE KNOWN AS SILVER TRAIL SUBDIVISION NO. 10, AND THAT IT INTENDS TO INCLUDE THE FOLLOWING DESCRIBED LAND IN THIS PLAT:

A RE-SUBDIVISION OF A PORTION OF LOT 68, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 6 AS SHOWN IN BOOK 103 OF PLATS AT PAGES 13739 THROUGH 13741, RECORDS OF ADA COUNTY, IDAHO, BEING SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE S89°25'24"E, 2,638.14 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 11 AND ALONG THE CENTERLINE OF WEST COLUMBIA ROAD TO THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE S00°48'52"W, 30.00 FEET ALONG THE WESTERLY BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO THE SOUTHERLY RIGHT-OF-WAY OF WEST COLUMBIA ROAD, AND TO A CORNER OF LOT 52, BLOCK 1 OF DANSKIN RIDGE SUBDIVISION NO. 4, AS SHOWN IN BOOK 86 OF PLATS AT PAGES 9720 THROUGH 9721, RECORDS OF ADA COUNTY, IDAHO; THENCE CONTINUING S00°48'52"W, 192.41 FEET ALONG THE WESTERLY BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 11 AND THE EASTERLY BOUNDARY OF SAID LOT 52, TO A CORNER OF SAID LOT 52; THENCE S89°22'09"E, 5.00 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 52; THENCE S00°48'52"W, 507.95 FEET ALONG A LINE PARALLEL WITH AND 5.00 FEET EASTERLY OF THE WESTERLY BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO THE POINT OF BEGINNING:

THENCE S89°11'08"E, 120.00 FEET;

THENCE N82°13'40"E, 50.57 FEET;

THENCE S89°25'58"E, 477.25 FEET;

THENCE S00°40'19"W, 390.76 FEET TO A NORTHERLY CORNER OF SILVER TRAIL SUBDIVISION NO. 7, AS SHOWN IN BOOK 124 OF PLATS AT PAGES 19739 THROUGH 19742, RECORDS OF ADA COUNTY, IDAHO;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID SILVER TRAIL SUBDIVISION NO. 7:

CONTINUING S00°40'19"W, 226.29 FEET

N89°19'41"W, 150.00 FEET;

N00°40'19"E, 80.78 FEET;

N89°25'58"W, 218.28 FEET;

63.12 FEET ALONG A NON-TANGENT CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 06°34'30", A LONG CHORD BEARING OF S02°18'39"E AND A CHORD DISTANCE OF 63.08 FEET;

N89°01'24"W, 50.00 FEET;

S00°58'36"W, 14.73 FEET;

N89°01'24"W, 100.00 FEET;

N00°58'36"E, 14.73 FEET, AND;

N89°01'24"W, 20.00 FEET TO THE EASTERLY BOUNDARY OF SILVER TRAIL SUBDIVISION NO. 9, AS SHOWN IN BOOK _____ OF PLATS AT PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, AND TO THE EASTERLY RIGHT-OF-WAY OF SOUTH SCHOOL AVENUE;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY BOUNDARY OF SAID SILVER TRAIL SUBDIVISION NO. 9 AND THE EASTERLY RIGHT-OF-WAY OF SOUTH SCHOOL AVENUE:

149.11 FEET ALONG A NON-TANGENT CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 22°28'55", A LONG CHORD BEARING OF N10°15'51"W AND A CHORD DISTANCE OF 148.15 FEET;

N21°30'19"W, 181.12 FEET;

85.70 FEET ALONG A TANGENT CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 22°19'11", A LONG CHORD BEARING OF N10°20'43"W AND A CHORD DISTANCE OF 85.16 FEET;

N00°48'52"E, 31.63 FEET;

N45°41'27"E, 25.96 FEET;

N00°34'09"E, 52.05 FEET;

N44°18'33"W, 25.53 FEET, AND;

N00°48'52"E, 73.91 FEET TO THE POINT OF BEGINNING.

COMPRISING 8.08 ACRES, MORE OR LESS.

See Sheet 4 for Certificate of Owners Signature

REGISTERED PROFESSIONAL LAND SURVEYOR
JOSEPH D. CANNING
4116
STATE OF IDAHO
5/14/25

CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

Silver Trail Subdivision No. 10

Certificate of Owners Signature

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC; THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USED SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR ANY OTHER PURPOSES DESIGNATED HEREON. THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA; AND THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND ON THIS _____ DAY OF _____, _____.

_____
COREY D. BARTON, PRESIDENT
CHALLENGER DEVELOPMENT, INC

Acknowledgment

STATE OF IDAHO)
)SS.
COUNTY OF ADA)

ON THIS ___ DAY OF _____, IN THE YEAR OF _____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED COREY D. BARTON, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF CHALLENGER DEVELOPMENT, INC., THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME..

IN WITNESS WHEREOF: I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO
MY COMMISSION EXPIRES _____

Certificate of Surveyor

I, JOSEPH D. CANNING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF SILVER TRAIL SUBDIVISION NO. 10, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND ACCURATELY AND CORRECTLY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____
JOSEPH D. CANNING, P.L.S. NO. 4116

REGISTERED PROFESSIONAL LAND SURVEYOR 4116 STATE OF IDAHO JOSEPH D. CANNING

Approval of Central District Health

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

_____
CENTRAL DISTRICT HEALTH, EHS DATE

Approval of Ada County Highway District

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

_____
COMMISSION PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

Approval of City Engineer

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

_____
KUNA CITY ENGINEER

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 _____, _____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____
KUNA CITY CLERK

Certificate of County Surveyor

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

_____
COUNTY SURVEYOR DATE

Certificate of County Treasurer

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER REQUIREMENTS OF IDAHO CODE 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.

_____
ADA COUNTY TREASURER DATE

Certificate of County Recorder

STATE OF IDAHO)
)SS. INSTRUMENT NO._____
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF _____
AT _____ MINUTES PAST _____ O'CLOCK __M.,
THIS ____ DAY OF _____ , _____,
IN MY OFFICE, AND WAS RECORDED IN BOOK _____ OF PLATS
AT PAGES _____ THROUGH _____.
FEE:_____

EX-OFFICIO RECORDER: TRENT TRIPPLE
DEPUTY:_____

CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

Outlook

Request for Comments- Silver Trail No. 10 Final Plat

From Troy Behunin <tbehunin@kunaid.gov>

Date Tue 12/30/2025 12:38 PM

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

Cc Doug Hanson <dhanson@kunaid.gov>; Sam Feist <SFeist@kunaid.gov>; David Crawford <dacrawford@centengr.com>

Afternoon Greetings Everyone,
One more to end the year!

Agency Transmittal – December 30, 2025

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

CASE NUMBER:	25-28-FP (Final Plat) Silver Trail No. 10
PROJECT DESCRIPTION	Centurion Engineers, Inc. respectfully submits a subdivision final plat application for approval: 1. *Silver Trail Sub. No. 10,* proposes 39 single family home lots, seven (7) common lots), located near the southeast corner of the School Ave. and Columbia Road intersection; Section 11, Township 2 North, Range 1 West.
APPLICANT	**Tamee Crawford** Centurion Engineers, Inc. 2323 S Vista Ave., Ste. 206 Boise, ID 83705

	208.343.3381 tlcrawford@centengr.com
SCHEDULED MEETING DATE	Tuesday, **January 20, 2026,** at 6:00 P.M.
REVIEWING BODY	City Council
STAFF CONTACT	Troy Behunin 208.387.7729 TBehunin@KunaID.Gov

Happy New to you all! See you in 2026.
Thanks,
Troy

PLANNING & ZONING KUNA IDAHO

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

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

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

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-28-FP

Development Name/Section Silver Trail No. 10 CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____

_____

_____

_____ Reviewed By: Lori Brady Date: 12/31/25

3/22 lb

Outlook

RE: Request for Comments- Silver Trail No. 10 Final Plat

From D3 Development Services <D3Development.Services@itd.idaho.gov>
Date Tue 1/6/2026 9:23 AM
To Troy Behunin <tbehunin@kunaid.gov>

Hello,

After careful review of the transmittal submitted to ITD on December 30, 2025, regarding, Silver Trail No. 10, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Tuesday, December 30, 2025 12:38 PM
To: Mindy Wallace <Mwallace@achdidaho.org>; ACHD <planningreview@achdidaho.org>; Lori Badigian <lbadigian@cdhd.idaho.gov>; COMPASS <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Chad Gordon (Chad.Gordon@jmsanitation.com) <Chad.Gordon@jmsanitation.com>; Jennifer Miller <JMiller@kunaid.gov>; Jessica Reid <jhall@kunaid.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Scott Arellano (KRFD) <scott@fccnw.com>; Marina Lundy <MLundy@kunaid.gov>; PWoffice <PWoffice@kunaid.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>
Cc: Doug Hanson <dhanson@kunaid.gov>; Sam Feist <SFeist@kunaid.gov>; David Crawford <dacrawford@centengr.com>
Subject: Request for Comments- Silver Trail No. 10 Final Plat

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

Afternoon Greetings Everyone,
One more to end the year!

Agency Transmittal – December 30, 2025

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APPLICANT	**Tamee Crawford** Centurion Engineers, Inc. 2323 S Vista Ave., Ste. 206 Boise, ID 83705 208.343.3381 tlcrawford@centengr.com
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REVIEWING BODY	City Council
STAFF CONTACT	Troy Behunin 208.387.7729 TBehunin@KunaID.Gov

Happy New to you all! See you in 2026.
Thanks,
Troy

PLANNING & ZONING KUNA IDAHO

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Phone: 208.387.7729
Email: TBehunin@KunaID.Gov
www.kunacity.id.gov

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RESOLUTION NO. R26-2026
CITY OF KUNA, IDAHO
AREA OF CITY IMPACT BOUNDARY REDUCTION

A RESOLUTION OF CITY COUNCIL OF KUNA, IDAHO ADOPTING A REDUCTION OF THE KUNA AREA OF CITY IMPACT BOUNDARY AS REPRESENTED ON THE FUTURE LAND USE MAP FOR THE CITY OF KUNA, IDAHO; AFFIRMING THAT THE PRESCRIBED NOTICE AND HEARING REQUIREMENTS WERE MET IN ACCORDANCE WITH TITLE 67, CHAPTER 65, IDAHO CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 23, 2025, pursuant to Kuna City Code 5-1A-3-B and Idaho Code §67-6509(a), the City of Kuna, Idaho provided notice to the affected agencies and political subdivisions of the proposed reduction of the Kuna City Area of City Impact Boundary scheduled for December 9, 2025, before the Kuna Planning and Zoning Commission to review the proposed reduction of the Kuna Area of City Impact Boundary as represented on the Future Land Use Map; and

WHEREAS, on November 21, 2025, pursuant to Kuna City Code 5-1A-4-D2 and Idaho Code §67-6509(a), the City of Kuna, Idaho caused to be published in the Idaho Press, legal notice of the public hearing scheduled for December 9, 2025 to consider the reduction of the Kuna Area of City Impact Boundary as represented on the Future Land Use Map; and

WHEREAS, on December 9, 2025, pursuant to Idaho Code §67-6509(a), Kuna Planning and Zoning Commission conducted its public hearing for Case No. 25-02-CPA to consider the reduction of the Kuna City Area of Impact Boundary, and voted to recommended approval of the proposed Reduction to the Kuna Area of City Impact Boundary as represented on the Future Land Use Map to the Kuna City Council.

WHEREAS, on January 16, 2026, pursuant to Kuna City Code 5-1A-4-D2 and Idaho Code §67-6509(b) the City of Kuna, Idaho caused to be published in the Idaho Press, legal notice of the public hearing scheduled before the Kuna City Council on February 3, 2026; and

WHEREAS, on February 3, 2026, pursuant to Idaho Code §67-6509(b), the Kuna City Council conducted its public hearing for Case No. 25-02-CPA to consider the reduction of the Kuna City Area of Impact Boundary, and approved the amendment to the reduction of the Kuna area of city impact boundary as represented on the future land use map for the city of Kuna, Idaho.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO:

THE CITY COUNCIL HEREBY ADOPTS THE REDUCTION OF THE KUNA AREA OF CITY IMPACT BOUNDARY AS REPRESENTED ON THE FUTURE LAND USE MAP FOR THE CITY OF KUNA, IDAHO, INCLUDING THE CHANGE TO THE FUTURE LAND USE MAP, ATTACHED HERETO AS **EXHIBIT A**.

This Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the Council for the City of Kuna, Idaho this 17th day of February 2026.

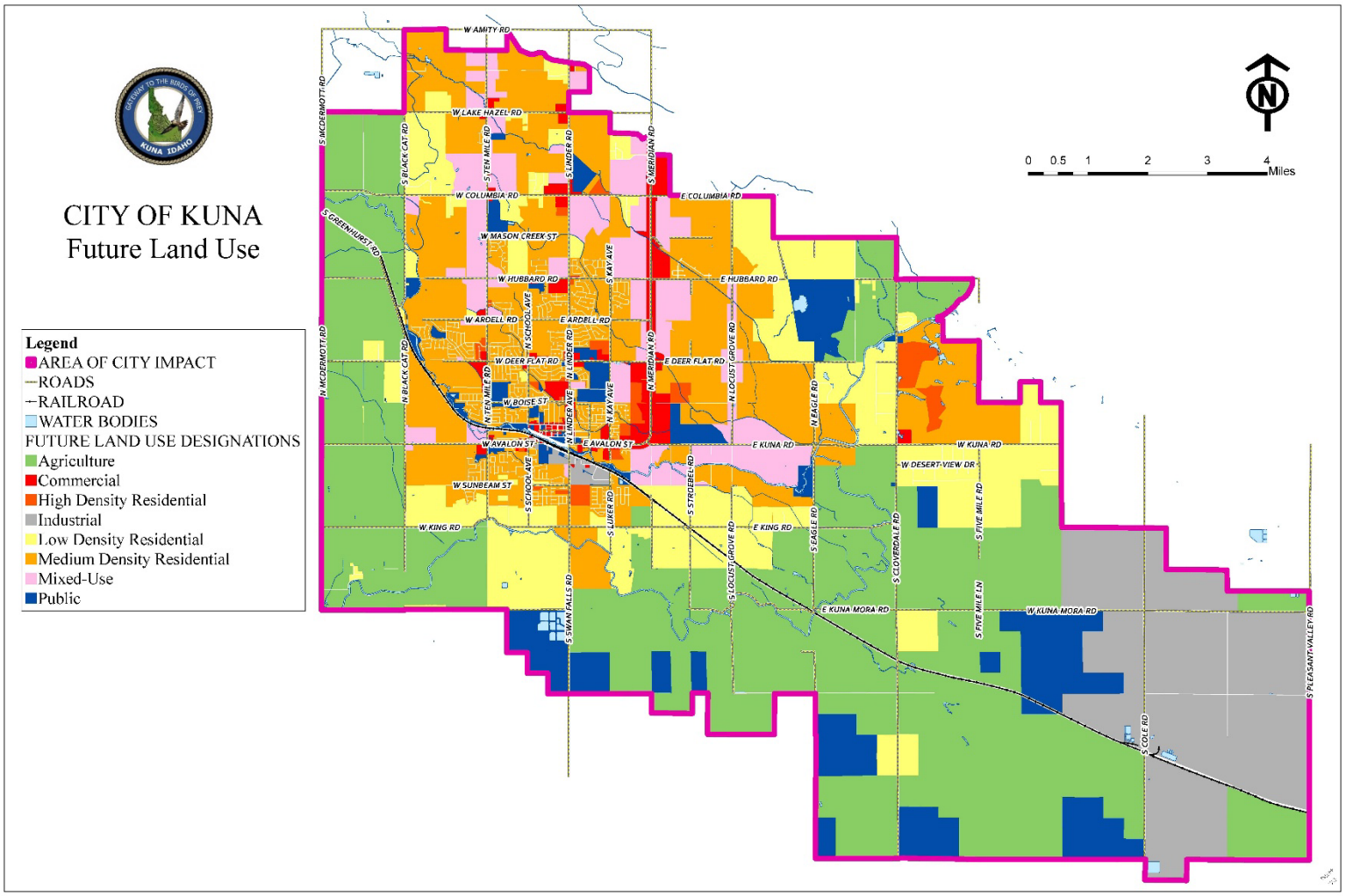
CITY OF KUNA
Ada County, Idaho

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

EXHIBIT A


CITY OF KUNA
Future Land Use
Legend
AREA OF CITY IMPACT
ROADS
RAILROAD
WATER BODIES
FUTURE LAND USE DESIGNATIONS
Agriculture
Commercial
High Density Residential
Industrial
Low Density Residential
Medium Density Residential
Mixed-Use
Public
0 0.5 1 2 3 4 Miles
W AMITY RD
W LAKE HAZEL RD
W COLUMBIA RD
E COLUMBIA RD
W MASON CREEK ST
W HUBBARD RD
E HUBBARD RD
W ARDELL RD
E ARDELL RD
W DEER FLAT RD
E DEER FLAT RD
W BOISE ST
W AVALON ST
E AVALON ST
E KUNA RD
W KUNA RD
W DESERT VIEW DR
W SUNBEAM ST
W KING RD
E KING RD
E KUNA MORA RD
W KUNA MORA RD
S MCDERMOTT RD
N MCDERMOTT RD
S BLACK CAT RD
N BLACK CAT RD
S TEN MILE RD
N TEN MILE RD
S LINDER RD
N LINDER RD
S MERIDIAN RD
N MERIDIAN RD
S KAY AVE
N KAY AVE
S SCHOOL AVE
N SCHOOL AVE
S LUKER RD
S STROBEL RD
S LOCUST GROVE RD
N LOCUST GROVE RD
S EAGLE RD
N EAGLE RD
S CLOVERDALE RD
S FIVE MILE RD
S FIVE MILE LN
S SWANFALLS RD
S GREENHURST RD
S PLEASANT VALLEY RD
S COLE RD

RESOLUTION NO. R27-2026

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT BETWEEN THE CITY OF KUNA, IDAHO AND VETERANS OF FOREIGN WARS.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute the Real Estate Lease Agreement between the City of Kuna, Idaho and Veterans of Foreign Wars, pursuant to the terms of the agreement.

PASSED BY THE COUNCIL of Kuna, Idaho this 17th day of February 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 17th day of February 2026.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made by and between the City of Kuna, Idaho ("Lessor" or "City") and SGT Devin Daniels Post No. 7019 Veterans of Foreign Wars of the United States, Inc. ("Lessee"). Lessor and Lessee may be referred to individually as a "Party" or collectively as the "Parties."

RECITALS

A. Lessor is the owner of the real property and structures located at 329 W Main Street, Kuna, Idaho ("Premises").

B. Lessee desires to utilize the Premises as a Veterans of Foreign War Post ("VFW Post") to benefit United States Military Veterans residing in and around the City of Kuna, Idaho.

NOW THEREFORE, in light of the foregoing recitals, which are a material part of this Lease, and in light of the consideration to be received, the Parties agree as follows:

AGREEMENT

1. Term. The Lease has a term of 5 years, commencing on March 1, 2026, and terminating on February 28, 2031. Lessee may request renewal and/or extension of the term of this Lease by written notice at least sixty days before the expiration of this Lease. Any renewal or extension must be approved in writing and will be at the discretion of Lessor.

2. Rent. Lessee will pay rent to Lessor in the amount of $1.00 per year. Rent shall be paid within one week of the signing of this Lease. Lessee shall pay all on-site utilities, including water, sewer, trash, power, gas, and internet service.

3. Premises Use. Lessee will use the premises solely for purposes of VFW member meetings, veteran services, and events. A schedule of anticipated regular usage will be provided to Lessor for review, comment, and approval by the City Parks & Recreation Director. Any additions to usage and any events must be requested by Lessee to Lessor at least ten days in advance for review, comment, and approval by the City Parks and Recreation Director. For purposes of facility management and preservation, Lessor reserves the right to deny additional uses or events. Lessor shall have priority use of the Premises for City-sponsored events upon reasonable advance notice to Lessee.

    a. As-Is. The City is leasing the Premises in "as-is" condition for the Lessee's use. The City makes no representation regarding the condition of the Premises or of any improvements located thereon.

    b. Liens and Encumbrances. Lessee shall keep the Premises free and clear of any liens and encumbrances arising out of or related to its use or occupancy of the premises.

    c.

responsible for snow and ice removal from parking lots, sidewalks, and other exterior areas necessary to maintain safe access to the Premises.

c. Damage Due to Lessee's Negligence. Notwithstanding the foregoing, Lessee shall be responsible for any damage to the Premises, whether interior or exterior, caused by Lessee's negligence, misuse, or failure to comply with the terms of this Lease.

6. Alterations and Improvements. No alteration, additions, or improvements shall be made, nor any sign placed upon the leased Premises by Lessee, without first obtaining the written consent of Lessor. All permanent alterations, additions, or improvements made by Lessee shall be the property of Lessor and surrendered with the Premises at termination of this lease.

7. Entry. Lessor shall have the right to enter the leased Premises at any reasonable time to examine the same, determine the maintenance and state of repair, and to maintain and/or make Lessor-determined repairs or improvements.

8. Fire or Other Loss. If any structure is damaged by fire, the elements, or other causes determined to be caused by the acts or negligence of Lessee or its employees, agents, or invitees, Lessee shall promptly restore and repair the Premises. Lessor retains the discretion. In the event of substantial or catastrophic loss, the Lessor will have full discretion to determine whether to pursue restoration, replacement, or repair, or to deem not to rebuild and terminate this Lease.

9. Hazardous Waste. Lessee shall not store, generate, or otherwise use or bring upon the property any hazardous waste as defined by federal, state, or local laws or regulations.

10. Tobacco and Nicotine Use. Lessee is prohibited from using smoke and smokeless tobacco, including vaping, inside the building.

11. Default. If Lessee defaults in any of the terms of this Agreement for a period of ten (10) days after written notice of default has been sent by Lessor, then Lessor, at its option and in addition to all other legal and equitable remedies, may declare this lease forfeited and terminated and re-enter and repossess the Premises. Upon such forfeiture and termination, all rights of Lessee under this agreement shall immediately terminate. Provided, however, that nothing herein shall be considered an election of remedies or limitation of damages.

12. Termination. In addition to all other rights and remedies available to Lessor under this Lease or at law, Lessor may terminate this Lease upon written notice to Lessee if:

a. Lessee abandons the Premises or ceases regular operations on the Premises for a period of Sixty (60) consecutive days;

b. Lessee commits or permits waste, destruction, deterioration, or material damage to the Premises; or

19. Severability. If any of the provisions of this Agreement shall be held or made invalid by a court decision, statute, or rule, or shall be otherwise rendered invalid, the remainder of this Agreement shall not be affected thereby.

20. Waivers. Neither Party may waive any condition or breach of any representation, term, covenant, or condition of this Agreement, except in writing signed by the waiving Party and specifically describing the condition or breach waived. The waiver by either Party of any condition or breach of any representation, term, condition, or covenant contained in this Agreement shall not be deemed to be a waiver of any other representation, term, condition, or covenant or of any subsequent breach of the same or of any other representation, term, condition, or covenant of this Agreement.

21. Compliance with Laws. Compliance with Laws. Lessee shall, at its sole cost, comply with all federal, state, and local laws, ordinances, regulations, and permits applicable to Lessee's use and occupancy of the Premises.

22. Force Majeure. Neither Party shall be deemed in default of this Lease to the extent performance of its obligations is delayed or prevented by acts of God, fire, flood, earthquake, severe weather, epidemic or pandemic, war, terrorism, civil disturbance, labor disputes, governmental orders or regulations, utility interruptions, or other events beyond the reasonable control of the affected Party ("Force Majeure Event"). The affected Party shall promptly notify the other Party of the Force Majeure Event and shall use reasonable efforts to resume performance as soon as practicable. Notwithstanding the foregoing, Force Majeure shall not excuse Lessee's obligation to maintain required insurance or to indemnify Lessor, and shall not entitle Lessee to a reduction or abatement of rent.

DATED this _____ day of _____, 2026.

LESSOR:

_____
Joe L. Stear, Mayor
City of Kuna

ATTEST:

_____
Nathan Stanley, City Clerk

LESSEE:

_____
Michael White, Commander
SGT Devin Daniels Post No. 7019
Veterans of Foreign Wars of the United States, Inc

CITY OF KUNA

State of Idaho

Proclamation

COMMITMENT TO VOLUNTEERISM IN THE CITY OF KUNA, IDAHO

WHEREAS, we firmly believe that the values of compassion, empathy, and community support are the foundation of a united harmonious society and fosters connections that transcend differences; and

WHEREAS, the strength and prosperity of Idaho cities and towns are based in the selflessness of its residents to serve and uplift one another; and

WHEREAS, we acknowledge the profound impact that can be achieved when we extend a helping hand to our neighbors, and lifting them up and collectively working to improve lives; and

WHEREAS, we would like to nurture a culture of giving within our City, emphasizing that volunteerism is not just a duty but a source of personal fulfillment and community strength; and as we work side by side with and learn from each other, mutual understanding increases, misconceptions can be corrected, and new friendships are built; and

WHEREAS, we urge all citizens to care for one another, volunteer, and engage in acts of service and kindness that contribute to our city's betterment and its inhabitants' well-being, regardless of background or belief; and

WHEREAS, the City of Kuna has joined a growing list of supporters, including the President of the National League of Cities and hundreds of leaders to date, in making a commitment to volunteerism;

NOW, THEREFORE, I, Joe Stear, Mayor of Kuna, do hereby proclaim that the city of Kuna commits to promoting volunteerism, and encouraging the use of JustServe.org, to make it easier for residents to find and engage in volunteer opportunities and will regularly acknowledge and celebrate the contributions of volunteers.

IN WITNESS WHEREOF,
I set my hand on this the 17th day of February,
in the year of two thousand and twenty-six.

Joe L. Stear
Mayor of Kuna, Idaho

CASE NO.
25-06-PP

TESS MANOR SUB,

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

ALL APPLICATION MATERIALS:
Case No. 25-06-PP:
for the TESS MANOR SUB.

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

DEVELOPMENT SERVICES KUNA IDAHO

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

City Council Staff Memo

Entitlements Requested:	Preliminary Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Tess Manor Sub.		Application Number:		25-06-PP		
Date:	2.17.2026		Staff Contact:		Troy Behunin		
Owner/Applicant:	SSM2 Comp. Thomas Maile - Owner		Applicant Contact:		885 W Rush Rd. Eagle, ID 83616		
Representative:	Centurion Engineers, Inc. Tamee Crawford		Representative Contact:		tlcrawford@centengr.com		

Recommendation
Staff - *Approval*.
P & Z Commission (12.09.2025) – *Approval*

Purpose
Applicant requests Preliminary Plat 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 nine (9) Common lots. The site is in Sec. 13, T2N, R1W (APN; S1313314850).

Statement of Fact	
Parcel Number(s):	S1313314850
Future Land Use Map Designation:	Medium Residential Density
Existing Land Use:	Vacant lot
Current Zoning:	R-6 (Kuna City)
Proposed Zoning:	R-6
Development Area:	7.80 acres
Adjacent Zoning Districts:	**North:** R-6; **East:** R-6; **South:** R-6; **West:** R-4 & RR.
Adjacent Street(s) Existing:	**North:** E Ardell Rd.; **East:** Kay Ave., **South:** Deer Flat Rd.; **West:** Meridian Rd.;
Internal Street(s) Existing & Proposed:	**Extensions of Existing Internal:** E Sable Ridge Dr., E Ridgestone Dr., N Ridgecreek Ave., **Widening Existing Roads:** N Kay Ave.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	Providing a path along the Kuna Canal.
Land Dedication Requirements:	N/A

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

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

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

The Comprehensive Plan encourages development of housing needs to meet demand, creation of neighborhoods connected through sidewalks, pathways, on-street and transit infrastructure (Goal 3 D, Goal 4 B & Goal 4 D). The project, if approved, would fulfill Kuna and ACHD's goal of connecting several open roads with improved driving surfaces and end pass through traffic across private unimproved lands.

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

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

The proposed development will include open space amenities including adding to the greenbelt pathway system and internal pedestrian systems (Goal 2).

Staff Analysis

The applicant requests Preliminary Plat approval in order to subdivide the land into 32 Residential Lots, and nine (9) Common Lots with a proposed Net density of +/- 5.21 Dwelling Units an Acre (DUA).

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

The Applicant proposes approx. 1.0 acre or, 13 % of qualifying open space. The Kuna Pathways Master Plan indicates a Pedestrian pathway for this site along the Kuna Canal. The Pathway shall be paved and a minimum of 9 feet wide.

Recommended Conditions of Approval

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b.*
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; "this road will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

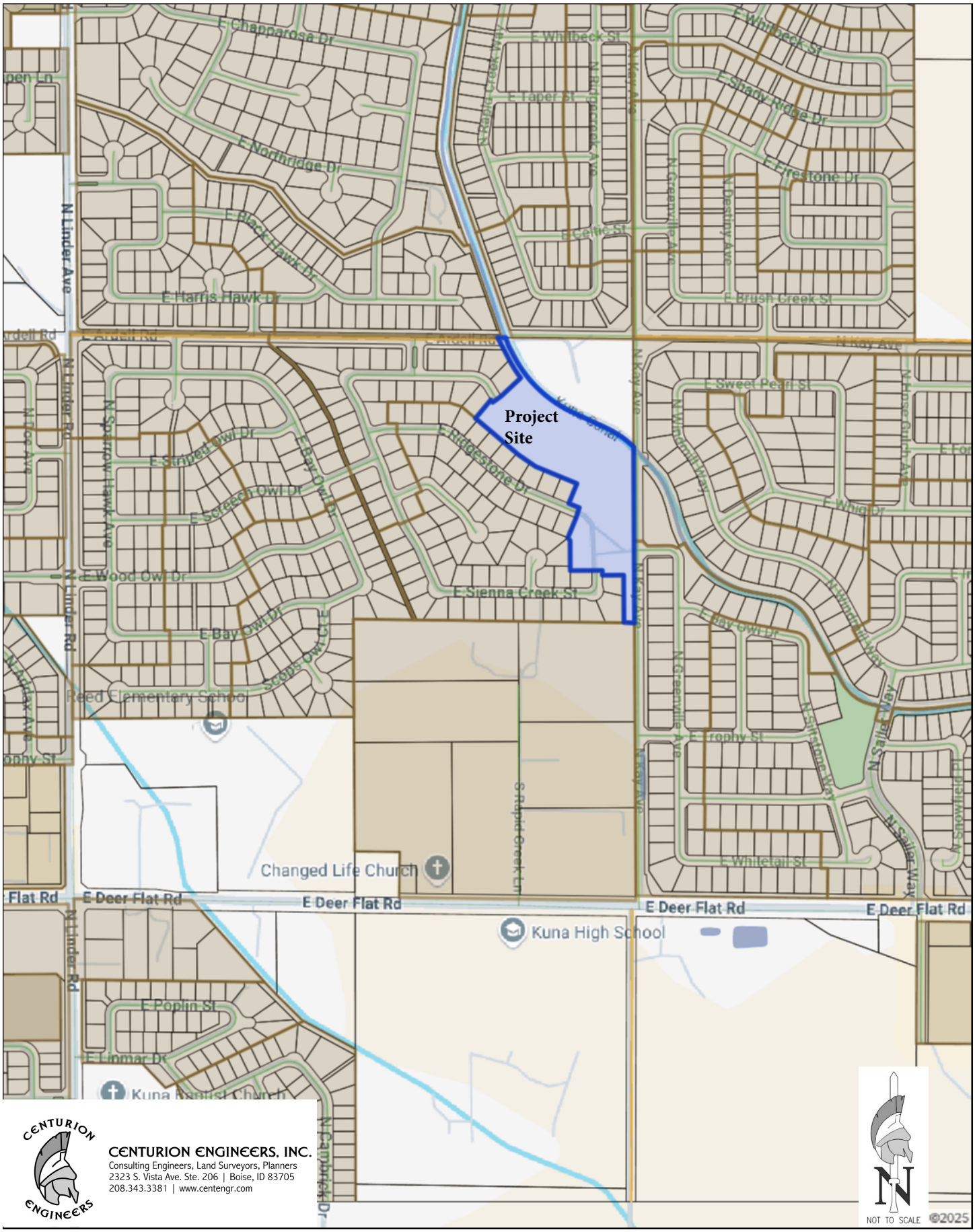
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6.*
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503.*
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in *KCC 5-8-901-B*.
13. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
14. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
15. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see *KCC 5-9-402-B-22*.
16. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
17. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
20. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-204*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.

22. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
23. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    A. The City Engineer shall approve all sewer connections.
    B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
    C. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    D. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
    E. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    F. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s). Please consult staff if there are questions about the process.
    G. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
24. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
25. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in *KCC 10-6-3*. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
26. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3.* Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
27. Applicant is conditioned to provide sidewalks entirely within the Rights-of-Way, compliant with Kuna City Code.
28. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
29. Applicant shall provide a landscape plan that reflects a Tree planting detail stating; "wire basket and the burlap shall be removed at least 1/2 way down the root ball".
30. Applicant is conditioned to submit a Preliminary Plat plan with a Kay Avenue detail reflecting the required sidewalk changes for staffs approval and be compliant with Kuna City Code.

31. Applicant is conditioned to submit a Landscape plan with aa plant detail reflecting the required changes for staffs approval and be compliant with Kuna City Code.
32. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

Tess Manor Subdivision

Vicinity Map



CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

SSM 2 COMPANY
885 WEST RUSH LANE
EAGLE, IDAHO 83616

(208) 939-1000

Jul. 25, 25

NARRATIVE FOR APPLICATION OF PUD AND PRELIMINARY PLAT

real property owned by SSM 2 Company
located on east end of East Sable Ridge Drive and West of Kay Ave, Kuna, Idaho 83634

Re: Proposed Tess Manor (Approximately 7.7 acres total)
Ada County Parcel #S1313314850
Located at Kay Ave. and intersection of Kuna Canal, Kuna, Ada County, Idaho

To Kuna City Planning and Zoning and City Council:

The purpose of this narrative is to provide information concerning a proposal to develop the property within the Kuna City limits and to request a PUD and a preliminary plat for zoning designation of R6 /R8 including an enhanced density as an infill property. Approximately 32 home sites consisting of individual home sites are anticipated within the residential subdivision footprint on this real property. Thomas Maile, secretary-treasurer, will be appearing on behalf of SSM 2 Company, which is the titled legal owner, and will answer any questions raised at the public hearings.

This property is described as an infill parcel which is currently surrounded to the West, North and South by existing subdivisions. To the east across from North Kay Avenue is also a fully developed subdivision. The city of Kuna allows for enhanced building lots to be issued as an incentive to developed infill properties. The entire parcel is envisioned to be occupied by homeowners that will use N. Kay Ave., to commute to Meridian and/or Boise.

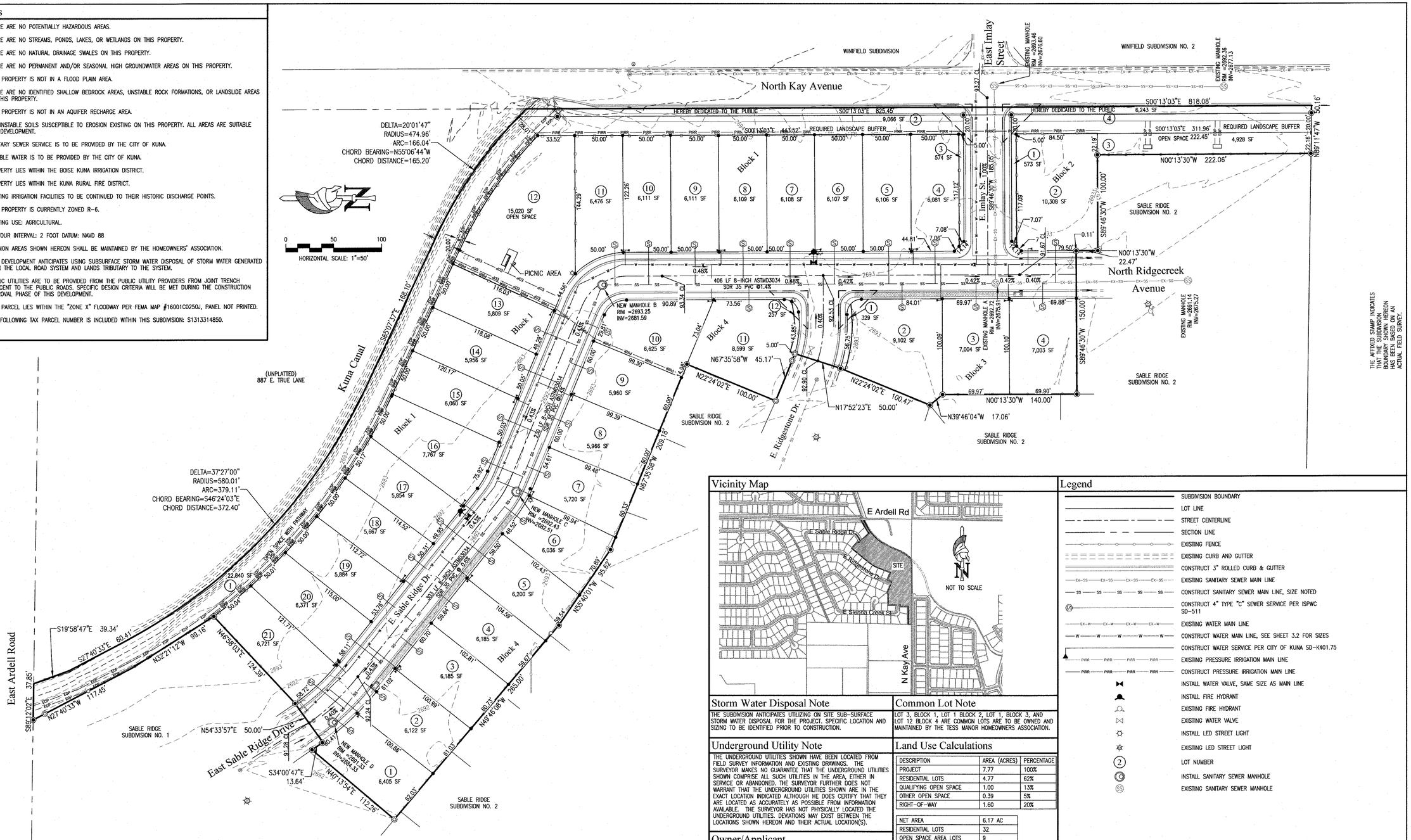
Sincerely,

Thomas Maile

Thomas Maile
Secretary-treasurer

Notes

1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
5. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
6. THERE ARE NO IDENTIFIED SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
7. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
8. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
9. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA.
10. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF KUNA.
11. PROPERTY LIES WITHIN THE BOISE KUNA IRRIGATION DISTRICT.
12. PROPERTY LIES WITHIN THE KUNA RURAL FIRE DISTRICT.
13. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
14. THIS PROPERTY IS CURRENTLY ZONED R-6.
15. EXISTING USE: AGRICULTURAL.
16. CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 88
17. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
18. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM AND LANDS TRIBUTARY TO THE SYSTEM.
19. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
20. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C0250J, PANEL NOT PRINTED.
21. THE FOLLOWING TAX PARCEL NUMBER IS INCLUDED WITHIN THIS SUBDIVISION: S1313314850.



Vicinity Map

Legend

- SUBDIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- SECTION LINE
- EXISTING FENCE
- EXISTING CURB AND GUTTER
- CONSTRUCT 3" ROLLED CURB & GUTTER
- EXISTING SANITARY SEWER MAIN LINE
- CONSTRUCT SANITARY SEWER MAIN LINE, SIZE NOTED
- CONSTRUCT 4" TYPE "C" SEWER SERVICE PER ISPWC SD-511
- EXISTING WATER MAIN LINE
- CONSTRUCT WATER MAIN LINE, SEE SHEET 3.2 FOR SIZES
- CONSTRUCT WATER SERVICE PER CITY OF KUNA SD-K401.75
- EXISTING PRESSURE IRRIGATION MAIN LINE
- CONSTRUCT PRESSURE IRRIGATION MAIN LINE
- INSTALL WATER VALVE, SAME SIZE AS MAIN LINE
- INSTALL FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- INSTALL LED STREET LIGHT
- EXISTING LED STREET LIGHT
- (2) LOT NUMBER
- INSTALL SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE

Storm Water Disposal Note

THE SUBDIVISION ANTICIPATES UTILIZING ON SITE SUB-SURFACE STORM WATER DISPOSAL FOR THE PROJECT. SPECIFIC LOCATION AND SIZING TO BE IDENTIFIED PRIOR TO CONSTRUCTION.

Common Lot Note

LOT 3, BLOCK 1, LOT 1 BLOCK 2, LOT 1, BLOCK 3, AND LOT 12 BLOCK 4 ARE COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE TESS MANOR HOMEOWNERS ASSOCIATION.

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

Land Use Calculations

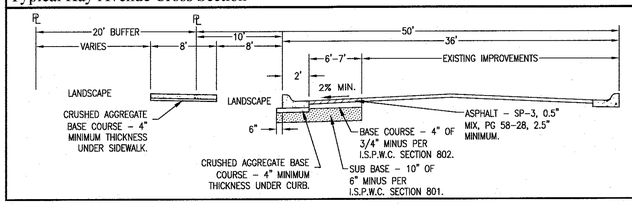
DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	7.77	100%
RESIDENTIAL LOTS	4.77	62%
QUALIFYING OPEN SPACE	1.00	13%
OTHER OPEN SPACE	0.39	5%
RIGHT-OF-WAY	1.60	20%

NET AREA	6.17 AC
RESIDENTIAL LOTS	32
OPEN SPACE AREA LOTS	9
RESIDENTIAL NET DENSITY	5.2 DU/AC

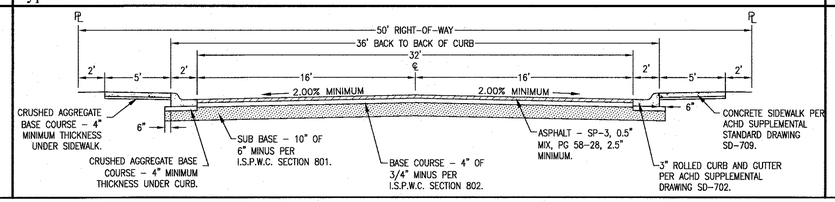
Owner/Applicant

SSM2 COMPANY LLC
THOMAS G. MAILE IV., MEMBER
RUSH LANE EAGLE, ID.

Typical Kay Avenue Cross Section



Typical 50-Foot Local Street Section



Setback/Zoning Table

EXISTING ZONE	R-6
MINIMUM LOT SIZE	4,000 SF
FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	15 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM HEIGHT	35 FEET
MAXIMUM LOT COVERAGE	40 %

Sewer Manhole Table

MANHOLE	RIM	INV
A	2692.72	2675.91
B	2693.25	2681.59
C	2692.43	2682.51
D	2691.33	2684.33

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PROFESSIONAL ENGINEER — 4116 — STATE OF IDAHO — JOSEPH D. CANNING — 12-22-25

Preliminary Plat

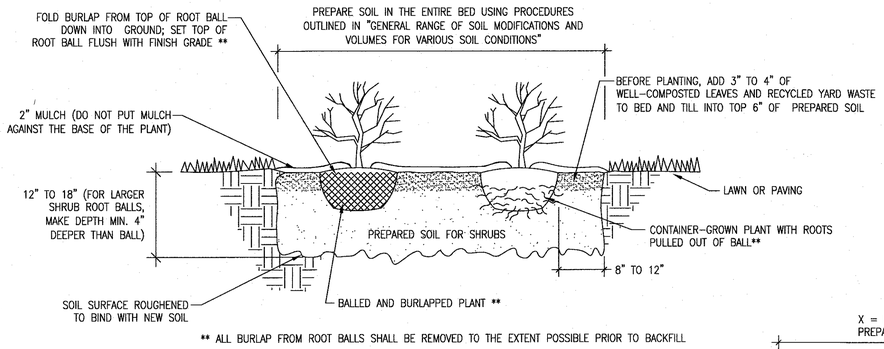
Tess Manor Subdivision

SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY IDAHO.

Preliminary Plat

SCALE: 1" = 50'
DATE: JULY 2, 2025
DRAWN BY: M. CRAWFORD
CHECKED BY: J.D. CANNING
PROJECT NO.: MT31
DRAWING FILE NAME: TESS MANOR PRE PLAT.DWG

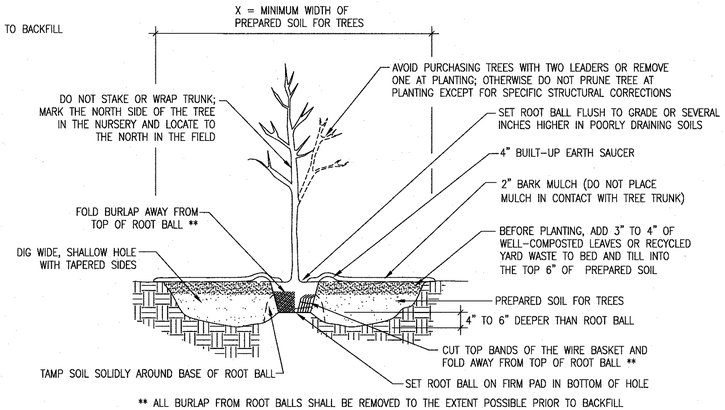
SHEET NO: 1



** ALL BURLAP FROM ROOT BALLS SHALL BE REMOVED TO THE EXTENT POSSIBLE PRIOR TO BACKFILL

Typical Shrub Planting Detail

NOT TO SCALE

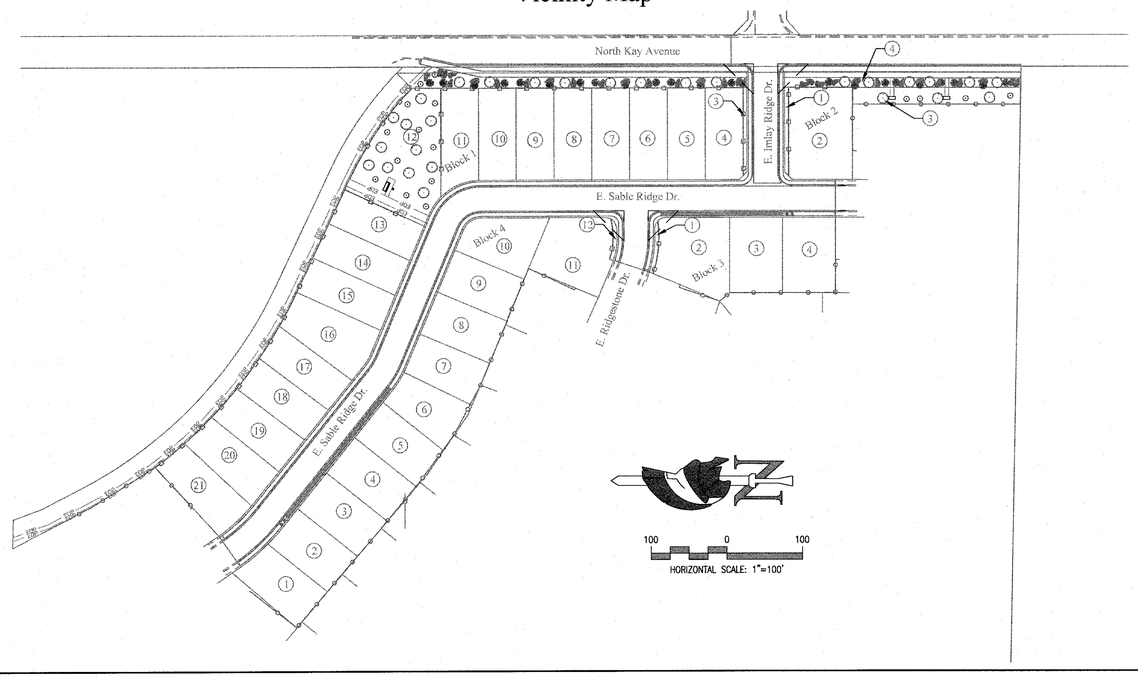


** ALL BURLAP FROM ROOT BALLS SHALL BE REMOVED TO THE EXTENT POSSIBLE PRIOR TO BACKFILL

Typical Tree Planting Detail

NOT TO SCALE

Vicinity Map



Plant Palette Table

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLCKHILLS SPRUCE
CB	COLUMNAR BLUE SPRUCE
VP	VANDERWOLF PINE
SHADE TREES (CLASS 2)	
SH	SUNBURST HONEYLOCUST
AA	AUTUMN PURPLE ASH
SM	SUNSET MAPLE
ORNAMENTAL TREES (CLASS 1)	
AM	AMUR MAPLE
AP	ARISTOCRATIC PEAR
PC	PRAIRIEFIRE CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENIALS	
BE	BLACK EYE SUSAN
CP	CRIMSON PUGMY BARBERRY
CM	CREEPING MAHONIA
RF	RED FLOWER CARPET ROSE
DF	DWARF FOUNTAIN GRASS
DG	DARTS GOLD NINEBARK
ES	ENDLESS SUMMER HYDRANGEA
LD	LITTLE DEIL NINEBARK
MG	MAIDEN GRASS
SF	SHOWOFF FORSYTHIA
SN	SUMBERWINE NINEBARK

3 TOTAL SHRUBS
3 TOTAL GRASSES FROM TABLE

Notes

1. ALL PLANTS SHALL MEET OR EXCEED MINIMUM KUNA CITY ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
4. NO TREES SHALL IMPEDE THE 40-FOOT VISION TRIANGLES AT ROAD INTERSECTIONS. NO TREES OR SHRUBS OVER 3-FEET HIGH AT MATURITY SHALL BE PLANTED WITHIN STREET VISION TRIANGLES.
5. NO TREES SHALL BE PLANTED WITHIN 10-FEET OF ANY ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE FACILITIES. NO TREES SHALL BE PLANTED WITHIN 50-FEET OF STOP SIGNS.
6. INSTALLATION OF REQUIRED PLANTING ON THE RESIDENTIAL LOTS SHALL BE COMPLETED AS REQUIRED AT THE TIME OF HOME CONSTRUCTION.
7. ALL COMMON LOTS SHALL BE PLANTED WITH HYDROSEED OR SOD AFTER TREE PLANTING.

Buffer Calculations

LANDSCAPE BUFFER S. KAY

TOTAL LENGTH 756 L.F.

REQUIRED	INSTALLED	# OF SPECIES
35 SHADE	27	6
22 EVERGREENS	22	2
90 SHRUBS/ORNAMENTAL GRASSES	93	13
0 ORNAMENTAL*	16	

*SHADE TREES CAN BE REPLACED AT A 2:1 RATION WITH EVERGREEN/ORNAMENTAL TREES

Open Space Calculations

REQUIRED	SHADE	ORNAMENTAL
15 LOT 12, BLOCK 1	10	10
15 LOT 3, BLOCK 2	3	4

*SHADE TREES CAN BE REPLACED AT A 2:1 RATION WITH EVERGREEN/ORNAMENTAL TREES

Fencing

6-FOOT VINYL PRIVACY FENCING SHALL BE INSTALLED ALONG THE UNFENCED PORTIONS OF THE BOUNDARY OF THE SUBDIVISION. ALONG ALL REAR LOT LINES

PHASE 1 TOTAL LINEAL FOOTAGE = 1,708 L.F.

CENTURION ENGINEERS, INC.
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2323 S. Vista Ave. Suite 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

Landscape Plan

Tess Manor Subdivision

SITUATE IN SECTION 25, T.2 N., R. 1 W., BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO

Revisions

REV.	DESC.	DATE/BY

SCALE: 1" = 30'
DATE: JULY 2, 2025
DRAWN BY: DAVID CRAWFORD
CHECKED BY: J.D. CANNING
PROJECT NO. MT31
DRAWING FILE NAME: TESS MANOR PRE PLAT.DWG

SHEET NO:
L1.0

North Kay Avenue

East Ardell Road

Kuna Canal

E. Imlay St.

Block 1

Block 2

Block 4

9,066 SF

6,243 SF

574 SF

573 SF

10,308 SF

4,928 SF

OPEN SPACE

RETAIN & PROTECT EXISTING FENCE

POCKET PARK WITH 5-FOOT PATHWAYS & PICNIC BENCHES

POCKET PARK WITH 5-FOOT PATHWAY, PICNIC BENCH AND BBQ

15,020 SF OPEN SPACE

10' PATH

LAWN

See Below

See Above

VISION TRIANGLE (TYPICAL)

5,809 SF

6,476 SF

6,111 SF

6,111 SF

6,109 SF

6,108 SF

6,107 SF

6,106 SF

6,081 SF

257 SF

329 SF

9,102 SF

7,004 SF

7,003 SF

6,625 SF

8,599 SF

5-FOOT PATHWAY, ADJACENT TO THE KUNA CANAL EASEMENT

22,840 SF OPEN SPACE WITH PATHWAY

RETAIN & PROTECT EXISTING FENCE

5,809 SF

6,476 SF

6,111 SF

5,956 SF

6,060 SF

7,767 SF

5,854 SF

5,667 SF

5,884 SF

6,371 SF

6,721 SF

30 0 30

HORIZONTAL SCALE: 1"=30'

CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Suite 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

Landscape Plan

Tess Manor Subdivision

SITUATE IN SECTION 25, T.2 N., R. 1 W., BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO

Revisions

REV.	DESC.	DATE/BY

SCALE: 1" = 30'
DATE: JULY 2, 2025
DRAWN BY: M. CRAWFORD
CHECKED BY: J.D. CANNING
PROJECT NO: MT31
DRAWING FILE NAME: TESS MANOR PRE PLATLDWG

SHEET NO:

L2.0

From: Troy Behunin
To: "Ada County Engineer"; "Ada County Highway District"; "Adam Ingram"; "Angel Robins (Idaho Power)"; "Boise Kuna Irrigation District"; "Boise Project Board of Control "; "Boise Project Board of Control 2"; "Brent Moore (Ada County)"; "Brian Graves Kuna School District"; "Camille Burt (USPS)"; "Central District Health Department "; "Chief Fratusco"; "COMPASS"; "David Reinhardt"; "DEQ"; "Eric Adolfson"; "Erika Olvera (NMID)"; "Idaho Power (Taylor Dunn)"; "Idaho Power Easements"; "Idaho Power Easements 2"; "Intermountain Gas"; "ITD"; "ITD Kendra Conder"; "J&M Sanitation"; Jennifer Miller; "Jonathon Gillen"; "Justin Walker"; "Krystal Hinkle"; "Leon Letson (Ada County)"; "Lumen - Ebin Barnett"; "Marc Boyer (Kuna Postmaster)"; "Megan Leatherman"; "Meridian Fire (Brandon Medica)"; "Meridian Fire (Steve Taublee)"; "Nampa Meridian Irrigation District "; "New York Irrigation"; "Niki Benyakhlef ITD"; "Paris Dickerson"; "Public Works"; "Robbie Reno"; Sam Feist; "Scott Arellano (KRFD)"; "Sparklight/Cable One (John Walburn)"; "Taryn Villanueva"; "Tim Jensen (Kuna School District)"; "TJ Lawrence (Interim KRFD Chief)"; "Mindy Wallace"; Jessica Reid; Stacey DuPuis; "Jason Redding"
Cc: Doug Hanson; Marina Lundy
Subject: Tess Manor Request for Official Comments.
Date: Tuesday, September 30, 2025 11:12:00 AM
Attachments: image001.png
image002.png

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

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

Agency Transmittal – September 30, 2025

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

CASE NUMBER:	**TESS MANOR 25-06-S & 25-26-DR**
PROJECT DESCRIPTION	SSM2 Company respectfully submits a request for Preliminary Plat approval for approx.7.80 acres in Kuna City within an existing R-6 zone, as follows: 1. The Preliminary Plat proposes to subdivide the lands into 32 residential and eight (8) common lots. The site is in Sec. 13, Township 2 North, Range 1 West (APN numbers; S1313314850.
APPLICANT	**David Crawford** Centurion Engineers, Inc. 2323 S Vista Ave. Ste. 206 Boise, ID, 83705 208.343.3381 dacrawford@centurionengr.com
SCHEDULED HEARING DATE	Tuesday, **December 9, 2025,** at 6:00 P.M.
REVIEWING BODY	Planning & Zoning Commission
STAFF CONTACT	Troy Behunin Senior Planner

	TBehunin@KunaID.gov

Please let our office know if you have any questions or need additional information.
Troy

PLANNING & ZONING KUNA IDAHO

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

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

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

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

Michael L. Borzick
GIS Manager &
Plan Review Manager

PRELIMINARY PLAT MEMORANDUM

To: **Troy Behunin** **- Planning and Zoning**

From: **Michael Borzick** **- GIS Manager & Plan Review Manager**

Date: **5 November 2025**

RE: **Tess Manor Public Works Comments**

The Tess Manor Subdivision, is located near the southwest of corner of E Ardell Rd and N Kay Ave. This review is based on land use as allowed or permitted in "R-6" zones. This application encompasses 7.765 acres. This application contains a total of 32 single-family residential lots, and 9 common lots. These comments apply to the application as they affect public works infrastructure. The applicant provided a preliminary plat and supporting documents as part of the application. Review of civil design drawings is accomplished separately, when received.

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

1) Inspection Fees

a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.
b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
c) The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.70 per lineal foot of sewer, water, and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*
d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

a) The Tess Manor Subdivision residential subdivision consists of 7.765 acres within the city's designated medium density residential (R-6) zoning area.
b) Equivalent Dwelling Units (EDUs) are rated at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 102. This makes the realized density approximately 13 people per acre.

c) The preliminary plat shows four (4) public access points to the subdivision – one (1) off of N Kay Ave, one (1) onto N Ridgecreek Ave, one (1) from E Ridgestone Dr and the last one (1) from E Sable Ridge Drive
d) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
e) A plan approval letter will be required if this project affects any local irrigation districts.
f) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
g) All positional information shall be from the most recent state plane coordinate system.
h) Provide engineering certification on all final engineering drawings.
i) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrance of the subdivision, at intersections, and at every 250' interval. Streetlights should coincide with Fire Hydrants whenever possible.
j) Kuna Rural Fire District (KRFD) requires fire hydrants at 500' intervals.

3) Right-of-Way

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

4) Sanitary Sewer Connection

a) The developer may be requested to participate in sewer gravity main upgrades.
b) The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
c) There are ample areas to connect to the gravity sewer pipe in both N Ridgecreek, E Ridgestone Dr and E Sable Ridge Dr. The sewage flows to Danskin Lift Station, which currently has sufficient capacity.
d) All sewer infrastructure must meet or exceed City of Kuna requirements.
e) Sewer flow models will be required to verify pipe sizes.
f) Sewer connection fees apply to each home or dwelling. 1 home = 1 sewer connection. 1 duplex = 2 sewer connections. 4-plex = 4 sewer connections.
g) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
h) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

a) The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires PUDs and master planned communities to have a master utility plan that addresses potable water issues. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b) There is 8" water main in both N Ridgecreek, E Ridgestone Dr and E Sable Ridge Dr that will need to be connected to in addition to the connection into N Kay Ave.
c) All water infrastructure must meet or exceed City of Kuna requirements.
d) Water flow models will be required to verify adequate water supply and fire suppression.
e) **Water connection fees apply to each home or dwelling. 1 home = 1 water connection. 1 duplex = 2 water connections. 4-plex = 4 water connections.**
f) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
g) This application shall conform to the water master plan as applicable.
h) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

a) The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
b) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
c) This project requires connection to the City's Pressurized Irrigation system.
d) Adequate connection to existing PI mains is required with proper valving.
e) Annexation into the municipal irrigation district and pooling of all applicable water rights is a requirement of the final plat approval. If adequate water rights to cover said development are not available we will need to discuss if this project can go forward.
f) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
g) Pressurized irrigation flow models will be required to verify adequate pressurized irrigation supply.
h) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.
i) This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review.

Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provided detailed drawings of drainage & treatment facilities with supporting calculation for review and approval.

d) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

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

8) As-Built Drawings

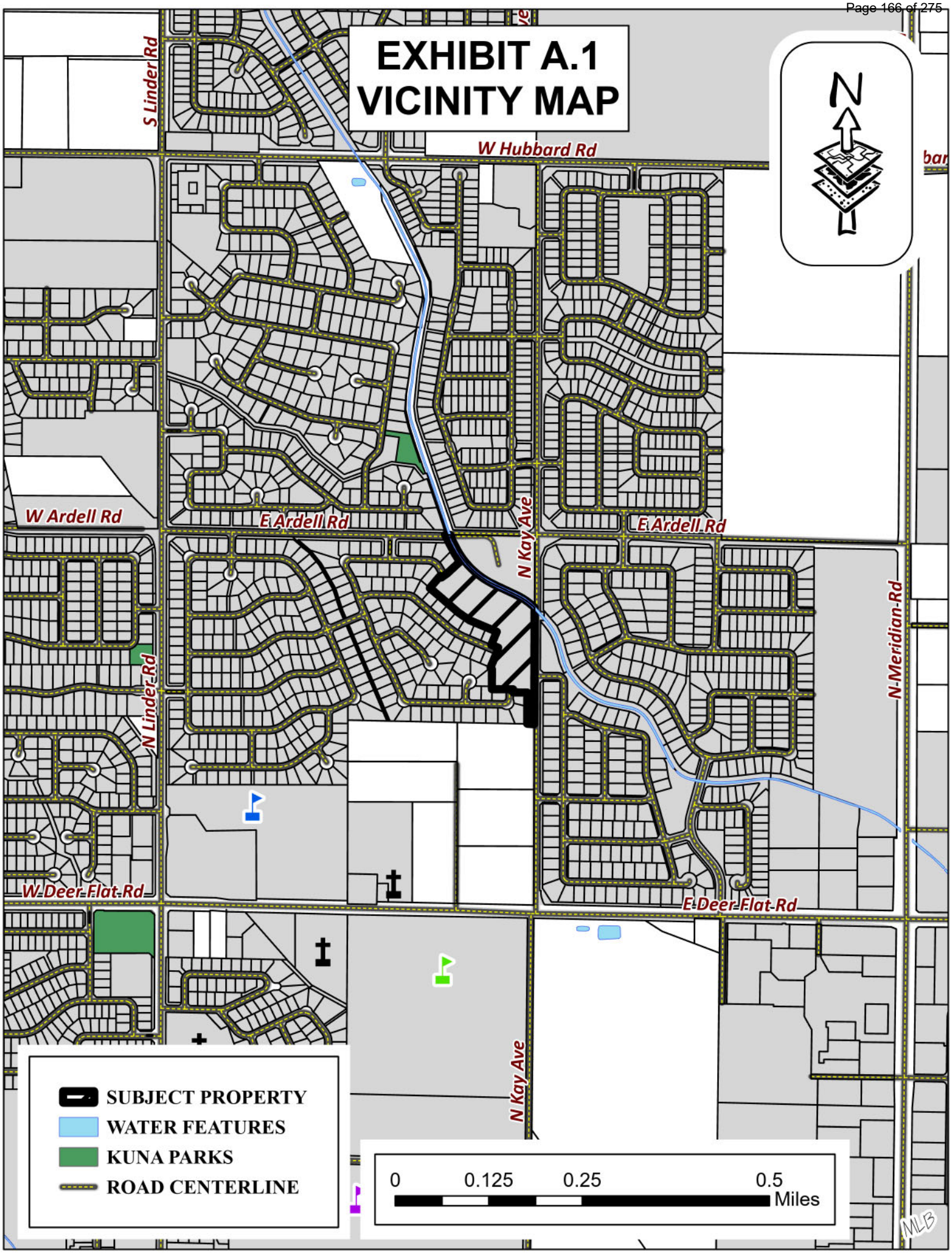
a) As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat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

9) Recommendation

Public Works can fully support this type of in-fill project being constructed into a residential area; however Public Works has only allocated twenty-eight (28) sewer connections within this property from the original design of the Preliminary Plat for Sabel Ridge. The supporting infrastructure in the area was constructed and modeled using the originally allocated figure. Adding four additional EDUs in this development is permissible but it should be expected that if this trend compounds in future developments, expensive Capital Improvement Projects (CIP) will be required downstream to maintain serviceability.

10) Exhibits

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


EXHIBIT A.1
VICINITY MAP
N
S Linder Rd
W Hubbard Rd
W Ardell Rd
E Ardell Rd
N Kay Ave
E Ardell Rd
N Linder Rd
N Meridian Rd
W Deer Flat Rd
E Deer Flat Rd
N Kay Ave
SUBJECT PROPERTY
WATER FEATURES
KUNA PARKS
ROAD CENTERLINE
0
0.125
0.25
0.5
Miles
MLB

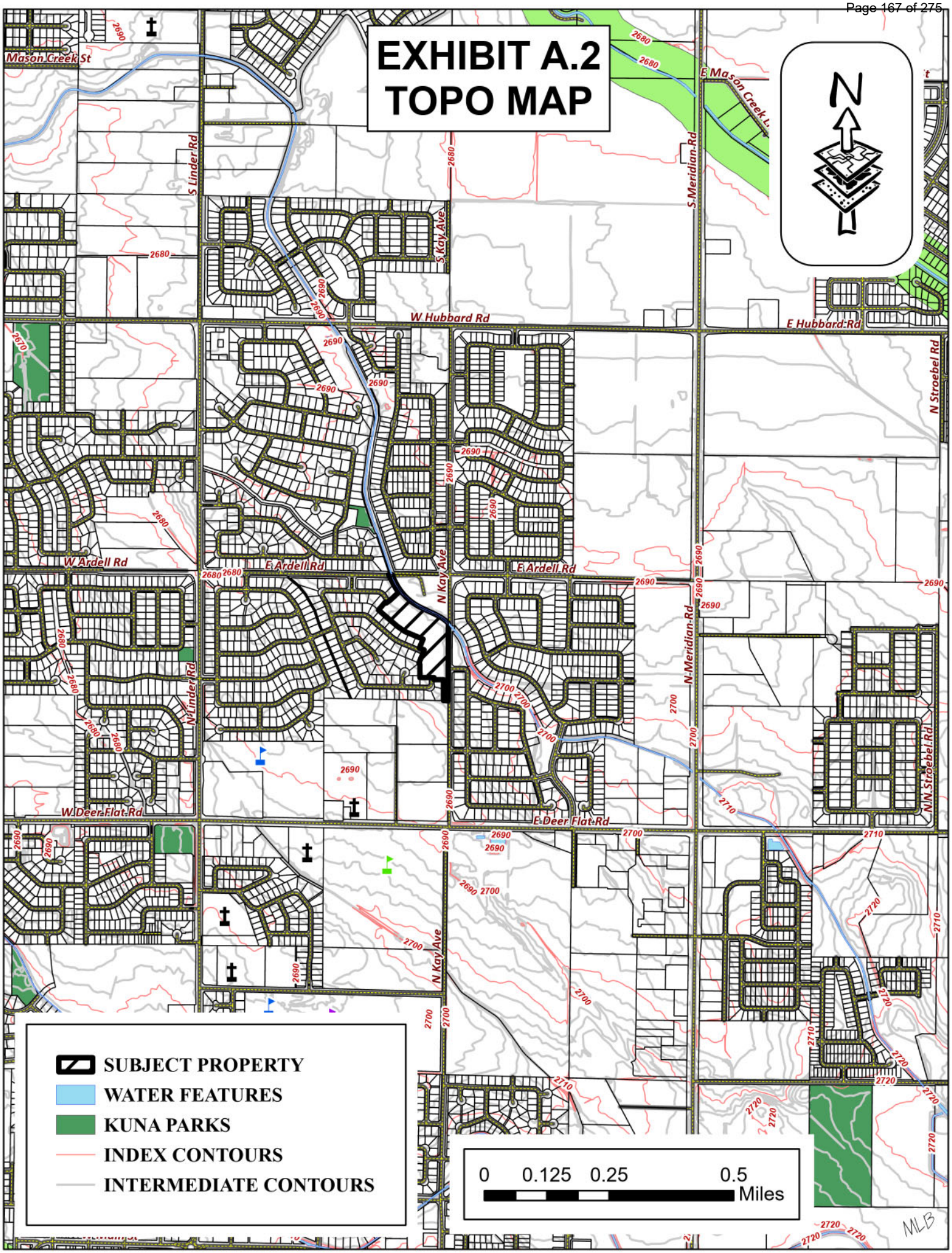
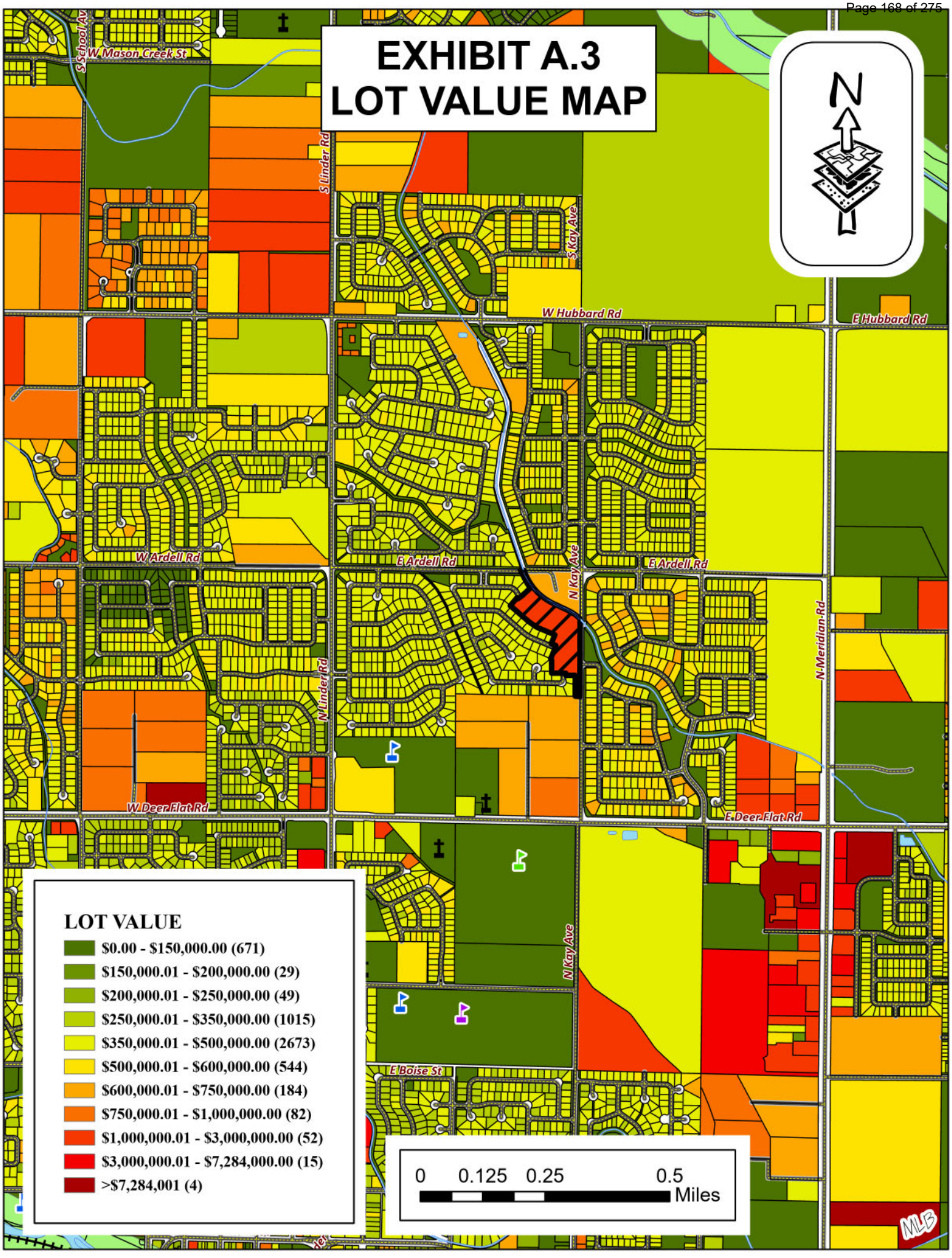

EXHIBIT A.2
TOPO MAP
N
Mason Creek St
S Linder Rd
S Kay Ave
S Meridian Rd
E Mason Creek Ln
W Hubbard Rd
E Hubbard Rd
N Stroebel Rd
W Ardell Rd
E Ardell Rd
N Kay Ave
N Linder Rd
N Meridian Rd
W Deer Flat Rd
E Deer Flat Rd
SUBJECT PROPERTY
WATER FEATURES
KUNA PARKS
INDEX CONTOURS
INTERMEDIATE CONTOURS
0 0.125 0.25 0.5 Miles
MLB

EXHIBIT A.3
LOT VALUE MAP



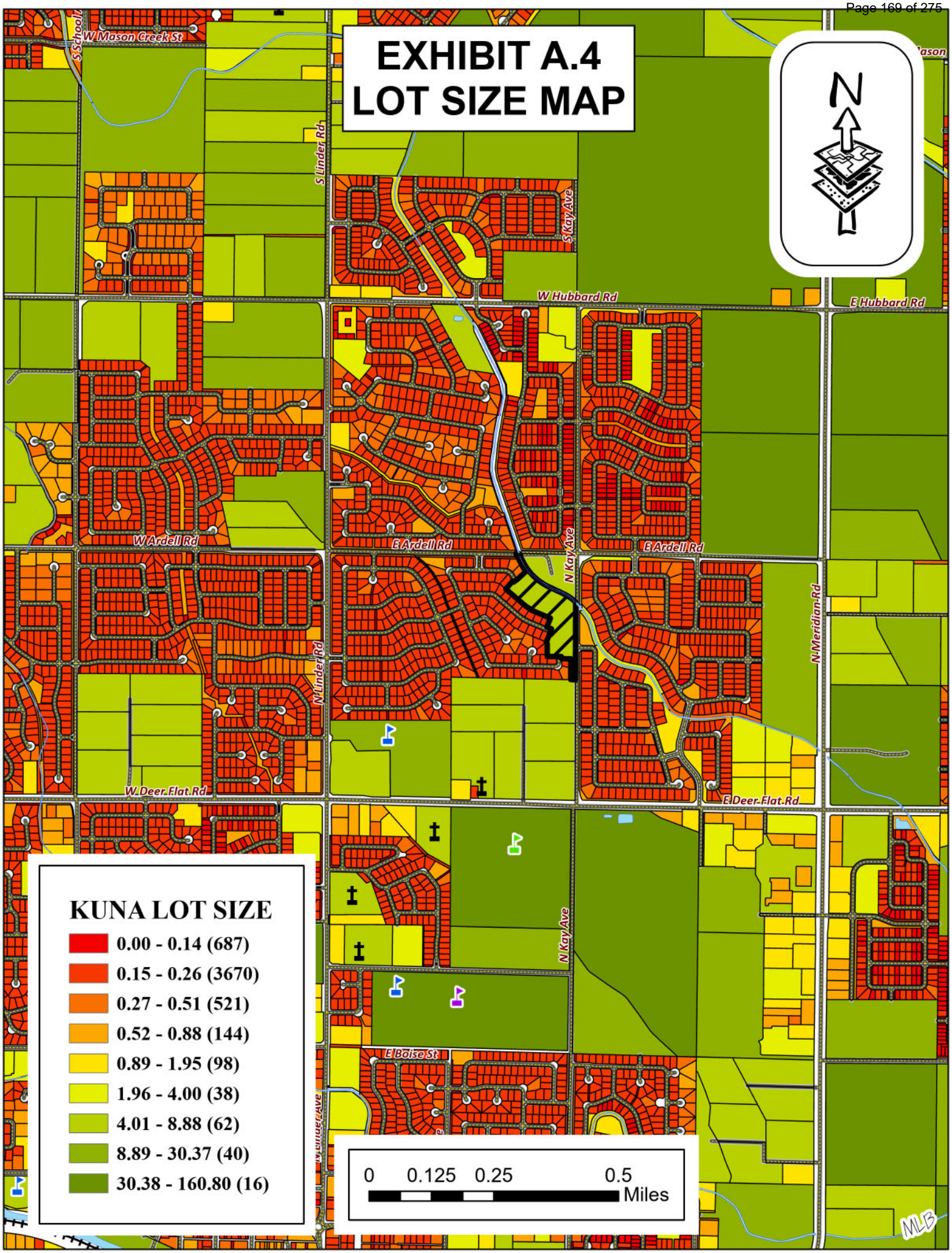
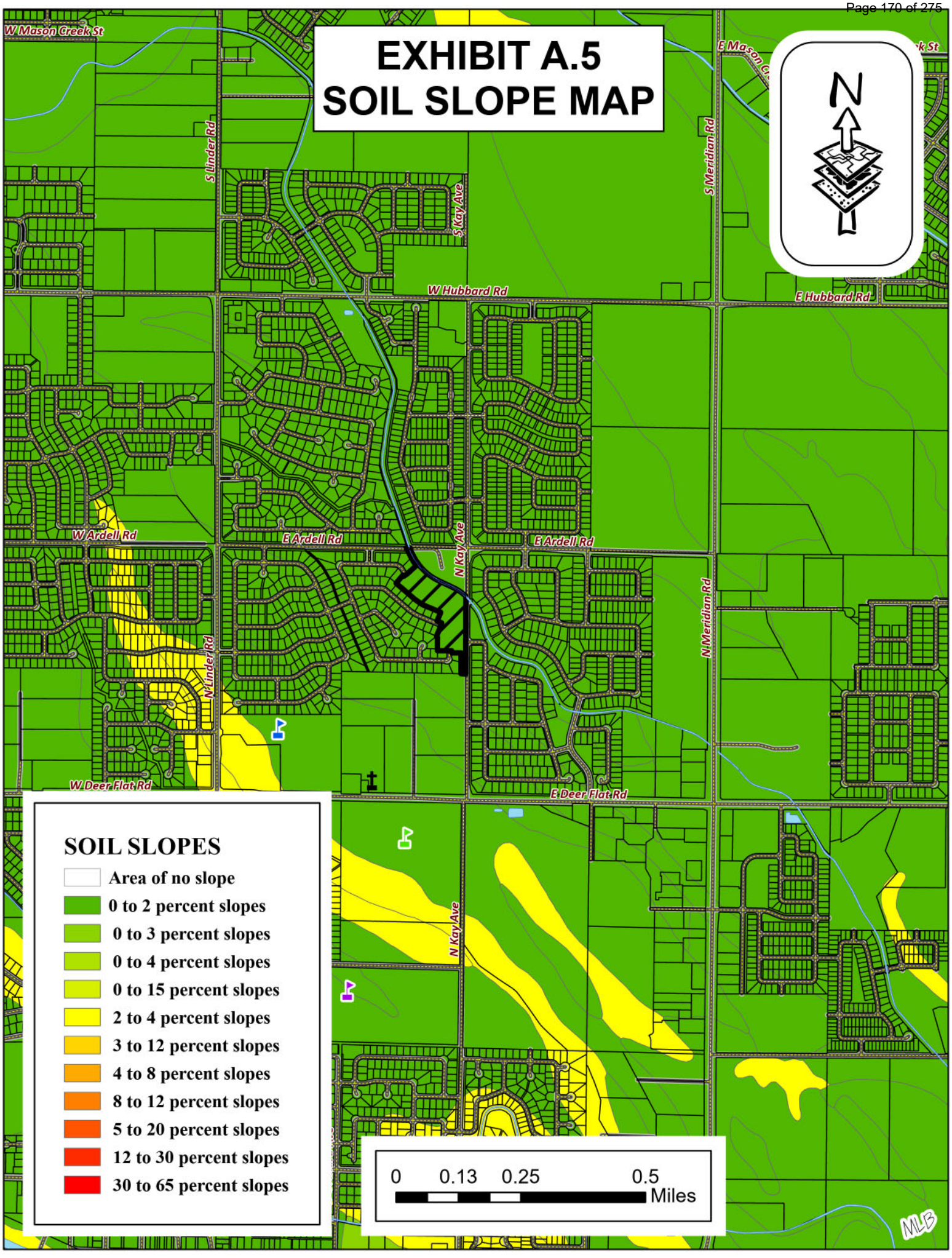

EXHIBIT A.4
LOT SIZE MAP
N
W Mason Creek St
S School
S Linder Rd
S Kay Ave
W Hubbard Rd
E Hubbard Rd
W Ardell Rd
E Ardell Rd
N Kay Ave
E Ardell Rd
N Meridian Rd
N Linder Rd
W Deer Flat Rd
E Deer Flat Rd
N Kay Ave
E Boise St
KUNA LOT SIZE
0.00 - 0.14 (687)
0.15 - 0.26 (3670)
0.27 - 0.51 (521)
0.52 - 0.88 (144)
0.89 - 1.95 (98)
1.96 - 4.00 (38)
4.01 - 8.88 (62)
8.89 - 30.37 (40)
30.38 - 160.80 (16)
0 0.125 0.25 0.5
Miles
MLB

EXHIBIT A.5
SOIL SLOPE MAP



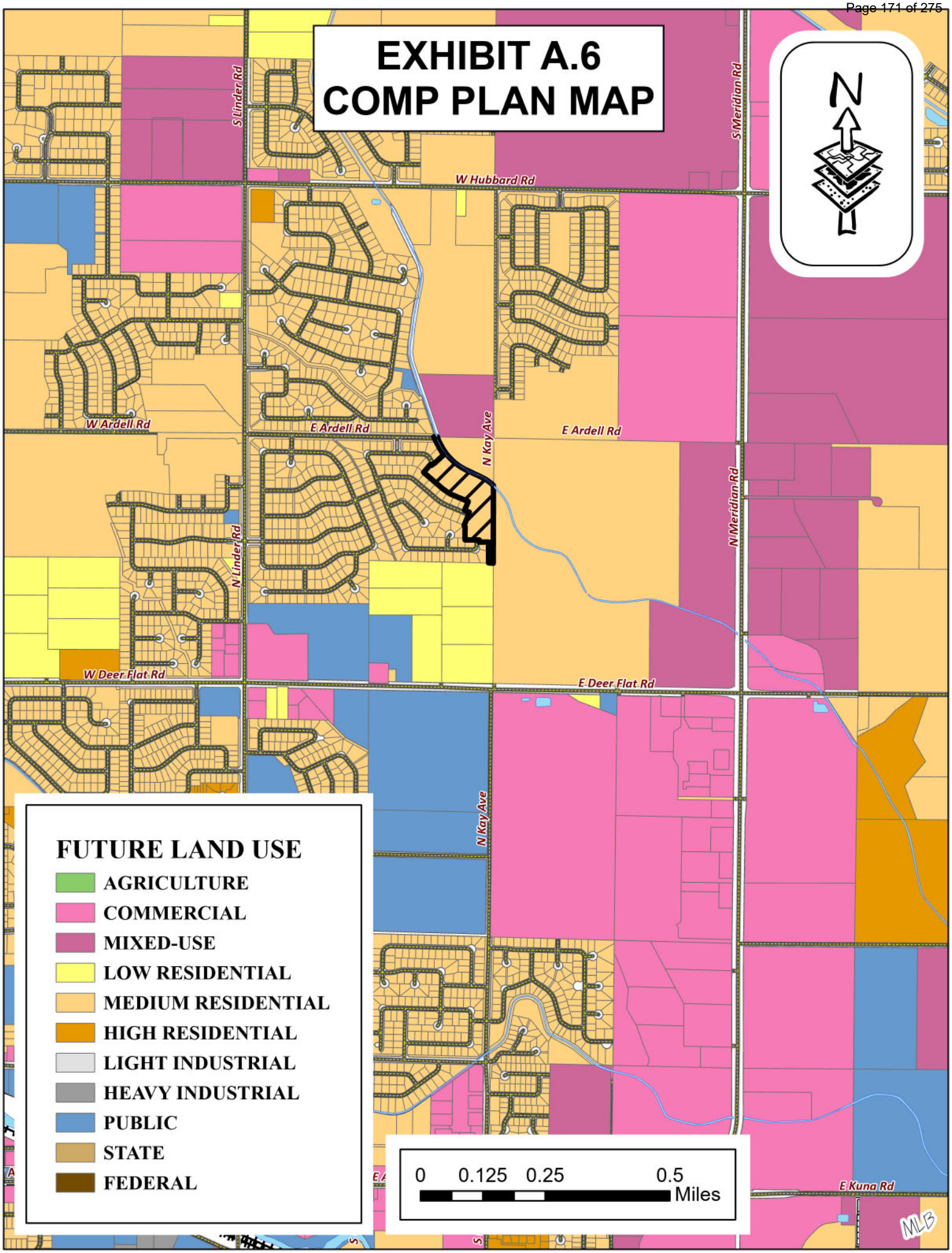
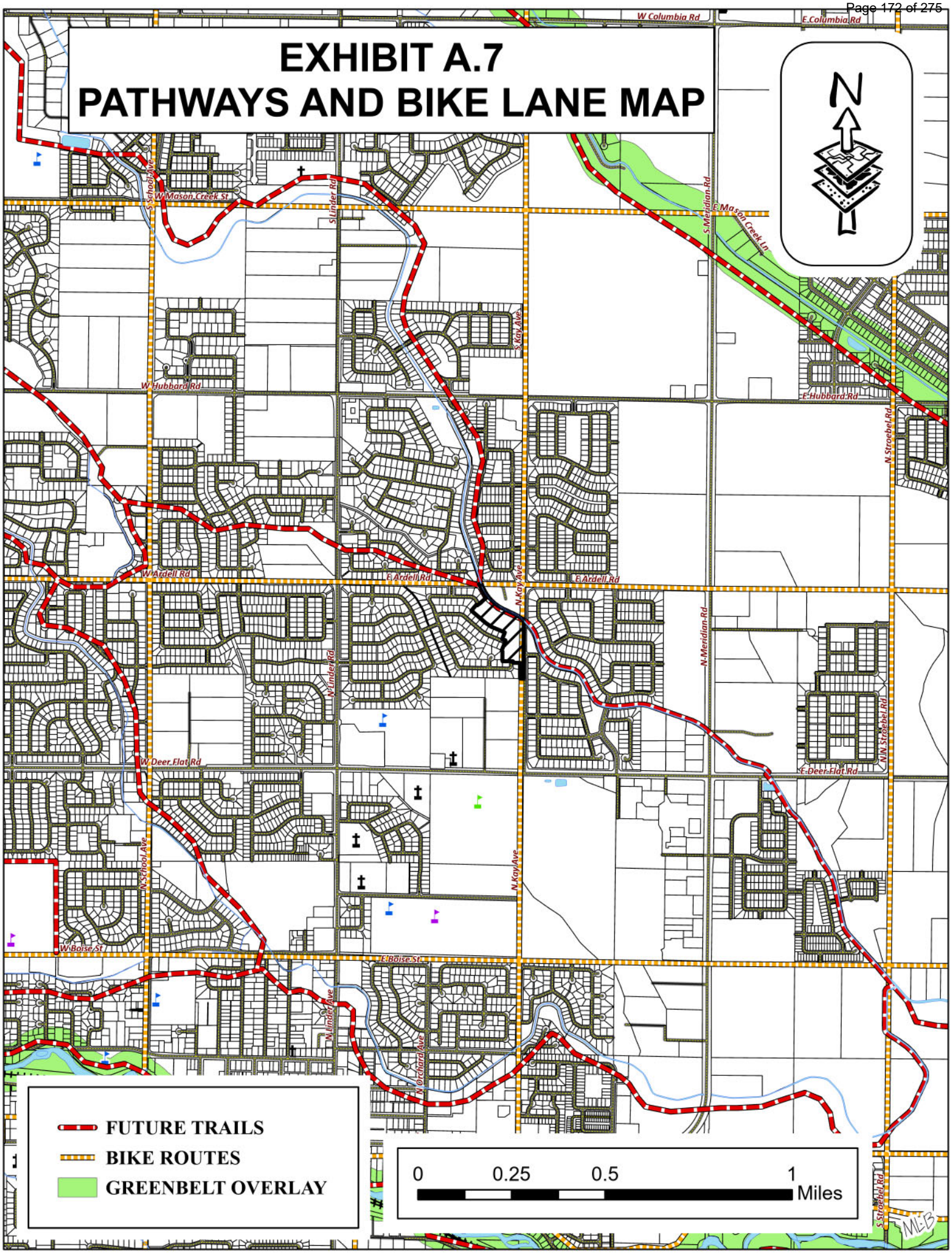
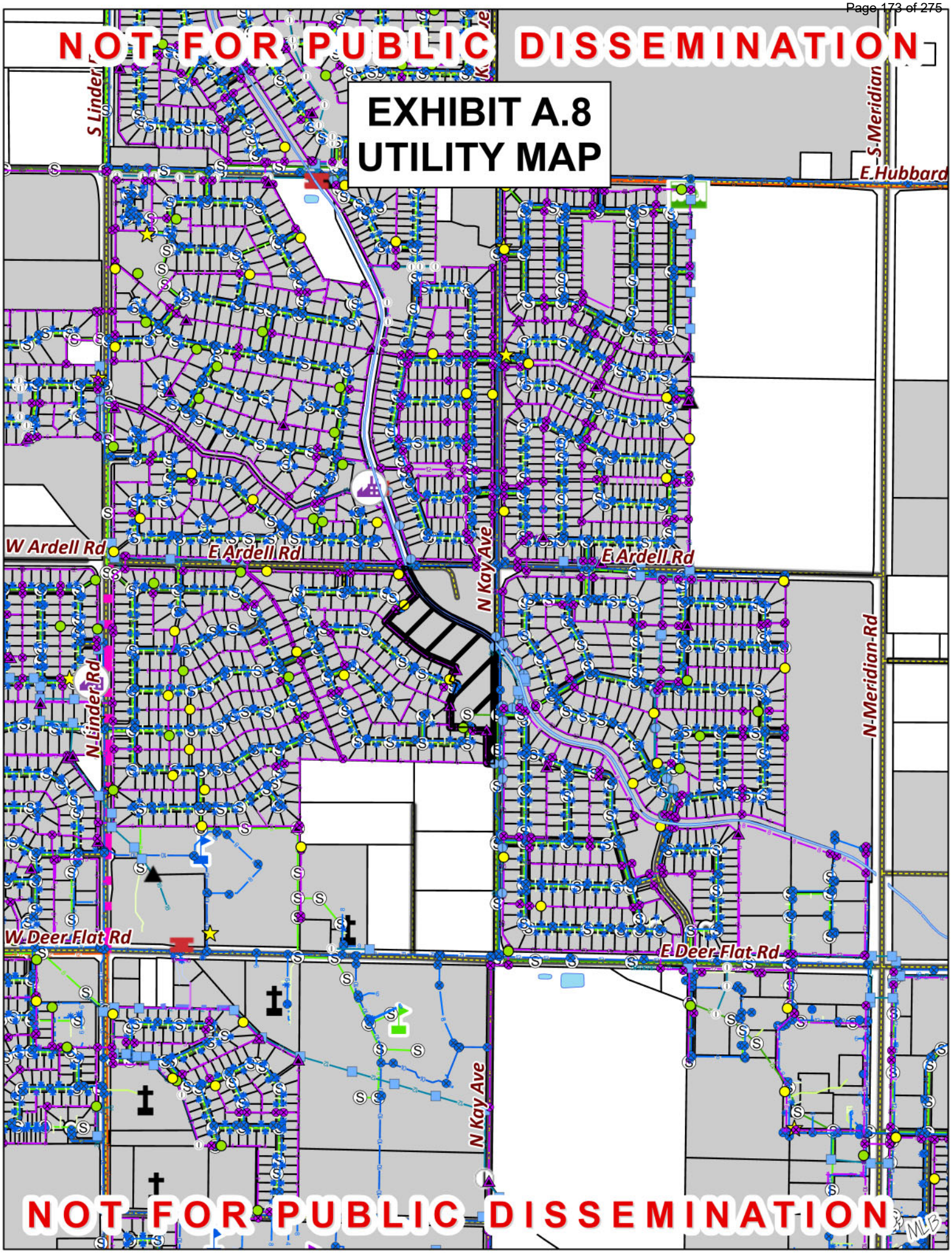

EXHIBIT A.6
COMP PLAN MAP
N
S Linder Rd
S Meridian Rd
W Hubbard Rd
W Ardell Rd
E Ardell Rd
N Kay Ave
E Ardell Rd
N Linder Rd
N Meridian Rd
W Deer Flat Rd
E Deer Flat Rd
N Kay Ave
E Kuna Rd
FUTURE LAND USE
AGRICULTURE
COMMERCIAL
MIXED-USE
LOW RESIDENTIAL
MEDIUM RESIDENTIAL
HIGH RESIDENTIAL
LIGHT INDUSTRIAL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

EXHIBIT A.7
PATHWAYS AND BIKE LANE MAP



NOT FOR PUBLIC DISSEMINATION

EXHIBIT A.8
UTILITY MAP

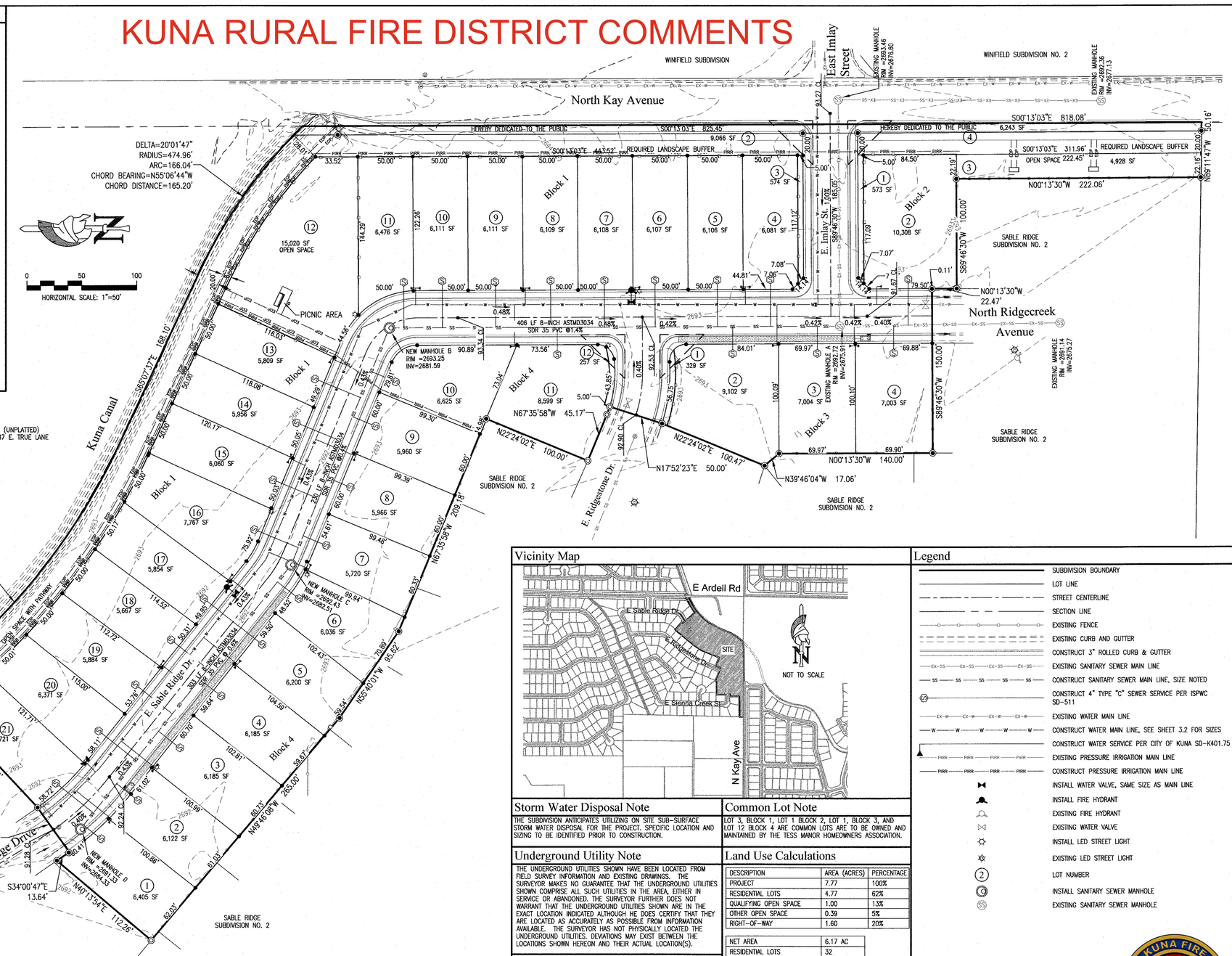


NOT FOR PUBLIC DISSEMINATION

KUNA RURAL FIRE DISTRICT COMMENTS

Notes

1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
5. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
6. THERE ARE NO IDENTIFIED SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
7. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
8. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
9. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA.
10. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF KUNA.
11. PROPERTY LIES WITHIN THE BOISE KUNA IRRIGATION DISTRICT.
12. PROPERTY LIES WITHIN THE KUNA RURAL FIRE DISTRICT.
13. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
14. THIS PROPERTY IS CURRENTLY ZONED R-6.
15. EXISTING USE: AGRICULTURAL.
16. CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 88
17. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
18. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM AND LANDS TRIBUTARY TO THE SYSTEM.
19. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
20. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C0250J, PANEL NOT PRINTED.
21. THE FOLLOWING TAX PARCEL NUMBER IS INCLUDED WITHIN THIS SUBDIVISION: S1313314850.



Vicinity Map

Legend

- SUBDIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- SECTION LINE
- EXISTING FENCE
- EXISTING CURB AND GUTTER
- CONSTRUCT 3" ROLLED CURB & GUTTER
- EXISTING SANITARY SEWER MAIN LINE
- CONSTRUCT SANITARY SEWER MAIN LINE, SIZE NOTED
- CONSTRUCT 4" TYPE "C" SEWER SERVICE PER ISPWC SD-511
- EXISTING WATER MAIN LINE
- CONSTRUCT WATER MAIN LINE, SEE SHEET 3.2 FOR SIZES
- CONSTRUCT WATER SERVICE PER CITY OF KUNA SD-K401.75
- EXISTING PRESSURE IRRIGATION MAIN LINE
- CONSTRUCT PRESSURE IRRIGATION MAIN LINE
- INSTALL WATER VALVE, SAME SIZE AS MAIN LINE
- INSTALL FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- INSTALL LED STREET LIGHT
- EXISTING LED STREET LIGHT
- (2) LOT NUMBER
- INSTALL SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE

Storm Water Disposal Note

THE SUBDIVISION ANTICIPATES UTILIZING ON SITE SUB-SURFACE STORM WATER DISPOSAL FOR THE PROJECT. SPECIFIC LOCATION AND SIZING TO BE IDENTIFIED PRIOR TO CONSTRUCTION.

Common Lot Note

LOT 3, BLOCK 1, LOT 1 BLOCK 2, LOT 1, BLOCK 3, AND LOT 12 BLOCK 4 ARE COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE TESS MANOR HOMEOWNERS ASSOCIATION.

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

Land Use Calculations

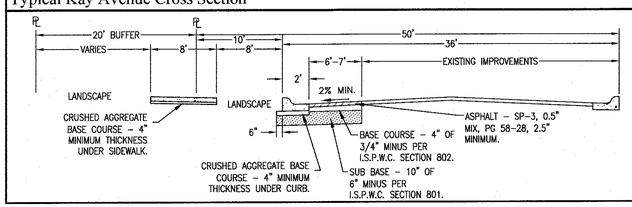
DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	7.77	100%
RESIDENTIAL LOTS	4.77	62%
QUALIFYING OPEN SPACE	1.00	13%
OTHER OPEN SPACE	0.39	5%
RIGHT-OF-WAY	1.60	20%

NET AREA	6.17 AC
RESIDENTIAL LOTS	32
OPEN SPACE AREA LOTS	9
RESIDENTIAL NET DENSITY	5.2 DU/AC

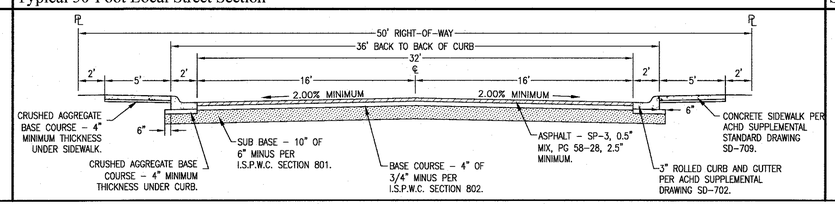
Owner/Applicant

SSM2 COMPANY LLC
THOMAS G. MAILE IV., MEMBER
RUSH LANE EAGLE, ID.

Typical Kay Avenue Cross Section



Typical 50-Foot Local Street Section



Setback/Zoning Table

EXISTING ZONE	R-6
MINIMUM LOT SIZE	4,000 SF
FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	15 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM HEIGHT	35 FEET
MAXIMUM LOT COVERAGE	40 %

Sewer Manhole Table

MANHOLE	RIM	INV
A	2692.72	2675.91
B	2693.25	2681.59
C	2692.43	2682.51
D	2691.33	2684.33

KUNA FIRE DISTRICT

APPROVED
By Scott Arellano at 1:46 pm, Jul 29, 2025

KUNA RURAL FIRE DISTRICT COMMENTS

CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Suite 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

THE AFFIXED STAMP INDICATES THAT THE SUBDIVISION BOUNDARY INFORMATION HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.

Preliminary Plat

Tess Manor Subdivision

SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY IDAHO.

Preliminary Plat

SCALE: 1" = 50'
DATE: JULY 2, 2025
DRAWN BY: JAMES CRAWFORD
CHECKED BY: J.D. CANNING
PROJECT NO.: MT31
DRAWING FILE NAME: TESS MANOR PRE PLAT.DWG

SHEET NO: 1

Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

Date: November 14, 2025

To: Thomas Maile, SSM2 Company, Tamee Crawford and David Crawford-Centurion Engineers, Inc., Troy Behunin, City of Kuna

Staff Contact: Dawn Battles, Senior Planner

Project Description: Tess Manor

Trip Generation: This development is estimated to generate 291 vehicle trips per day, 30 vehicle trip per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 12th edition.

Proposed Development Meets	
All ACHD Policies	
Requires Revisions to meet ACHD Policies	X

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	
No	

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

ACHD Planned Improvements	
FYP	Yes
CIP	Yes

Livable Street Performance Measures	
Pedestrian	LTS 1
Cyclist	LTS 2

Is Transit Available?	
Yes	
No	X

Development Services Department

Project/File: **Tess Manor / KPP25-0011/ 25-06-S/ 25-26-DR**
This is a design review and a preliminary plat application to allow for the development of a 40-lot residential subdivision consisting of 32 single family lots and 8 common lots on 8-ares.

Lead Agency: City of Kuna

Site address: E. True Lane

Staff Approval: November 14, 2025

Applicant & Representative: Tamara Crawford & David Crawford
Centurion Engineers, Inc.
2323 S. Vista Avenue #206
Boise, ID 83705

Owner: Thomas Maile
SSM2 Company
885 W. Rush Road
Eagle, ID 83616

Staff Contact: Dawn Battles, Senior Planner
Phone: 208-387-6218
E-mail: dbattles@achdidaho.org

Report Summary:

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ACHD Planned Improvements

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

   - The intersection of Linder Road and Ardell Road is scheduled in the FYP for the installation of a pedestrian hybrid beacon (PHB) in 2026.
   - The intersection of Deer Flat Road and Kay Avenue is scheduled in the FYP to be constructed as a multi-lane roundabout that will include bike facilities, pedestrian crossing on all legs (RRFB's) and intersection lighting in 2029. This project also includes the construction of Kay Avenue from the intersection with Deer Flat Road north to the intersection with Trophy Street.
   - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to Meridian Road (SH 69) between 2031 and 2035.

Level of Service Planning Thresholds

1. **Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Kay Avenue	822-feet	Collector	40	Better than "D"
Ardell Road	38-feet	Collector	N/A	N/A

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

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

Average daily traffic counts are based on ACHD's most current traffic counts.

   - The average daily traffic count for Kay Avenue north of Celtic Street was 960 on January 29, 2025.
   - There are no current traffic counts for Ardell Road.

A. Site Specific Conditions of Approval

1. Complete Kay Avenue as a 36-foot wide collector street section to include pavement widening, vertical curb, gutter, an 8-foot wide planter strip and 8-foot wide detached concrete sidewalk abutting the site.

2. Widen the bridge on Kay Avenue over the Kuna Canal or provide a road trust deposit to ACHD for the cost of widening ½ of the west side of the bridge on Kay Avenue. This will be determined as part of plan approval with Development Review staff.

3. Dedicate additional right-of-way on Kay Avenue abutting the site to extend to 2-feet behind back of sidewalk. For detached sidewalk, the applicant may dedicate right-of-way to extend 2-feet behind the back of curb and provide a right-of-way easement from the edge of right-of-way extending to 2-feet behind the back of sidewalk.

4. Dedicate additional right-of-way on Ardell Road for the future wing walls for the bridge and dedicate right-of-way from the site's north property line south to extend to 2-feet behind back of attached sidewalk for ½ of a 36-foot wide collector street section abutting the site. This will be reviewed as part of plan approval with Development Review staff.

5. Extend Sable Ridge Drive, Ridgestone Drive and Ridgecreek Avenue into the site and construct the internal local streets as 36-foot wide street sections with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

6. Construct a local street to intersect Kay Avenue in alignment with Imlay Street located on the east side of Kay Avenue across from the site, as proposed.

7. Construct the remaining internal local streets to align or offset a minimum of 125-feet from any other roadway.

8. Redesign Sable Ridge Drive/Ridgecreek Avenue to reduce the length or include passive design elements prior to plan submittal.

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

9. If a multi-use pathway is to be constructed within or adjacent to the site, then the design of those facilities shall be consistent with ACHD's Multi-Use Path & Raised Bike Lane Tool Kit. Additional right-of-way dedication may be required at all intersections (streets and driveways) to accommodate setbacks. Contact Development Review with questions prior to plan submittal.

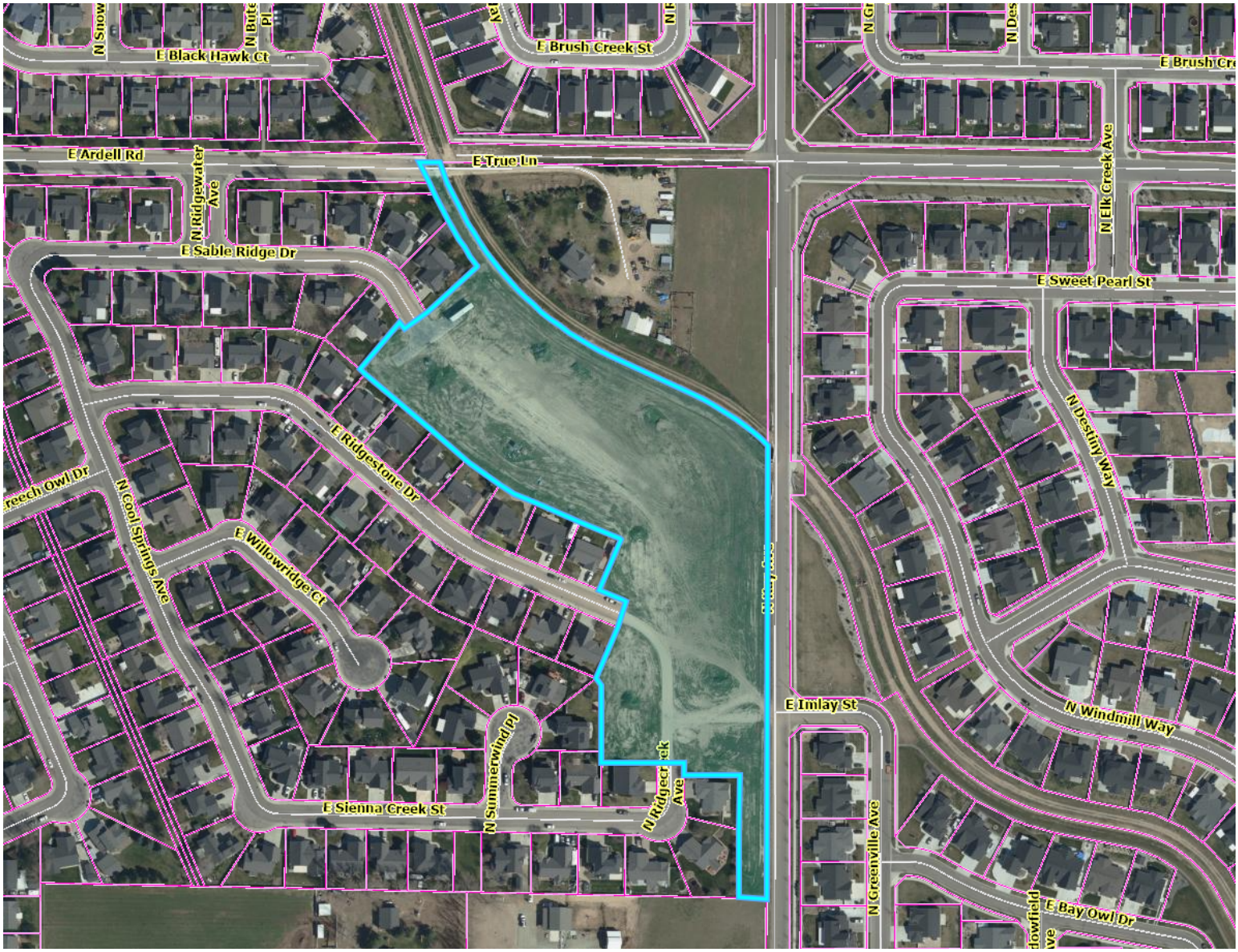
10. Other than the access specifically approved with this application, direct lot access is prohibited to Kay Avenue and Ardell Road and should be noted on the final plat.

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

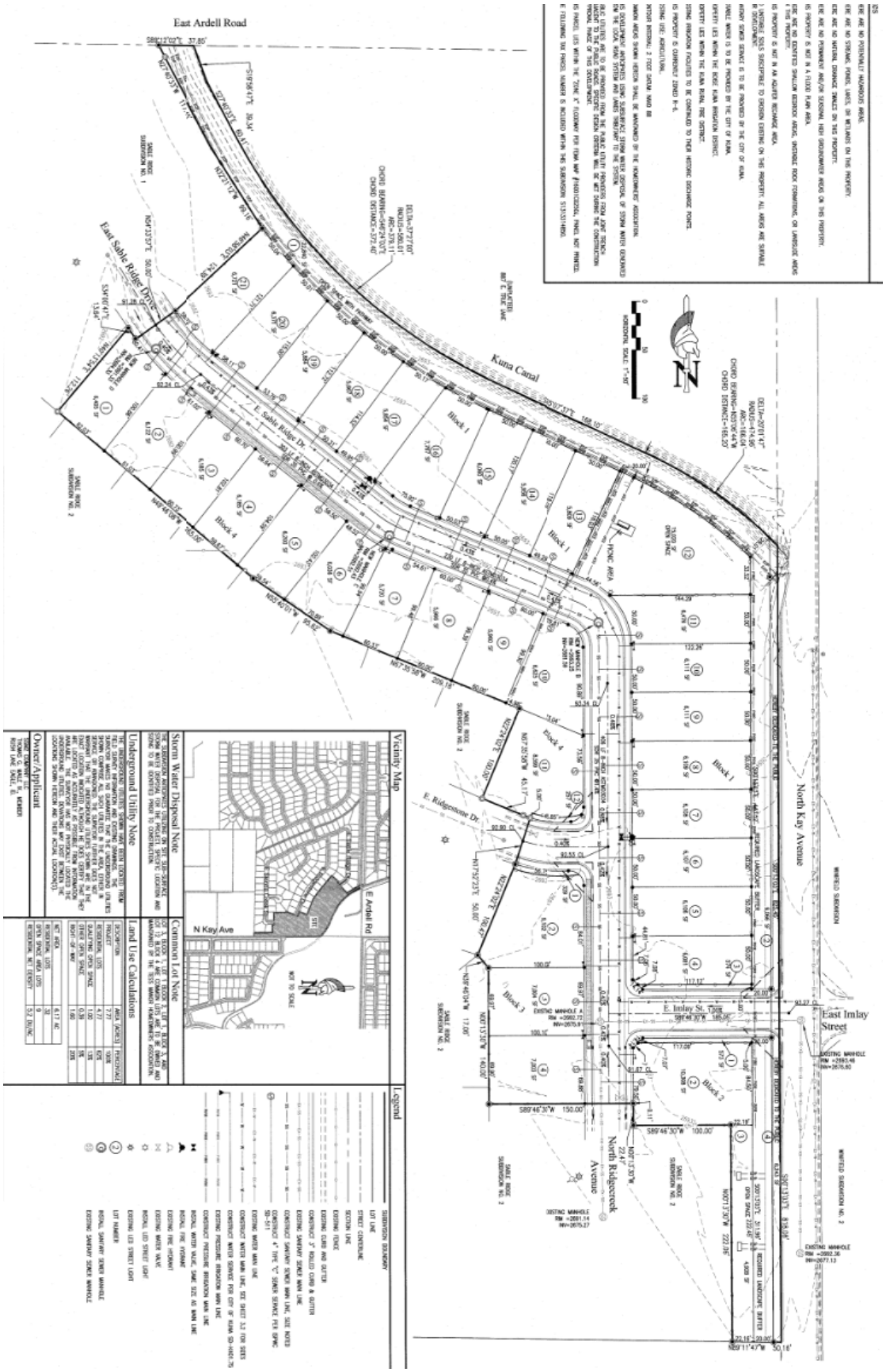
12. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

13. Comply with all Standard Conditions of Approval.

B. Vicinity Map



C. Site Plan


East Ardell Road
East Sable Ridge Drive
Kuna Canal
E. Sable Ridge Dr.
E. Ridgestone Dr
E. Imlay St.
East Imlay Street
North Kay Avenue
North Ridgestock Avenue
Block 1
Block 2
Block 3
Block 4
Vicinity Map
Storm Water Disposal Note
Common Lot Note
Underground Utility Note
Land Use Calculations
Owner/Applicant
Legend

D. Findings for Consideration

1. Kay Avenue

a. Existing Conditions: Kay Avenue is improved with 2-travel lanes, 29-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 42-feet of right-of-way for Kay Avenue (22-feet from centerline).

There is a bridge structure on Kay Avenue over the Kuna Canal located at the site's north property line.

b. Applicant Proposal: The applicant is proposing to complete Kay Avenue as a 36-foot wide collector street section to include pavement widening, vertical curb, gutter, an 8-foot wide planter strip and 2-feet of an 8-foot wide detached concrete sidewalk within 50-feet of right-of-way and 6-feet of the sidewalk located outside of the right-of-way abutting the site.

c. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed.

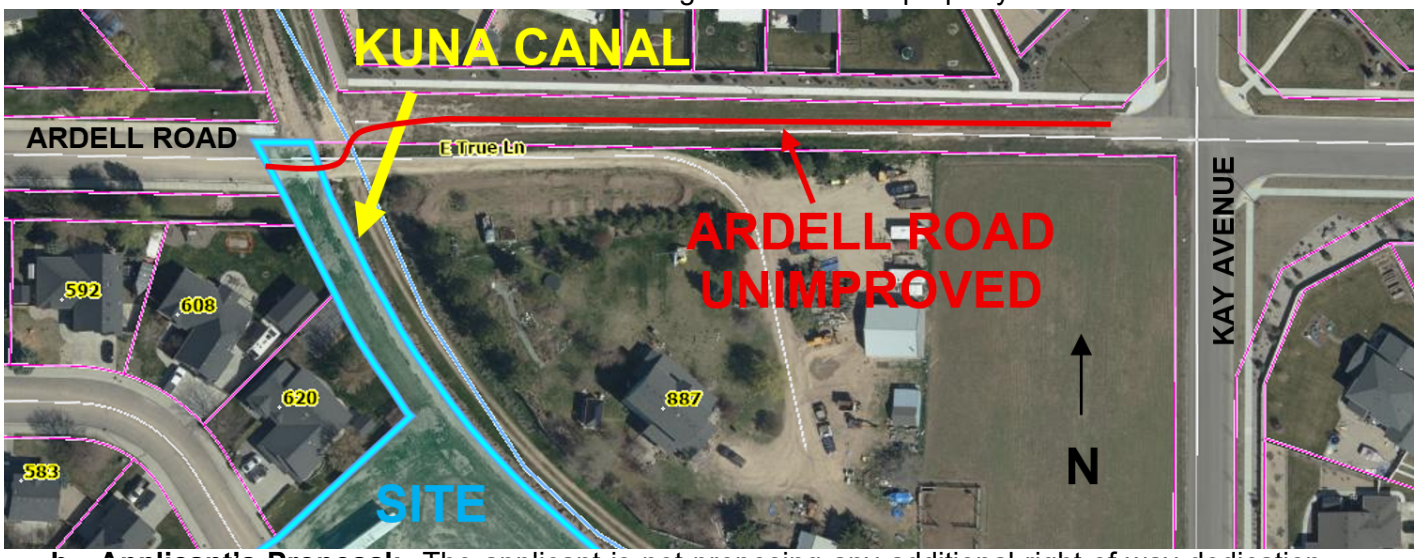
In addition to the completion of Kay Avenue as a 36-foot wide collector street section, the applicant may be required to widen the bridge on Kay Avenue over the Kuna Canal or provide a road trust deposit to ACHD for the cost of widening ½ of the west side of the bridge on Kay Avenue. This will be determined as part of plan approval with Development Review staff.

The applicant should be required to dedicate right-of-way to extend to 2-feet behind back of sidewalk. For detached sidewalk, the applicant may instead dedicate right-of-way to 2-feet behind the back of curb and provide a right-of-way easement from the edge of right-of-way to 2-feet behind the back of sidewalk.

2. Ardell Road

a. Existing Conditions: Ardell Road is not constructed from the site's west property line east to Kay Avenue. On the west side of the Kuna Canal, Ardell Road is offset to the south. The parcel located at the southwest corner of Kay Avenue and Ardell Road has not developed, prohibiting the construction of Ardell Road in the correct alignment and across the Kuna Canal east to intersect Kay Avenue.

The Kuna Canal is located within and abutting the site's north property line.



b. Applicant's Proposal: The applicant is not proposing any additional right-of-way dedication or street improvements on Ardell Road abutting the site.

c. **Staff Comments/Recommendations:** Typically, the applicant would be required to provide ACHD with a road trust deposit for ½ of the construction of Ardell Road abutting the site and for ½ the construction of the bridge over the Kuna Canal.

However, because the bridge is not scheduled in ACHD's Five Year Plan (FYP), the site's limited frontage on Ardell Road and the unknown timeframe of development of the parcel located at the southwest corner of Kay Avenue and Ardell Road; a road trust deposit is not required as part of this application.

To allow for the future extension of Ardell Road and construction of the bridge across the Kuna Canal, the applicant should be required to dedicate additional right-of-way for the roadway and the future wing walls for the bridge. The site's north property line is currently showing north of the centerline on Ardell Road; therefore, additional right-of-way should be dedicated from the site's north property line south to extend to 2-feet behind back of attached sidewalk for ½ of a 36-foot wide collector street section abutting the site. This will be reviewed as part of plan approval with Development Review staff.

3. Internal Local Streets

a. **Existing Conditions:** There are no local streets within the site. Sable Ridge Drive, Ridgestone Drive and Ridgecreek Avenue stub to the site.

b. **Applicant's Proposal:** The applicant is proposing to extend Sable Ridge Drive, Ridgestone Drive and Ridgecreek Avenue into the site and construct all internal local streets as 36-foot wide street sections with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

c. **Staff Comments/Recommendations:** The applicant's proposals meet District policy and should be approved, as proposed.

Roadway Offsets

a. **Existing Conditions:** There are no roadways constructed within the site.

b. **Applicant's Proposal:** The applicant is proposing to construct a local street to intersect Kay Avenue, a collector, in alignment with Imlay Street located on the east side of Kay Avenue across from the site.

The applicant is proposing to construct the remaining internal local streets to align or offset a minimum of 125-feet from any other roadway.

c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

Traffic Calming

a. **Applicant's Proposal:** The applicant is proposing to extend Sable Ridge Drive and Ridgecreek Avenue into the site creating a roadway greater in length than 750-feet.

b. **Staff Comments/Recommendations:** The applicant should be required to redesign the above listed roadways to reduce the length or include passive design elements prior to plan submittal.

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

Other Access

Kay Avenue and Ardell Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

E. Policy

1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, https//www.access-board.gov/prowag and https//www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf for additional information).

2. Minor Improvements

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. Livable Street Performance Measures

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. Kay Avenue and Ardell Road

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk or multi-use path and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk or multi-use path is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 47-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

Pedestrian Facilities: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Kay Avenue is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 50 to 64-feet of right-of-way.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Ardell Road on the east side of Kay Avenue and continue west to connect to the existing terminus of Ardell Road on the west side of the Kuna Canal. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 50 to 64-feet of right-of-way.

5. Internal Local Streets

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

6. Roadway Offsets

Collector Offset Policy: District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

7. Traffic Calming

Speed Control and Traffic Calming Policy: District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

8. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

9. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

10. Pathway Crossings

United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

F. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

G. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000

RECEIVED
OCT 10 2025
CITY OF KUNA

Boise-Kuna Irrigation District

129 N. School Avenue
Kuna, ID 83634-2201

David Reynolds, Director
Richard Durrant, Director
Daniel Sheirbon, Director

Telephone (208) 922-5608
Fax (208) 922-5659

October 7, 2025

City of Kuna
ATTN: Troy Behunin, Planner
751 W. 4th Street
Kuna, Idaho 83634
tbehunin@kunaid.gov

BKID Account: BK 1232 B1
RE: Tess Manor Subdivision 25-06-S, 25-26-DR
Parcel: S1313314850
E. True Lane, Kuna, Idaho 83634

Dear Mr. Behunin:

Boise-Kuna Irrigation District would like to reiterate the Boise Project Board of Control letter referring to Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer, contractors.

We would like to see the irrigation deliveries and drainage ditches to adjoining properties identified on a GIS map. Our purpose is to ensure our patrons have use of their water as they have historically and that no harm is being incurred from the newly proposed development.

We would also like to make sure that all the easements are abided by in the letter from Boise Project.

If you have any questions, please feel to contact our office at 208-922-5608.

Sincerely,

David Reynolds
Chairman

cc: David Crawford: Centurion Engineers

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
OCT 07 2025
CITY OF KUNA

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

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

TEL: (208) 344-1141
FAX: (208) 344-1437

02 October 2025

City of Kuna
751 W. 4th street
Kuna, Idaho 83634

RE: Tess Manor Sub — 25-06-S, 25-26-DR
E True Ln, Kuna 83634
Boise-Kuna Irrigation District — **BK 1232 B1**
Kuna Canal 168+50
Sec. 13, T2N, R1W, BM.

Troy Behunin, Senior Planner

The United States' Kuna Canal lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 35 feet north, northeasterly and 35 feet south, southwesterly of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

If the original landscape is planned to be excavated more than 10 feet (20% or 11.3 degrees) within 50 feet of the above quoted federal easement, Boise Project will require that the canal/lateral to be piped/concrete lined by the landowner or developer to include all required box structures and deliveries within the project boundaries. Piped canals/laterals could get a reduced easement if agreed upon by Boise Project and the landowner/developer.

Fencing, gates, pathways and pressurized irrigation lines (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments. No variances will be granted.

The Boise Project does not approve landscaping (other than gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface. No variances will be granted.

Please note the appropriate easements on all future preliminary/final plats.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors. Landowner/developer must do their due diligence to contact all owners of neighboring properties on this matter.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a full size hard copy of the irrigation and drainage plans.

Project facilities and/or easements that parallel and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Boise Project Board of Control must approve any requests and/or relocation of delivery facilities within the project boundaries.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District and the City of Kuna as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.
points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors, even during the construction phase.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

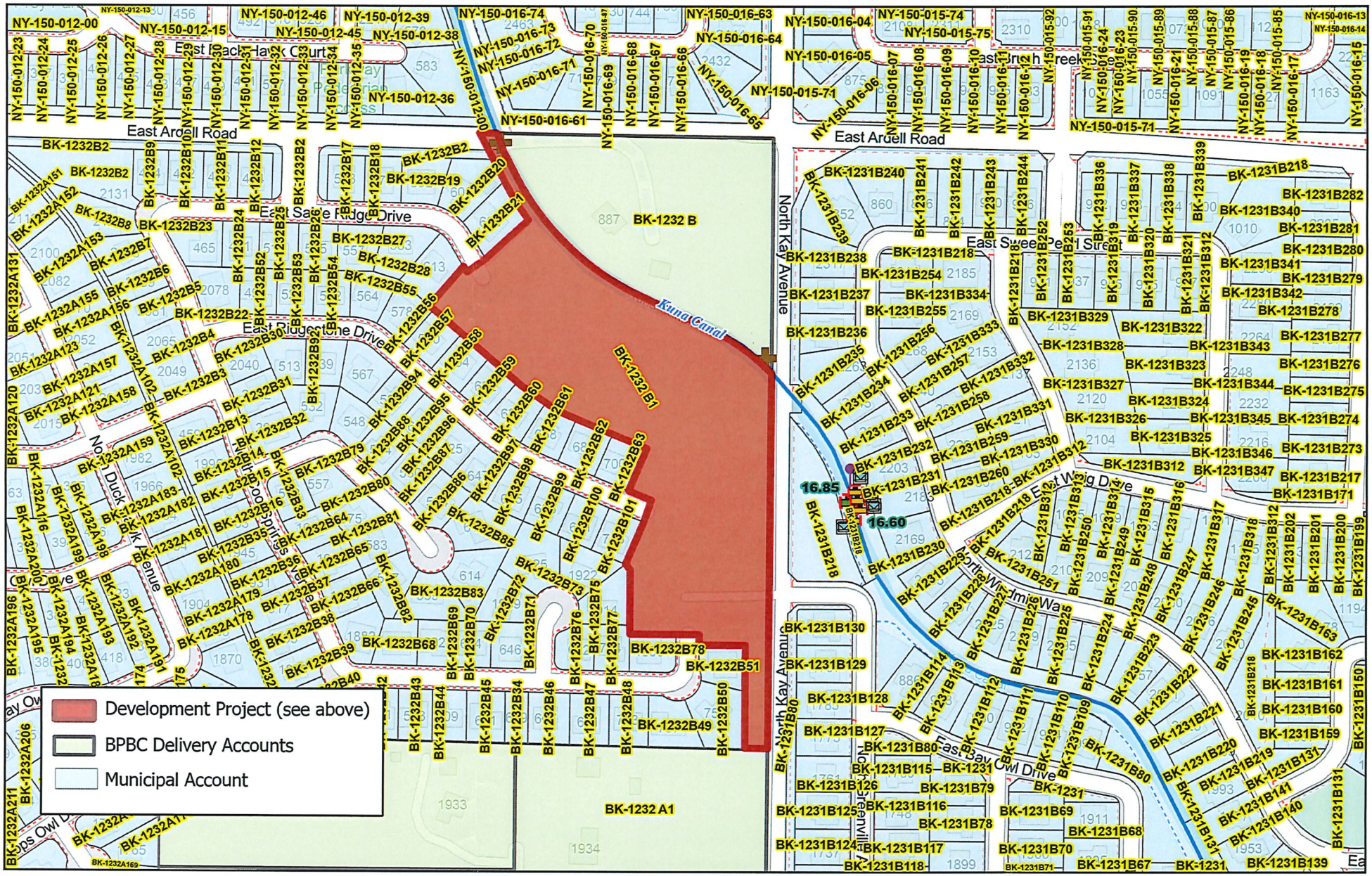
cc:	Kevin Reeves	Watermaster, Div; 2 BPBC
	Alicia Flavel	Secretary – Treasurer, BKID
	File	

Case # 25-06-S & 25-26-DR Preliminary Plat & Design Review - Tess Manor Subdivision E True Ln, Parcel # S1313314850, Kuna

BK-1232 B1 SSM2 COMPANY KUNA CANAL, TAP 16.85 7.91 WATER RIGHT ACRES

Agency: City of Kuna Development Services
Contact: Troy Behunin, Senior Planner TBehunin@kunaid.gov (208) 387-7729
Hearing Date: 12/9/2025 Response Deadline: 15 days from notice date (noticed on 9/30/2025).

X:\Scans\TessManor



CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-06-S & 25-26-DR

Development Name/Section Tess Manor CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____

_____

_____

_____ Reviewed By: Rod Board Date: 10/14/25

3/22 lb

1445 N Orchard St
Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

October 6, 2025

Troy Behunin, Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaID.Gov

Subject: Tess Manor Request for Official Comments.

Dear Mr. Behunin:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.

- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

From: Kendra Conder
To: Troy Behunin
Subject: RE: Tess Manor Request for Official Comments.
Date: Tuesday, September 30, 2025 3:19:50 PM
Attachments: image003.png
image004.png
image005.png

Hi Troy,

ITD has reviewed the application transmittal for Tess Manor and does not have any comments.

Thank you!!

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



From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Tuesday, September 30, 2025 11:13 AM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; bmoore@adacounty.id.gov; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gisshared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power (Taylor Dunn) <tdunn@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jennifer Miller <JMiller@kunaid.gov>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@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@meridiancity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice

<PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sam Feist <SFeist@kunaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Taryn Villanueva <TVillanueva@kunaid.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; TLawrence Kuna Fire <tlawrence@kunafire.com>; 'Mindy Wallace' <Mwallace@achdidaho.org>; Jessica Reid <jhall@kunaid.gov>; Stacey DuPuis <sdupuis@adacounty.id.gov>; Jason Redding <jjreddy@kunaschools.org>
Cc: Doug Hanson <dhanson@kunaid.gov>; Marina Lundy <MLundy@kunaid.gov>
Subject: Tess Manor Request for Official Comments.

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

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

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

Agency Transmittal – September 30, 2025

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

CASE NUMBER:	**TESS MANOR 25-06-S & 25-26-DR**
PROJECT DESCRIPTION	SSM2 Company respectfully submits a request for Preliminary Plat approval for approx.7.80 acres in Kuna City within an existing R-6 zone, as follows: 1. The Preliminary Plat proposes to subdivide the lands into 32 residential and eight (8) common lots. The site is in Sec. 13, Township 2 North, Range 1 West (APN numbers; S1313314850.
APPLICANT	**David Crawford** Centurion Engineers, Inc. 2323 S Vista Ave. Ste. 206 Boise, ID, 83705 208.343.3381 dacrawford@centurionengr.com
SCHEDULED HEARING DATE	Tuesday, **December 9, 2025,** at 6:00 P.M.
REVIEWING BODY	Planning & Zoning Commission
STAFF CONTACT	Troy Behunin Senior Planner

	TBehunin@KunaID.gov

Please let our office know if you have any questions or need additional information.
Troy

PLANNING & ZONING KUNA IDAHO

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

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

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

From: Brian Davis
To: PZApplications
Subject: "Tess Manor Subdivision"
Date: Wednesday, November 5, 2025 10:45:15 AM

Dear Members of the Planning and Zoning Commission,

As a resident of Sable Ridge Drive, I am writing to express my concerns regarding the proposed preliminary plat located off True Lane.

While I understand and respect the rights of property owners to develop their land, I believe that the property rights and quality of life of the existing Sable Ridge homeowners must also be taken into consideration. The proposed lots do not appear to be consistent in size, layout, or aesthetic with those in the current Sable Ridge Subdivision. If the intent is to continue the existing roads through the new development, then the overall design and lot sizes should reflect a natural and fluent continuation of our neighborhood's established character.

It is also concerning that Sable Ridge Drive may become a primary access route or "main road" for this new development, particularly given the current conditions of surrounding roads. Ardell Road remains a problematic and incomplete route, and Kay Avenue still does not connect through to Deer Flat. As a result, most of the traffic to and from this proposed subdivision will likely funnel through Sable Ridge Drive — a residential street not designed for that level of through traffic.

We have already witnessed speeding vehicles, including one particularly reckless driver in a Tesla using our street to cut through toward the canal area. This kind of activity highlights the potential safety risks and quality-of-life impacts that increased traffic will bring to our quiet subdivision.

I respectfully urge the Commission to consider the following:

- Require lot sizes, offsets, and home spacing that are consistent with the existing Sable Ridge Subdivision to maintain neighborhood cohesion.
- Ensure that adequate traffic infrastructure is in place — including the extension of Ardell Road or Kay Avenue to Deer Flat — **before** allowing this development to proceed.
- Evaluate whether it is appropriate or premature to approve this subdivision without addressing the current traffic and access limitations.

Thank you for your time and consideration. I appreciate the Commission's work in balancing responsible growth with the preservation of existing neighborhood integrity.

Sincerely

Regarding Case Nos. 25-06-S & 25-26-DR Tess Manor (7.80 acres, R-6 zone, Sec. 13, Township 2 North, Range 1 West)

A word about Kuna's population explosion, as it relates to this proposed development:

The commercial buildout at the corner of Meridian and Deer Flat roads and North and south of there, is ever growing and becoming an increasingly larger traffic magnet, bringing them in from far and wide, especially so for this proposed development, which is only one-half-mile away from the entry to these two commercial plazas on each side of Deer Flat Road. Another minor downside: most of these proposed new residents will be short cutting through the Sterling Ranch Subdivision to get there, which is going on now to a minor extent.

The present, ever expanding traffic must be a nightmare problem for ACHD as it exists today, imagine what tomorrow will bring.

Responsibly, I vote no! The city should negotiate and buy this parcel and turn it into a public something or other, something that benefits the public. This would help to de-emphasize or moderate the growing commercial nature of the area. To quote Mark Twain, "Buy land, they're not making it anymore".



Ed McKnight (86-year-old veteran)

604 Ridgestone Drive,

Kuna, Id. 83634

Guffeybutte@gmail.com

208-860-8930

11/25/2025

Regarding Case N Sec. 13,
Township 2 North,

A word about Kun elopment:

The commercial b North and
south of there, is gnet, bringing
them in from far a ch is only one-
half-mile away fro of Deer Flat
Road. Another mi e short cutting
through the Sterli a minor
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Responsibly, I vot it into a public
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moderate the gro "Buy land,
they're not makin



Ed McKnight (86-y

604 Ridgestone D

Kuna, Id. 83634

Guffeybutte@gm

208-860-8930

11/25/2025

Ed McKnight
604 Ridgestone DR
Kuna, Id. 83634

KUNA PLANNING & ZONING

WRITTING TESTIMONY

Case Nos 25-06-S & 25-26-DR TESS. MANOR

Re.: 7.80 ACRES, R-6 ZONE - SEC 13, TOWNSHIP 2 NORTH, RANGE 1 WEST

Outlook

FW: Online Form Submittal: Public Testimony Form

From Doug Hanson <dhanson@kunaid.gov>
Date Mon 2/2/2026 2:21 PM
To Troy Behunin <tbehunin@kunaid.gov>

DEVELOPMENT SERVICES KUNA IDAHO

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

Doug Hanson
Planning & Zoning Director
City of Kuna | Development Services

Phone: 208-287-1771
Email: dhanson@kunaid.gov
www.kunacity.id.gov

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, February 2, 2026 2:11 PM
To: Doug Hanson <dhanson@kunaid.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	25-06-s
Public Hearing Date	2/17/2026
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	n7oudd@gmail.com
Phone Number	360-460-6742
First Name	Donald
Last Name	Devermann
Address1	1797 N Greenville Ave.
City	Kuna
State	ID
Zip	83634
Written Testimony	I oppose due to the increase traffic that will be going through our subdivision. Once K Ave. is open at Deer Flat I have no problem with the building going forward. Currently we have essive traffic on Trophy St. and Buck Dr.

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Kuna City Council Friday, December 12, 2025

Joe Stear

Regarding: Case Nos. 25-06-S & 255-26-DR Tess Manor:

I attended the Planning and Zoning hearing on this matter on November 9th.

I did verbally testify, but I wasn't in my best form and only hope that I made some sense. I am an 86-year-old, 100% service-connected Navy vet. Attending this hearing turned out to be a mistake for me; I ran out of physical gas. Consequently, I won't be attending this City Council hearing.

My statement:

There are nine (9) 42.10' wide lots in this project. These narrow lots turned out to be an item of contention during the latter part of the P&Z hearing, resulting in, I feel, the two dissenting volts. It was recognized that 40-foot-wide lots were allowed under the code but were not felt desirable or practical by a few Commission members and some attendees, including me. The engineer who was representing the developer, when asked about making these lots wider, responded that doing so wasn't financially feasible. In other words (my words), the bottom line wouldn't allow for it, no room. I can't imagine that there is a Kuna resident, property owner, or Council member, who would have any concern for, or care about a real estate developer's bottom line.

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Kuna still has that rural feel and seemingly endless room for growth. Allowing these 40-foot residential lots, I feel, would be a bad precedent.

I wasn't a Navy Seal, but I was a Navy Sardine. Navy Sardines are packed into tiny berthing and privacy spaces, with lots of close neighbors above and below, to the left and right, and at times, from head to toe. I never liked the idea of close quarter neighbors in a navy bunk environment, nor a tiny lot residential neighborhood.

Ed McKnight,

604 E. Ridgestone Dr., Kuna, Idaho 83634, guffeybutte@gmail.com, 208-860-8930.

Kuna City Council Friday, December 12, 2025

Greg McPherson

Regarding: Case Nos. 25-06-S & 255-26-DR Tess Manor:

I attended the Planning and Zoning hearing on this matter on November 9th.

I did verbally testify, but I wasn't in my best form and only hope that I made some sense. I am an 86-year-old, 100% service-connected Navy vet. Attending this hearing turned out to be a mistake for me; I ran out of physical gas. Consequently, I won't be attending this City Council hearing.

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Kuna City Council Friday, December 12, 2025

Matt Biggs

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Kuna City Council

Friday, December 12, 2025

John Laraway

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Kuna City Council

Friday, December 12, 2025

Chris Bruce

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

IN THE MATTER OF THE APPLICATION OF **SSM2 COMPANY** *Related to the development of real property located near the intersection of Ardell Rd. and S Kay Ave. (Parcel No. S1313314850.*	)	**Case No.:** 25-06-S (Subdivision) & 25-26-DR (Design Review). **DECISION AND REASONED STATEMENT FOR TESS MANOR SUBDIVISION.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the "Commission") for Public Hearing on December 9, 2025, the Commission entered their recommendation on the application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on February 10, 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 subdivision Application (Case No. 25-06-S) is hereby *Recommended Approval*,

The Design Review Application (Case No. 25-26-DR) is hereby *Approved*.

SECTION 3
RECORD OF EXHIBITS AND WITNESSES

I. List of Exhibits.

- AFFIDAVIT
- APPLICATION COVERSHEET
- COMMITMENT TO POST PROPERTY
- DEED
- DESIGN REVIEW APPLICATION
- ELEVATIONS
- FLOOR PLAN
- GEOTECHNICAL REPORT
- LANDSCAPE PLAN

- LEGAL DESCRIPTION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- PRE PLAT KRFD REVIEW
- PRE PLAT APPLICATION COVERSHEET
- PRELIMINARY PLAT
- SUBDIVISION NAME RESERVATION
- VICINITY MAP
- IP PUBLICATION PZ 11.20.2025
- PROOF OF LEGAL NOTICE MAILER PZ 11.20.2025
- PROOF OF PROPERTY POSTING PZ 10.20.2025
- AGENCY TRANSMITTAL
- PUBLIC WORKS COMMENTS
- ACHD
- BKID
- BPBC
- CDHD
- DEQ
- ITD
- eMAIL, DAVIS 11.5.2025
- LETTER, McKNIGHT 11.25.2025
- COMMISSION MEETING MINUTES 12.9.25

II. Public Hearing Witnesses.

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

a. City Staff:
Troy Behunin, Senior Planner

b. Appearing for the Applicant:
Dave Crawfors, Centurion Engineers, 2323 S Vista Ave. Ste, 206, Boise, ID

c. Appearing to Testify:
Vern Field, 571 E Sienna Creek Rd., Kuna, ID
Tim Jensen, Kuna School District, 711 E Porter Street, Kuna, ID
Rick Reneau, 1736 N Greenville, Kuna, ID
Kevin Schroeder, 608 E Sable Ridge, Kuna, ID
MaryAnn Michaelson, 513 E Ridgestone Dr., Kuna, ID
Jim Edick, 613 E Sable Ridge Dr., Kuna, ID
Dustin Hunt, 878 E Buck Dr., Kuna, ID
Ed McKnight, 604 E Ridgestone Dr., Kuna, ID

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Kuna City Code Title 1, Chapter 14, Section 3
2. Title 5 Kuna City Code, Development Regulations
3. Title 5 Kuna City Code, Chapter 9 Subdivisions

Relevant Statutory Provisions.

4. Chapter 13 of Title 50, Idaho Code.
5. Chapter 65 of Title 67, Idaho Code

b. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	S1313314850
Future Land Use Map Designation:	Medium Residential Density
Existing Land Use:	Vacant lot
Current Zoning:	R-6 (Kuna City)
Proposed Zoning:	R-6
Development Area:	7.80 acres
Adjacent Zoning Districts:	North: R-6; East: R-6; South: R-6; West: R-4 & RR.
Adjacent Street(s) Existing & Proposed:	**North:** E Ardell Rd.; **East:** Kay Ave., **South:** Deer Flat Rd.; **West:** Linder Rd..
Internal Street(s)	**Extensions of Existing Internal:** E Sable Ridge Dr., E Ridgestone Dr., N Ridgecreek Ave., **Widening Existing Roads:** N Kay Ave.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	Providing a path along the Kuna Canal.
Land Dedication Requirements:	N/A

2. Procedural Findings:

Pre-Application Meeting	Held August 7, 2025.
Agency Comments Request	September 30, 2025.
Neighborhood Meeting	Held May 14, 2025 (25 people attended)
300 FT Legal Mailer Notice	Sent November 20, 2025.
Idaho Press Newspaper Published Hearing Notice	Published November 21, 2025.
Site Posting	Posted on October 20, 2025.
Planning and Zoning Public Hearing	Held on December 9, 2025.
Planning and Zoning Commission Written Recommendation and Decision Entered	Entered on February 10, 2026

b. Relevant Contested Facts.
   1. Multiple member of the public testified;
      a. Ardell Road and Kay Avenue corridors are congested and overwhelmed by current traffic flows. The development will increase these issues.

b. Commissions Factual Findings on Relevant Contested Fact.
   1. Based on the evidence and testimony presented, the Commission determines the subject road corridors and intersection will perform at an acceptable levels of service and the proposed improvements will positively impact service levels.

   2. A Traffic Impact Study (TIS) was prepared by the applicant and accepted by ACHD, that outlines Site Specific Conditions of Approval in order to proceed. The TIS stated that these Conditions would mitigate traffic concerns and improve the flow and congestion for the area and maintain acceptable levels of Service (LOS).

   3. Developer has pledged to keep construction access to the site from Kay Avenue.

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

It is the rationale of the Commission that the Preliminary Plat and Design Review applications are in compliance with Idaho Code, Kuna City Code and the Comprehensive plan.

IV. Conditions of Approval.

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b.*
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer shall place a Contractors Sign at the entry of the subdivision.
4. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

5. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6.*
6. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503.*
7. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
9. 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.
10. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
11. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in *KCC 5-8-901-B.*
12. 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.
13. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
14. 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.*
15. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
16. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
17. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
18. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
19. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance

has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.

20. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-204*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
21. 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.
22. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

    a. The City Engineer shall approve the sewer connections.
    b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties."
    d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
    e. The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    f. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).
    g. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

23. 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.
24. 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.
25. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
26. Applicant is conditioned to provide sidewalks entirely within the Rights-of-Way, compliant with Kuna City Code.

27. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
28. Applicant shall provide a landscape plan that reflects a Tree planting detail stating; "wire basket and the burlap shall be removed at least 1/2 way down the root ball".
29. Applicant is conditioned to submit a Preliminary Plat plan with a Kay Avenue detail reflecting the required sidewalk changes for staffs approval and be compliant with Kuna City Code.
30. Applicant is conditioned to submit a Landscape plan with aa plant detail reflecting the required changes for staffs approval and be compliant with Kuna City Code.
31. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

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

BY ACTION OF THE PLANNING & ZONING COMMISSION of the City of Kuna at its regular meeting held on the 10th day of February 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.

1. 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 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 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

☒ Testify ☐ NOT Testify	☐ Testify ☒ NOT Testify
Name Rick Reneau	Name Paul Wolters
Address 1736 Greenville Ave	Address 2022 N Cool Spring Ave
City, State, ZIP Kuna Idaho, 83634	City, State, ZIP Kuna 83634
☒ Testify ☐ NOT Testify	☒ Testify ☐ 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
☐ Testify ☒ NOT Testify	☐ Testify ☐ NOT Testify
Name Dustin Hunt	Name
Address 878 E Buck Dr	Address
City, State, ZIP Kuna ID 83634	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP

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

CITY OF KUNA

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P&Z Commission Public Hearing Sign-In Sheet
December 09, 2025

Case Nos.: 25-06-S and 25-26-DR.

Case Name: *Tess Manor* Subdivision

☒ Testify ☐ NOT Testify	☒ Testify ☐ NOT Testify
Name: Vern Field	Name: Tim Jensen KSD
Address: 571 E Jenna Creek	Address: 711 E. Porter St
City, State, ZIP: Kuna, ID 83634	City, State, ZIP: Kuna, ID 83634
☒ Testify ☐ NOT Testify	☒ Testify ☐ NOT Testify
Name: Rick Reneau	Name: Kevin Schroeder
Address: 1736 N. Greenville Ave	Address: 608 E. Sable Ridge Dr.
City, State, ZIP: Kuna, Id 83634	City, State, ZIP: Kuna ID 83634
☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name: MaryAnn Michaelson	Name:
Address: 513 E Ridgestone Dr	Address:
City, State, ZIP: Kuna ID 83634	City, State, ZIP:
☐ Testify ☒ NOT Testify	☐ Testify ☐ NOT Testify
Name: Frank Michaelson	Name:
Address: 513 E. Ridgestone Dr	Address:
City, State, ZIP: Kuna, ID 83634	City, State, ZIP:

☑ Testify ☑ NOT Testify	☐ Testify ☑ NOT Testify
Name Ed McKnight	Name
Address 604 Rickestone DR	Address
City, State, ZIP Kuna, Id	City, State, ZIP
☐ Testify ☒ NOT Testify	☐ Testify ☐ NOT Testify
Name Tracy & Julie McCann	Name
Address 9302 S Kotlas Way	Address
City, State, ZIP Kuna, ID 83634	City, State, ZIP
☐ Testify ☒ NOT Testify	☐ Testify ☐ NOT Testify
Name MARY MAIS	Name
Address 2065 N COOL SPRINGS AVE	Address
City, State, ZIP KUNA ID 83634	City, State, ZIP
☑ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name Jim ESick	Name
Address 613 E Sable Ridge Dr	Address
City, State, ZIP Kuna 83634	City, State, ZIP
☑ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name Dustin Hunt	Name
Address 8748 E Buck Dr	Address
City, State, Zip Kuna ID 83634	City, State, Zip

☑ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name Jeff Finman	Name
Address 535 E. Sable Ridge DR	Address
City, State, ZIP Kuna ID.	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name Don Benefiel	Name
Address 548 E Sable Ridge D	Address
City, State, ZIP Kuna ID	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name Frank Michael	Name
Address 513 E Ridgestone	Address
City, State, ZIP Kuna ID 83634	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, Zip	City, State, Zip

CHAPTER 3A PARK STANDARDS AND REQUIREMENTS

SECTION:

7-3A-1: SHORT TITLE, APPLICABILITY, MINIMUM GUIDELINES, ACCEPTANCE OF PARK BY CITY:

A. Short title: This chapter shall be known and may be cited as the Kuna Parks Standards and Requirements.

B. Authority: This chapter is enacted pursuant to the city's general police power granted to the city by Chapter 82, Title 67, Idaho Code, and other applicable laws of the State of Idaho.

C. Applicability: Except as otherwise exempted in section, this chapter shall apply to the development of parks located within the boundaries of the City of Kuna, Idaho.

D. These park standards and requirements establish the minimum criteria and guidelines for the development of a City of Kuna park. Minimum requirements are established City park classifications with common improvement standards and specifications established.

E. The city reserves the right to accept or not accept a park based upon the distribution of existing parks within the city and/or in compliance with its comprehensive plan. All parks to be accepted by the city shall be dedicated to the city by deed. City council will have the final say on naming the park.

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-2: CLASSIFICATION:

A. *Neighborhood park:* Land intended to serve the recreation needs of people living or working within a one (1) mile area. Neighborhood parks serve as a neighborhood's recreational and social focus. Neighborhood parks should have a minimum area of three (3)acres.

B. *Community park:* Land intended to provide recreational opportunities beyond those supplied by neighborhood parks. Community parks provide a larger scale of recreational opportunities for the community as a whole. Community parks shall have an area of more than five (5) acres.

C. *Alternative Compliance Parks:* Case by case under the directors discretion.

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-3: PHYSICAL LAYOUT:

The orientation of City parks shall conform to the lay[out] of physical boundaries, including street curves, sidewalks, property lines, and waterways. There shall be a minimum of three hundred (300) feet of street frontage.

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-4: REQUIRED PARK AMENITIES:

A. *Neighborhood park or Community Park:* In order to meet the classification of a neighborhood or community park the following amenities shall be included:

Park Type	Restrooms	Shelters	Picnic Tables	Playground Equipment	Benches	Drinking Fountains	Bike Rack	Additional Amenities
Neighborhood Park	Mens and womens restrooms	1	4 per shelter	1 playground with equipment	2 per playground area	1	1	
Community Park	Mens and womens restrooms	2	4 per shelter	1 playground with equipment	2 per playground area	1	1	4 (See list of additional amenity options)

1. *Restroom facility:* A minimum of one (1) building with a separate men's and women's restroom. The facility shall be constructed in accordance with the details and specifications provided herein.
2. *Shelters:* One (1) with a minimum area of six hundred (600) square feet for every three (3) acres of park. The shelter shall be constructed in accordance with the details and specifications provided herein.
3. *Picnic tables:* A minimum of four (4) picnic tables shall be provided for every one (1) shelter. The design and number of tables shall be in accordance with the specifications provided herein.
4. *Playground equipment:* A minimum of one (1) playground area with playground equipment.
5. *Benches:* A minimum of two (2) benches for every one (1) playground area. The design and number of benches for playground areas and athletic fields shall be in accordance with the specifications provided herein.
6. *Drinking fountains:* A minimum of one (1) for every one (1) restroom facility. Design and number shall be in accordance with the specifications provided herein.
7. *Trees, grass, mow strips, planting beds, lighting, fencing, trash receptacles, and drinking fountains*: Construction shall be in accordance with the specifications provided herein.

B. *Community park:* In order to meet the classification of a community park the following amenities shall be included:

1. *Restroom facility:* A minimum of one (1) building per park with a separate men's and women's restroom. The facility shall be constructed in accordance with the details and specifications included herein.
2. *Shelters:* One (1) shelter with a minimum area of one thousand two hundred (1,200) square feet or two (2) with a minimum six hundred (600) square feet for every five (5) acres of park and one (1) shelter with a minimum area of three thousand six hundred (3,600) square feet or two (2) with a minimum of one thousand eight hundred (1,800) square feet each for every ten (10) acres of park. The shelters shall be constructed in accordance with the details and specifications provided herein.
3. *Picnic tables:* A minimum of four (4) picnic tables shall be provided for every one (1) shelter. The design and number of tables required shall be in accordance with the specifications provided herein.
4. *Playground equipment:* A minimum of one (1) playground area with playground equipment.
5. *Benches:* A minimum of two (2) benches for every one (1) playground area. The design and number of benches for playground areas and athletic fields shall be in accordance with the specifications included herein.

6. *Basketball courts:* A minimum of one (1) court. The courts shall be constructed in accordance with the specifications provided herein.
7. *Baseball or softball field:* A minimum of one (1) full-sized field for every ten (10) acres. The fields shall be constructed in accordance with the specifications provided herein.
8. *Horseshoe pits:* A minimum of two (2) pits. The pits shall be constructed in accordance with the specifications provided herein.
9. *Bike rack:* A minimum of one (1) bike rack located near parking lot.
10. *Drinking fountains:* A minimum of two (2) with one being located at the restroom facility and the other at a location designated by the city. Design and number shall be in accordance with the specifications provided herein.
11. *Trees, grass, mow strips, planting beds, lighting, fencing, trash receptacles, and drinking fountains:* Construction shall be in accordance with the specifications provided herein.
12. In addition, four (4) of the following amenities shall be included to meet the standards of a community park. The selected amenities shall be approved by the city based on existing facilities.

Tennis courts: A minimum of two (2) courts. The courts shall be constructed in accordance with the specifications provided herein.

Volleyball courts: A minimum of one (1) court. The courts shall be constructed in accordance with the specifications provided herein.

Soccer field: A minimum of one (1) field for every fifteen (15) acres. The field shall be constructed in accordance with the specifications provided herein.

Skatepark: A minimum of one (1) skatepark. The pits shall be constructed in accordance with the specifications provided herein.

Frisbee golf course: A minimum of one (1) nine- or eighteen-hole course. The course shall be constructed in accordance with the specifications provided herein.

Dog park: A minimum of one (1) park. The park shall be constructed in accordance with the specifications provided herein.

g.Basketball courts: A minimum of one (1) court. The courts shall be constructed in accordance with the specifications provided herein.

h. Baseball or softball field: A minimum of one (1) full-sized field for every ten (10) acres. The fields shall be constructed in accordance with the specifications provided herein.

i. Pickle Ball court: A minimum of two (2) full-sized courts. The courts shall be constructed in accordance with the specifications provided herein.

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-5: PARK ACCESS:

In order to meet the classification of a community or neighborhood park, the following access to the park shall be included:

1. *Pathways:* Pathways shall provide access to amenities. Construction of pathways shall be in accordance with the specifications provided herein.
2. *Parking areas:* Off-street parking areas shall be provided for those people enjoying the park. Construction of parking areas shall be in accordance with the specifications provided herein.

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-6: PARK CONNECTIVITY:

Effort shall be made to incorporate both neighborhood and community parks into the existing infrastructure. Therefore, the following linkage guidelines shall be followed:

1. *Pathways:* The park pathways shall be designed to match elevation with existing pathways. Pathway widths shall be in accordance with specifications provided herein.
2. *Irrigation system:* The park irrigation system shall be hooked up to the existing pressurized irrigation system and separate from the subdivisions common area irrigation system. Community park irrigation system shall be approved by the city parks director.
3. *Sanitary sewer system:* The park sanitary sewer system shall be connected to the existing city wastewater collection system.
4. *Water system:* The park potable water system shall be connected to the existing city water distribution system.

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-7: GRADING:

All grading shall comply with ISPWC and American with Disabilities Act (ADA) standards. Grading requirements for specific uses shall adhere to the following table:

GRADING REQUIREMENTS	
Use	**Grade**
Basketball Courts	Drain end to end at 1% for concrete and 2% for asphalt
Baseball/Softball Fields	1.5% for skinned and turf infields, and outfield turf; provide positive drainage away from home plate in all cases
Crusher Fines Paths	4% max
Finish Grade	1" below walks and paving
Mulch Areas	2% min - 33% max (3:1)
Multi-Purpose Fields	2% min to 2.5% max
Parking Areas	1% - 4% max
Paving	Shall meet ADA accessibility guidelines
Shrub and Groundcover Areas	2% min - 33% max (3:1)
Tennis Courts	Drain side to side or end to end at 1%, never allow high point at net

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-8: SPECIFICATIONS:

A. *Baseball fields:* The field shall be designed to standard full-field dimensions. This includes ninety (90) feet between bases, a pitching mound sixty feet six inches (60' 6") from home plate, and foul lines a minimum of three hundred twenty feet (320'). There shall be a home run fence with a minimum six-foot warning track. If possible, the orientation of the field should be such that the axis through home plate and the pitcher's mound runs north-south.

Dugouts along each foul line are required. Dugouts are required to be covered by a roof and may be built of steel frame, cinder block or other approved materials. Benches shall be installed in each dugout and shall be aluminum players' benches (commercial grade). There shall be a minimum of one (1) set of five-row aluminum bleachers (commercial grade) on each foul line. Design requires directors approval.

Fences and a backstop are required and shall be tall enough and wide enough to prevent foul balls from hitting onlookers. Fences shall connect to the backstop and extend beyond first and third base by at least twenty (20) feet to prevent errantly thrown balls from leaving the field. The base path surface shall be made of diamond dust with grading specified as provided herein, and the infield shall be grass with a minimum six-foot radius of diamond dust around pitcher's mound.

B. *Softball fields:* The field shall be designed to standard full-field dimensions. This includes ninety (65) feet between bases, a pitching mound sixty feet six inches (50’) from home plate, and foul lines a minimum of three hundred twenty feet (300'). There shall be a home run fence with a minimum six-foot warning track. If possible, the orientation of the field should be such that the axis through home plate and the pitcher's mound runs north-south.

Dugouts along each foul line are required. Dugouts are required to be covered by a roof and may be built of steel frame, cinder block, or other approved materials . Benches shall be installed in each dugout and shall be aluminum players' benches (commercial grade). There shall be a minimum of one (1) set of five-row aluminum bleachers (commercial grade) on each foul line. Design requires directors approval.

Fences and a backstop are required and shall be tall enough and wide enough to prevent foul balls from hitting onlookers. Fences shall connect to the backstop and extend beyond first and third base by at least twenty (20) feet to prevent errantly thrown balls from leaving the field. The infield surface shall be made of diamond dust with grading specified as provided herein.

C. Basketball courts: Full size courts shall be fifty (50) feet by eighty-four (84) feet with a minimum of five-foot sideline clearance. Backboards shall be fan-shaped, mounted in-ground with a double-rim hoop, and be made of fiberglass. The hoop on a full-size court shall be ten (10) feet from the ground. Court surfaces shall be asphalt or concrete and designed to meet the grading requirements as provided for herein. If possible, courts should be placed with the longitudinal axis running north-south. The key area, half court, and out-of-bounds lines shall be painted on the court at the standard locations and dimensions.

D. Pickleball courts: Full size courts shall be twenty (20) feet wide by forty-four (44) feet long, with a seven (7) foot non-volley zone on each side of the net. The net is thirty six (36) inches high at the posts and thirty four (34) inches high in the center. Each half court is divided into two (2) ten (10) foot wide by fifteen (15) foot long service areas, separated by a center line. A minimum of thirty (30) feet by sixty (60) feet is required to allow for out of bounds space.

E. *Benches:* A minimum of two (2)benches are required for every playground area and shall be located outside the playground surface area. Additionally, benches may be placed along pathways away from the flow of pedestrian traffic. For athletic fields, refer to individual specifications for each field.

The type of bench shall be eight (8) feet steel frame and black powder coat benches. All benches shall be placed on a concrete pad. Design requires directors approval.

F. *Bike racks:* Bike racks shall be in-ground mounted, vandal resistant, and be capable of storing a minimum of eight (8) bikes. The bike rack style shall be serpentine.

G. *Dog parks:* Dog parks shall be a minimum of one (1) acre surrounded by a four-foot to six-foot chainlink fence with a double-entry gate. The park surface shall be all grass.

There shall be a minimum of two (2) benches and one (1) trash receptacle for every dog park. There shall be a minimum of three (3) pet waste disposal station for every one (1) acre of dog park. Parking should be close to the dog park. Wheelchair access is required. There shall be a minimum of ten (10) trees for every acre of dog park. Drinking fountains with dual pet fountains shall be provided at a frequency of one (1) per dog park.

H. *Pet waste disposal stations:* There shall be a minimum of three (3) pet waste disposal stations for every one (1) acre of dog park. Pet waste disposal stations shall consist of doggie bags and doggie bag receptacles.

I. *Drinking fountains:* Each restroom facility shall include a minimum of one (1) exterior drinking fountain. In community parks an additional drinking fountain is required at a location designated by the city. Drinking fountains along pathways shall not impede pedestrian traffic.

All drinking fountains shall be pedestal type unless used at a restroom facility, in which case it shall be wall-mount. Acceptable pedestal type fountains include square pedestal, round pedestal, and concrete pedestal. All drinking fountains shall be wheelchair accessible.

J. *Fencing:* Fences shall only be used for athletic fields or where there is a safety issue that cannot be addressed by some other means. Chainlink (9 gauge), decorative, and rail fencing is allowed with city approval.

K. *Frisbee golf courses:* A nine- or eighteen-holed course shall contain disc hole poles, tee signs, and tee pads. Disc hole poles shall be comprised of a center pole, chain holder, and basket. Tee signs shall identify the layout of the hole while also showing distances, hazards, and number of strokes for par. Tee pads shall be made of rubber matting or poured-in-place concrete. Holes should be designed to not impede upon other athletic facilities.

L. *Grass:* Grass may be either seed or sod. The grass types shall meet the following blend: seventy (70) percent Kentucky bluegrass, twenty (20) percent Perennial ryegrass, and ten (10) percent chewing fescue.

There shall be no grass strips less than six (6) feet wide in order to make irrigation more convenient.

M. *Lighting:* Parking lots, shelters, and restroom facilities shall be properly lighted. Lights shall be LED lights. Fixture types shall be shoebox style. A lighting plan shall be submitted to the city for approval, and comply with the approved city lighting requirements, as amended.

N. *Mow strips:* Mow strips shall be used to separate lawn areas from natural areas including, but not limited to, ground cover and planting beds. Mow strips shall be made of concrete and be a minimum of six (6) inches wide and eight (8) inches deep with fiber mesh reinforcement. The top of the mow strip shall be one (1) inch above finished grade and be scored at four (4) feet on center.

Mow strips shall be uniform width and design when used between lawn and natural areas.

O. *Parking:* Parking areas shall provide access to park amenities. The number of parking spaces required depends on type of amenity. The table below lists the minimum number of parking spaces per amenity:

PARKING GUIDELINES		
Primary Use	**Parking Ratio (min)**	**Parking Ratio (Tournaments*)**
Baseball/Softball Fields	30 spaces per field	40 spaces per field
Basketball/Volleyball Courts	5 spaces per court	10 spaces per court
Dog Park	5 per acre	Same
General Park Usage	5 spaces per acre	
Multi-Purpose Fields	15 spaces per field	30 spaces per field
Picnic Shelters	1 space for every 100 sf	Same
Playgrounds	1 space for every 600 sf	Same
Outdoor Event Facilities	1 space for every 4 seats or 1 space for every 50 sf gross floor area	Same
Skatepark	1 space for every 600 sf	Same
Tennis Courts	2 spaces per court	4 spaces per court
Pickle ball courts	2 spaces per court	4 spaces per court

* Higher range numbers should be used for athletic field complexes that shall need more parking for tournaments

Parking areas shall be off-street, and located within the park boundary. Parking shall be located, if possible, near the activity it is intended to serve. The layout of parking areas shall be in accordance with ISPWC and the city Code. Drop off and pick up areas shall be provided, where appropriate. Grading shall be in accordance with the specifications as provided for herein.

P. *Pathways:* Pathways provide easy access to park amenities and allow places for exercise. There are three types of pathway. All pathways require compacted ¾ from any underground utility line to base of pathway surface. Descriptions and requirements for each type of pathway are as follows:

Primary: Provide major circulation routes for pedestrian traffic. Primary pathways shall be ten (10) feet wide to allow access for emergency and maintenance vehicles. Primary pathways shall be made of a two-inch layer of asphalt above a six-inch layer of three-quarter-inch minus crushed aggregate base. The minimum radius for primary walkways at intersections is twenty (20) feet.

Secondary: Provide circulation routes and enhance aesthetic quality. Secondary pathways shall be six (6) feet wide and made of an ADA accessible surface of concrete or asphalt.

Tertiary: Provide access to more private areas of the park with city approval. Tertiary pathways shall be four (4) feet wide and made of an alternative, soft-surface, low impact paving materials such as crusher fines or other porous materials.

Some conditions apply for pathways of all types. All concrete pathways shall be broom finish; all non-concrete pathways shall be weed preventive. Pathways in front of parking stalls without wheel stops shall be nine (9) feet wide. Handicap ramps are required for all primary and secondary pathways. Benches may be placed along pathways as long as the benches do not impede pedestrian traffic.

When a pathway connects to or intersects a street, removable bollards shall be placed in the pathway to allow access for emergency and maintenance vehicles. When a pathway connects to an existing pathway, the width of the new pathway shall follow the guidelines given above.

Q. *Picnic tables:* Picnic tables may be placed in both sheltered and unsheltered areas.

The minimum number of tables required depends on the type of shelter where the table(s) are located, as required herein. Tables shall be eight-foot wood tables.

R. *Planting beds:* Planting beds shall enhance the aesthetic quality of the park. Planting beds shall not impede site triangles. Planting bed fill material shall be two-inch bark or rock. Shrubs, groundcover, and vines should be spaced a minimum of one-half of their mature diameter from all pathways to prevent overcrowding and impeding on pathways. Minimum planting sizes shall comply with the standards set forth in the following table:

MINIMUM PLANTING SIZE	
Plant	**Size**
Ground cover/perennials	2¼-inch pots
Shrubs	5-gallon container

Shrubs shall have a maximum spacing of 1.5 times the mature diameter.

Landscape design requires directors approval.

S. *Playground equipment:* Playground equipment shall foster physical, mental, and emotional growth through a challenging and entertaining play environment.

Standards: Shall meet the following standards:

Americans with Disabilities Act (ADA)

Consumer Product Safety Commission's (CPSC) Handbook for Public Playground Safety

American Society for Testing and Materials' (ASTM) Standard Consumer Safety Performance Specification for Playground Equipment for Public Use (F-1487), Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (F-1292), and Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment (F-1951)

International Play Equipment Manufacturers Association (IPEMA)

Idaho Building Code Standards (IBC)

Location: Shall be located close to shelters and turf play areas but away from secondary and tertiary pathways.

Minimum equipment: The playground equipment shall include swings, a jungle gym, and slides. The slides located within the community park shall be for the age group three (3) through fifteen (15).

Surface: Acceptable materials is bonded rubber. The playground area shall be contained by curbs or pathways.

Equipment materials: Materials that get hot during the summer shall be avoided.

Additional amenities: A minimum of two (2) benches shall be located nearby to allow for adequate supervision.

T. *Restroom facilities:* Restroom facilities shall contain separate men's and women's rooms and shall be constructed in accordance with city Code and the following guidelines:

Construction material: City-approved building materials.

Dimensions and layout: The layout and dimensions shall be in accordance with the detail enclosed within.

Utilities: For neighborhood parks, a minimum of two (2) toilets and one (1) lavatory in women's room and minimum of one (1) toilet, one (1) urinal, and one (1) lavatory in men's room is required. For community parks, an additional toilet and lavatory for the women's room and an additional urinal and lavatory for the men's room shall be provided.

Drinking fountains: A minimum of one (1) exterior drinking fountain that includes water bottle filler.

Color: Specified by the city.

Lighting: An exterior light shall be provided at each restroom facility.

Storage: Additional space for storing supplies and custodial cleaning materials.

U. *Shelters:* Shelters shall provide a place for groups to assemble.

One (1) with a minimum area of six hundred (600) square feet for every three (3) acres of park. The shelter shall be constructed in accordance with the details and specifications provided herein.

One (1) shelter with a minimum area of one thousand two hundred (1,200) square feet or two (2) with a minimum six hundred (600) square feet for every five (5) acres of park and one (1) shelter with a minimum area of three thousand six hundred (3,600) square feet or two (2) with a minimum of one thousand eight hundred (1,800) square feet each for every ten (10) acres of park. The shelters shall be constructed in accordance with the details and specifications provided herein.

* Seating capacity is based on number of picnic tables.

** Standing capacity assumes one (1) person equals five (5) square feet.

Construction materials: Shelters shall be constructed of powder coated steel structural members and a metal roof and include a concrete slab. Lighting and four (4)secured electrical outlets are required for all shelters Construction shall be similar to the city's existing shelter and be approved by the City of Kuna Building Department.

Location: Near parking areas and restrooms.

Additional features: See figure below:

Shelter	Required Features			
	Picnic Tables	Trash Recep-tacles	Lighting	Secured Electrical Outlets
600 SF	6	1	Y	4
1,200 SF	12	2	Y	4
1,800 SF	18	2	Y	4
3,600 SF	36	4	Y	4

V. *Skateparks:* The skatepark shall be a minimum of ten thousand (10,000) square feet. Ramps, rails, and inclines may be constructed of steel or concrete. Each park shall contain a minimum of two (2) benches.

W. *Soccer fields:* The field shall be designed to full-field dimensions. This includes a minimum width of seventy (70) yards, a minimum length of one hundred (100) yards, and a minimum sideline clearance of twenty (20) feet. If possible, the orientation of the field should be such that the long axis runs north-south. Standard eight-foot goals shall be placed on each end line. A minimum of two (2) aluminum players' benches are required for each field. The surface shall be made of grass with grading specified in section 7-3A-7.

Smaller fields may be located in the outfield of softball and baseball fields. The construction of smaller fields is suggested but does not fulfill impact fee requirements unless a full-size field is constructed.

X. *Tennis courts:* The court shall be thirty-six (36) feet by seventy-eight (78) feet with a minimum of ten (10) feet sideline clearance and twenty-one (21) feet end clearance. The net height shall be thirty-six (36) inches at the middle and forty-two (42) inches at the posts. If possible, courts should be placed with the longitudinal axis running north-south. The surface shall be made of concrete or asphalt with acrylic layering over the top with grading specified in 1.07. A twelve-foot high chainlink fence shall enclose the tennis courts outside the clearance limits. One (1) aluminum players' bench is required for every one (1) court.

Y. *Trash receptacles:* The minimum number of trash receptacles required for placement in shelters is provided for herein. In addition, there shall be one (1) exterior trash receptacle for every one (1) restroom facility. There shall be one (1) trash receptacle for every one (1) unsheltered picnic table. Exterior trash receptacles shall be a rubber or plastic receptacle enclosed in a expanded steel cage with a steel lid.

Z. *Trees:* There shall be a minimum of ten (10) trees for every one (1) acre in area. Trees shall be placed to prevent undue crowding or trimming. There shall be a minimum of fifteen (15) feet spacing between tree trunks and other vertical objects. Trees placed in turf shall be filled with a four-inch mulch base with a forty-eight-inch diameter. Minimum planting sizes shall comply to the standards set forth in the following table:

MINIMUM PLANTING SIZE	
Plant	**Size**
Deciduous shade trees	2-inch caliper
Ornamental trees	2-inch caliper

Tree varieties require directors approval.

AA. *Volleyball courts:* The court shall be thirty (30) feet by sixty (60) feet with a minimum of ten (10) feet sideline clearance. The net height shall be eight (8) feet. (Note: Typical sand courts are twenty-six feet three inches by fifty-two feet six inches (26' 3" by 52' 6") with nets seven feet eleven and five-eighths inches (7' 11⅝") tall. If possible, courts should be placed with the longitudinal axis running north-south. Finished sand grading shall be one (1) inch below turf. One (1) bench is required for every one (1) court.

(Ord. No. 2016-31, § 1, 11-15-2016)

CHAPTER 3A PARK STANDARDS AND REQUIREMENTS

SECTION:

7-3A-1: SHORT TITLE, APPLICABILITY, MINIMUM GUIDELINES, ACCEPTANCE OF PARK BY CITY:

A. Short title: This chapter shall be known and may be cited as the Kuna Parks Standards and Requirements.

B. Authority: This chapter is enacted pursuant to the city's general police power granted to the city by Chapter 82, Title 67, Idaho Code, and other applicable laws of the State of Idaho.

C. Applicability: Except as otherwise exempted in section, this chapter shall apply to the development of parks located within the boundaries of the City of Kuna, Idaho.

D. These park standards and requirements establish the minimum criteria and guidelines for the development of a City of Kuna park. Minimum requirements are established City park classifications with common improvement standards and specifications established.

E. The city reserves the right to accept or not accept a park based upon the distribution of existing parks within the city and/or in compliance with its comprehensive plan. All parks to be accepted by the city shall be dedicated to the city by deed. City council will have the final say on naming the park.

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-2: CLASSIFICATION:

A. *Neighborhood park:* Land intended to serve the recreation needs of people living or working within a one (1) mile area. Neighborhood parks serve as a neighborhood's recreational and social focus. Neighborhood parks should have a minimum area of three (3)acres.

B. *Community park:* Land intended to provide recreational opportunities beyond those supplied by neighborhood parks. Community parks provide a larger scale of recreational opportunities for the community as a whole. Community parks shall have an area of more than five (5) acres.

C. *Alternative Compliance Parks:* Case by case under the directors discretion.

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-3: PHYSICAL LAYOUT:

The orientation of City parks shall conform to the lay[out] of physical boundaries, including street curves, sidewalks, property lines, and waterways. There shall be a minimum of three hundred (300) feet of street frontage.

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-4: REQUIRED PARK AMENITIES:

A. *Neighborhood park or Community Park:* In order to meet the classification of a neighborhood or community park the following amenities shall be included:

Park Type	Restrooms	Shelters	Picnic Tables	Playground Equipment	Benches	Drinking Fountains	Bike Rack	Additional Amenities
Neighborhood Park	Mens and womens restrooms	1	4 per shelter	1 playground with equipment	2 per playground area	1	1	
Community Park	Mens and womens restrooms	2	4 per shelter	1 playground with equipment	2 per playground area	1	1	4 (See list of additional amenity options)

1. *Restroom facility:* A minimum of one (1) building with a separate men's and women's restroom. The facility shall be constructed in accordance with the details and specifications provided herein.
2. *Shelters:* One (1) with a minimum area of six hundred (600) square feet for every three (3) acres of park. The shelter shall be constructed in accordance with the details and specifications provided herein.
3. *Picnic tables:* A minimum of four (4) picnic tables shall be provided for every one (1) shelter. The design and number of tables shall be in accordance with the specifications provided herein.
4. *Playground equipment:* A minimum of one (1) playground area with playground equipment.
5. *Benches:* A minimum of two (2) benches for every one (1) playground area. The design and number of benches for playground areas and athletic fields shall be in accordance with the specifications provided herein.
6. *Drinking fountains:* A minimum of one (1) for every one (1) restroom facility. Design and number shall be in accordance with the specifications provided herein.
7. *Trees, grass, mow strips, planting beds, lighting, fencing, trash receptacles, and drinking fountains*: Construction shall be in accordance with the specifications provided herein.

B. *Community park:* In order to meet the classification of a community park the following amenities shall be included:

1. *Restroom facility:* A minimum of one (1) building per park with a separate men's and women's restroom. The facility shall be constructed in accordance with the details and specifications included herein.
2. *Shelters:* One (1) shelter with a minimum area of one thousand two hundred (1,200) square feet or two (2) with a minimum six hundred (600) square feet for every five (5) acres of park and one (1) shelter with a minimum area of three thousand six hundred (3,600) square feet or two (2) with a minimum of one thousand eight hundred (1,800) square feet each for every ten (10) acres of park. The shelters shall be constructed in accordance with the details and specifications provided herein.
3. *Picnic tables:* A minimum of four (4) picnic tables shall be provided for every one (1) shelter. The design and number of tables required shall be in accordance with the specifications provided herein.
4. *Playground equipment:* A minimum of one (1) playground area with playground equipment.
5. *Benches:* A minimum of two (2) benches for every one (1) playground area. The design and number of benches for playground areas and athletic fields shall be in accordance with the specifications included herein.

6. *Basketball courts:* A minimum of one (1) court. The courts shall be constructed in accordance with the specifications provided herein.
7. *Baseball or softball field:* A minimum of one (1) full-sized field for every ten (10) acres. The fields shall be constructed in accordance with the specifications provided herein.
8. *Horseshoe pits:* A minimum of two (2) pits. The pits shall be constructed in accordance with the specifications provided herein.
9. *Bike rack:* A minimum of one (1) bike rack located near parking lot.
10. *Drinking fountains:* A minimum of two (2) with one being located at the restroom facility and the other at a location designated by the city. Design and number shall be in accordance with the specifications provided herein.
11. *Trees, grass, mow strips, planting beds, lighting, fencing, trash receptacles, and drinking fountains:* Construction shall be in accordance with the specifications provided herein.
12. In addition, four (4) of the following amenities shall be included to meet the standards of a community park. The selected amenities shall be approved by the city based on existing facilities.

Tennis courts: A minimum of two (2) courts. The courts shall be constructed in accordance with the specifications provided herein.

Volleyball courts: A minimum of one (1) court. The courts shall be constructed in accordance with the specifications provided herein.

Soccer field: A minimum of one (1) field for every fifteen (15) acres. The field shall be constructed in accordance with the specifications provided herein.

Skatepark: A minimum of one (1) skatepark. The pits shall be constructed in accordance with the specifications provided herein.

Frisbee golf course: A minimum of one (1) nine- or eighteen-hole course. The course shall be constructed in accordance with the specifications provided herein.

Dog park: A minimum of one (1) park. The park shall be constructed in accordance with the specifications provided herein.

g.Basketball courts: A minimum of one (1) court. The courts shall be constructed in accordance with the specifications provided herein.

h. Baseball or softball field: A minimum of one (1) full-sized field for every ten (10) acres. The fields shall be constructed in accordance with the specifications provided herein.

i. Pickle Ball court: A minimum of two (2) full-sized courts. The courts shall be constructed in accordance with the specifications provided herein.

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-5: PARK ACCESS:

In order to meet the classification of a community or neighborhood park, the following access to the park shall be included:

1. *Pathways:* Pathways shall provide access to amenities. Construction of pathways shall be in accordance with the specifications provided herein.
2. *Parking areas:* Off-street parking areas shall be provided for those people enjoying the park. Construction of parking areas shall be in accordance with the specifications provided herein.

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-6: PARK CONNECTIVITY:

Effort shall be made to incorporate both neighborhood and community parks into the existing infrastructure. Therefore, the following linkage guidelines shall be followed:

1. *Pathways:* The park pathways shall be designed to match elevation with existing pathways. Pathway widths shall be in accordance with specifications provided herein.
2. *Irrigation system:* The park irrigation system shall be hooked up to the existing pressurized irrigation system and separate from the subdivisions common area irrigation system. Community park irrigation system shall be approved by the city parks director.
3. *Sanitary sewer system:* The park sanitary sewer system shall be connected to the existing city wastewater collection system.
4. *Water system:* The park potable water system shall be connected to the existing city water distribution system.

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-7: GRADING:

All grading shall comply with ISPWC and American with Disabilities Act (ADA) standards. Grading requirements for specific uses shall adhere to the following table:

GRADING REQUIREMENTS	
Use	**Grade**
Basketball Courts	Drain end to end at 1% for concrete and 2% for asphalt
Baseball/Softball Fields	1.5% for skinned and turf infields, and outfield turf; provide positive drainage away from home plate in all cases
Crusher Fines Paths	4% max
Finish Grade	1" below walks and paving
Mulch Areas	2% min - 33% max (3:1)
Multi-Purpose Fields	2% min to 2.5% max
Parking Areas	1% - 4% max
Paving	Shall meet ADA accessibility guidelines
Shrub and Groundcover Areas	2% min - 33% max (3:1)
Tennis Courts	Drain side to side or end to end at 1%, never allow high point at net

(Ord. No. 2016-31, § 1, 11-15-2016)

7-3A-8: SPECIFICATIONS:

A. *Baseball fields:* The field shall be designed to standard full-field dimensions. This includes ninety (90) feet between bases, a pitching mound sixty feet six inches (60' 6") from home plate, and foul lines a minimum of three hundred twenty feet (320'). There shall be a home run fence with a minimum six-foot warning track. If possible, the orientation of the field should be such that the axis through home plate and the pitcher's mound runs north-south.

Dugouts along each foul line are required. Dugouts are required to be covered by a roof and may be built of steel frame, cinder block or other approved materials. Benches shall be installed in each dugout and shall be aluminum players' benches (commercial grade). There shall be a minimum of one (1) set of five-row aluminum bleachers (commercial grade) on each foul line. Design requires directors approval.

Fences and a backstop are required and shall be tall enough and wide enough to prevent foul balls from hitting onlookers. Fences shall connect to the backstop and extend beyond first and third base by at least twenty (20) feet to prevent errantly thrown balls from leaving the field. The base path surface shall be made of diamond dust with grading specified as provided herein, and the infield shall be grass with a minimum six-foot radius of diamond dust around pitcher's mound.

B. *Softball fields:* The field shall be designed to standard full-field dimensions. This includes ninety (65) feet between bases, a pitching mound sixty feet six inches (50’) from home plate, and foul lines a minimum of three hundred twenty feet (300'). There shall be a home run fence with a minimum six-foot warning track. If possible, the orientation of the field should be such that the axis through home plate and the pitcher's mound runs north-south.

Dugouts along each foul line are required. Dugouts are required to be covered by a roof and may be built of steel frame, cinder block, or other approved materials . Benches shall be installed in each dugout and shall be aluminum players' benches (commercial grade). There shall be a minimum of one (1) set of five-row aluminum bleachers (commercial grade) on each foul line. Design requires directors approval.

Fences and a backstop are required and shall be tall enough and wide enough to prevent foul balls from hitting onlookers. Fences shall connect to the backstop and extend beyond first and third base by at least twenty (20) feet to prevent errantly thrown balls from leaving the field. The infield surface shall be made of diamond dust with grading specified as provided herein.

C. Basketball courts: Full size courts shall be fifty (50) feet by eighty-four (84) feet with a minimum of five-foot sideline clearance. Backboards shall be fan-shaped, mounted in-ground with a double-rim hoop, and be made of fiberglass. The hoop on a full-size court shall be ten (10) feet from the ground. Court surfaces shall be asphalt or concrete and designed to meet the grading requirements as provided for herein. If possible, courts should be placed with the longitudinal axis running north-south. The key area, half court, and out-of-bounds lines shall be painted on the court at the standard locations and dimensions.

D. Pickleball courts: Full size courts shall be twenty (20) feet wide by forty-four (44) feet long, with a seven (7) foot non-volley zone on each side of the net. The net is thirty six (36) inches high at the posts and thirty four (34) inches high in the center. Each half court is divided into two (2) ten (10) foot wide by fifteen (15) foot long service areas, separated by a center line. A minimum of thirty (30) feet by sixty (60) feet is required to allow for out of bounds space.

E. *Benches:* A minimum of two (2)benches are required for every playground area and shall be located outside the playground surface area. Additionally, benches may be placed along pathways away from the flow of pedestrian traffic. For athletic fields, refer to individual specifications for each field.

The type of bench shall be eight (8) feet steel frame and black powder coat benches. All benches shall be placed on a concrete pad. Design requires directors approval.

F. *Bike racks:* Bike racks shall be in-ground mounted, vandal resistant, and be capable of storing a minimum of eight (8) bikes. The bike rack style shall be serpentine.

G. *Dog parks:* Dog parks shall be a minimum of one (1) acre surrounded by a four-foot to six-foot chainlink fence with a double-entry gate. The park surface shall be all grass.

There shall be a minimum of two (2) benches and one (1) trash receptacle for every dog park. There shall be a minimum of three (3) pet waste disposal station for every one (1) acre of dog park. Parking should be close to the dog park. Wheelchair access is required. There shall be a minimum of ten (10) trees for every acre of dog park. Drinking fountains with dual pet fountains shall be provided at a frequency of one (1) per dog park.

H. *Pet waste disposal stations:* There shall be a minimum of three (3) pet waste disposal stations for every one (1) acre of dog park. Pet waste disposal stations shall consist of doggie bags and doggie bag receptacles.

I. *Drinking fountains:* Each restroom facility shall include a minimum of one (1) exterior drinking fountain. In community parks an additional drinking fountain is required at a location designated by the city. Drinking fountains along pathways shall not impede pedestrian traffic.

All drinking fountains shall be pedestal type unless used at a restroom facility, in which case it shall be wall-mount. Acceptable pedestal type fountains include square pedestal, round pedestal, and concrete pedestal. All drinking fountains shall be wheelchair accessible.

J. *Fencing:* Fences shall only be used for athletic fields or where there is a safety issue that cannot be addressed by some other means. Chainlink (9 gauge), decorative, and rail fencing is allowed with city approval.

K. *Frisbee golf courses:* A nine- or eighteen-holed course shall contain disc hole poles, tee signs, and tee pads. Disc hole poles shall be comprised of a center pole, chain holder, and basket. Tee signs shall identify the layout of the hole while also showing distances, hazards, and number of strokes for par. Tee pads shall be made of rubber matting or poured-in-place concrete. Holes should be designed to not impede upon other athletic facilities.

L. *Grass:* Grass may be either seed or sod. The grass types shall meet the following blend: seventy (70) percent Kentucky bluegrass, twenty (20) percent Perennial ryegrass, and ten (10) percent chewing fescue.

There shall be no grass strips less than six (6) feet wide in order to make irrigation more convenient.

M. *Lighting:* Parking lots, shelters, and restroom facilities shall be properly lighted. Lights shall be LED lights. Fixture types shall be shoebox style. A lighting plan shall be submitted to the city for approval, and comply with the approved city lighting requirements, as amended.

N. *Mow strips:* Mow strips shall be used to separate lawn areas from natural areas including, but not limited to, ground cover and planting beds. Mow strips shall be made of concrete and be a minimum of six (6) inches wide and eight (8) inches deep with fiber mesh reinforcement. The top of the mow strip shall be one (1) inch above finished grade and be scored at four (4) feet on center.

Mow strips shall be uniform width and design when used between lawn and natural areas.

O. *Parking:* Parking areas shall provide access to park amenities. The number of parking spaces required depends on type of amenity. The table below lists the minimum number of parking spaces per amenity:

PARKING GUIDELINES		
Primary Use	**Parking Ratio (min)**	**Parking Ratio (Tournaments*)**
Baseball/Softball Fields	30 spaces per field	40 spaces per field
Basketball/Volleyball Courts	5 spaces per court	10 spaces per court
Dog Park	5 per acre	Same
General Park Usage	5 spaces per acre	
Multi-Purpose Fields	15 spaces per field	30 spaces per field
Picnic Shelters	1 space for every 100 sf	Same
Playgrounds	1 space for every 600 sf	Same
Outdoor Event Facilities	1 space for every 4 seats or 1 space for every 50 sf gross floor area	Same
Skatepark	1 space for every 600 sf	Same
Tennis Courts	2 spaces per court	4 spaces per court
Pickle ball courts	2 spaces per court	4 spaces per court

* Higher range numbers should be used for athletic field complexes that shall need more parking for tournaments

Parking areas shall be off-street, and located within the park boundary. Parking shall be located, if possible, near the activity it is intended to serve. The layout of parking areas shall be in accordance with ISPWC and the city Code. Drop off and pick up areas shall be provided, where appropriate. Grading shall be in accordance with the specifications as provided for herein.

P. *Pathways:* Pathways provide easy access to park amenities and allow places for exercise. There are three types of pathway. All pathways require compacted ¾ from any underground utility line to base of pathway surface. Descriptions and requirements for each type of pathway are as follows:

Primary: Provide major circulation routes for pedestrian traffic. Primary pathways shall be ten (10) feet wide to allow access for emergency and maintenance vehicles. Primary pathways shall be made of a two-inch layer of asphalt above a six-inch layer of three-quarter-inch minus crushed aggregate base. The minimum radius for primary walkways at intersections is twenty (20) feet.

Secondary: Provide circulation routes and enhance aesthetic quality. Secondary pathways shall be six (6) feet wide and made of an ADA accessible surface of concrete or asphalt.

Tertiary: Provide access to more private areas of the park with city approval. Tertiary pathways shall be four (4) feet wide and made of an alternative, soft-surface, low impact paving materials such as crusher fines or other porous materials.

Some conditions apply for pathways of all types. All concrete pathways shall be broom finish; all non-concrete pathways shall be weed preventive. Pathways in front of parking stalls without wheel stops shall be nine (9) feet wide. Handicap ramps are required for all primary and secondary pathways. Benches may be placed along pathways as long as the benches do not impede pedestrian traffic.

When a pathway connects to or intersects a street, removable bollards shall be placed in the pathway to allow access for emergency and maintenance vehicles. When a pathway connects to an existing pathway, the width of the new pathway shall follow the guidelines given above.

Q. *Picnic tables:* Picnic tables may be placed in both sheltered and unsheltered areas.

The minimum number of tables required depends on the type of shelter where the table(s) are located, as required herein. Tables shall be eight-foot wood tables.

R. *Planting beds:* Planting beds shall enhance the aesthetic quality of the park. Planting beds shall not impede site triangles. Planting bed fill material shall be two-inch bark or rock. Shrubs, groundcover, and vines should be spaced a minimum of one-half of their mature diameter from all pathways to prevent overcrowding and impeding on pathways. Minimum planting sizes shall comply with the standards set forth in the following table:

MINIMUM PLANTING SIZE	
Plant	**Size**
Ground cover/perennials	2¼-inch pots
Shrubs	5-gallon container

Shrubs shall have a maximum spacing of 1.5 times the mature diameter.

Landscape design requires directors approval.

S. *Playground equipment:* Playground equipment shall foster physical, mental, and emotional growth through a challenging and entertaining play environment.

Standards: Shall meet the following standards:

Americans with Disabilities Act (ADA)

Consumer Product Safety Commission's (CPSC) Handbook for Public Playground Safety

American Society for Testing and Materials' (ASTM) Standard Consumer Safety Performance Specification for Playground Equipment for Public Use (F-1487), Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (F-1292), and Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment (F-1951)

International Play Equipment Manufacturers Association (IPEMA)

Idaho Building Code Standards (IBC)

Location: Shall be located close to shelters and turf play areas but away from secondary and tertiary pathways.

Minimum equipment: The playground equipment shall include swings, a jungle gym, and slides. The slides located within the community park shall be for the age group three (3) through fifteen (15).

Surface: Acceptable materials is bonded rubber. The playground area shall be contained by curbs or pathways.

Equipment materials: Materials that get hot during the summer shall be avoided.

Additional amenities: A minimum of two (2) benches shall be located nearby to allow for adequate supervision.

T. *Restroom facilities:* Restroom facilities shall contain separate men's and women's rooms and shall be constructed in accordance with city Code and the following guidelines:

Construction material: City-approved building materials.

Dimensions and layout: The layout and dimensions shall be in accordance with the detail enclosed within.

Utilities: For neighborhood parks, a minimum of two (2) toilets and one (1) lavatory in women's room and minimum of one (1) toilet, one (1) urinal, and one (1) lavatory in men's room is required. For community parks, an additional toilet and lavatory for the women's room and an additional urinal and lavatory for the men's room shall be provided.

Drinking fountains: A minimum of one (1) exterior drinking fountain that includes water bottle filler.

Color: Specified by the city.

Lighting: An exterior light shall be provided at each restroom facility.

Storage: Additional space for storing supplies and custodial cleaning materials.

U. *Shelters:* Shelters shall provide a place for groups to assemble.

One (1) with a minimum area of six hundred (600) square feet for every three (3) acres of park. The shelter shall be constructed in accordance with the details and specifications provided herein.

One (1) shelter with a minimum area of one thousand two hundred (1,200) square feet or two (2) with a minimum six hundred (600) square feet for every five (5) acres of park and one (1) shelter with a minimum area of three thousand six hundred (3,600) square feet or two (2) with a minimum of one thousand eight hundred (1,800) square feet each for every ten (10) acres of park. The shelters shall be constructed in accordance with the details and specifications provided herein.

* Seating capacity is based on number of picnic tables.

** Standing capacity assumes one (1) person equals five (5) square feet.

Construction materials: Shelters shall be constructed of powder coated steel structural members and a metal roof and include a concrete slab. Lighting and four (4)secured electrical outlets are required for all shelters Construction shall be similar to the city's existing shelter and be approved by the City of Kuna Building Department.

Location: Near parking areas and restrooms.

Additional features: See figure below:

Shelter	Required Features			
	Picnic Tables	Trash Recep-tacles	Lighting	Secured Electrical Outlets
600 SF	6	1	Y	4
1,200 SF	12	2	Y	4
1,800 SF	18	2	Y	4
3,600 SF	36	4	Y	4

V. *Skateparks:* The skatepark shall be a minimum of ten thousand (10,000) square feet. Ramps, rails, and inclines may be constructed of steel or concrete. Each park shall contain a minimum of two (2) benches.

W. *Soccer fields:* The field shall be designed to full-field dimensions. This includes a minimum width of seventy (70) yards, a minimum length of one hundred (100) yards, and a minimum sideline clearance of twenty (20) feet. If possible, the orientation of the field should be such that the long axis runs north-south. Standard eight-foot goals shall be placed on each end line. A minimum of two (2) aluminum players' benches are required for each field. The surface shall be made of grass with grading specified in section 7-3A-7.

Smaller fields may be located in the outfield of softball and baseball fields. The construction of smaller fields is suggested but does not fulfill impact fee requirements unless a full-size field is constructed.

X. *Tennis courts:* The court shall be thirty-six (36) feet by seventy-eight (78) feet with a minimum of ten (10) feet sideline clearance and twenty-one (21) feet end clearance. The net height shall be thirty-six (36) inches at the middle and forty-two (42) inches at the posts. If possible, courts should be placed with the longitudinal axis running north-south. The surface shall be made of concrete or asphalt with acrylic layering over the top with grading specified in 1.07. A twelve-foot high chainlink fence shall enclose the tennis courts outside the clearance limits. One (1) aluminum players' bench is required for every one (1) court.

Y. *Trash receptacles:* The minimum number of trash receptacles required for placement in shelters is provided for herein. In addition, there shall be one (1) exterior trash receptacle for every one (1) restroom facility. There shall be one (1) trash receptacle for every one (1) unsheltered picnic table. Exterior trash receptacles shall be a rubber or plastic receptacle enclosed in a expanded steel cage with a steel lid.

Z. *Trees:* There shall be a minimum of ten (10) trees for every one (1) acre in area. Trees shall be placed to prevent undue crowding or trimming. There shall be a minimum of fifteen (15) feet spacing between tree trunks and other vertical objects. Trees placed in turf shall be filled with a four-inch mulch base with a forty-eight-inch diameter. Minimum planting sizes shall comply to the standards set forth in the following table:

MINIMUM PLANTING SIZE	
Plant	**Size**
Deciduous shade trees	2-inch caliper
Ornamental trees	2-inch caliper

Tree varieties require directors approval.

AA. *Volleyball courts:* The court shall be thirty (30) feet by sixty (60) feet with a minimum of ten (10) feet sideline clearance. The net height shall be eight (8) feet. (Note: Typical sand courts are twenty-six feet three inches by fifty-two feet six inches (26' 3" by 52' 6") with nets seven feet eleven and five-eighths inches (7' 11⅝") tall. If possible, courts should be placed with the longitudinal axis running north-south. Finished sand grading shall be one (1) inch below turf. One (1) bench is required for every one (1) court.

(Ord. No. 2016-31, § 1, 11-15-2016)

ORDINANCE NO. 2026-
CITY OF KUNA

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO,

- **PROVIDING CERTAIN FINDINGS; AND**
- **AMENDING SECTION 1 OF CHAPTER 3 TITLE 7 KUNA CITY CODE TO: RENAME THE SECTION TO "DEFINITIONS"; ADD NEW DEFINITIONS FOR BMX TRACK, GREEN BELT TRAIL, REGULATED DEVICES, COMMERCIALLY RENTED E-DEVICES, MOTOR VEHICLE, AND SKATE PARK; AND**
- **AMENDING SECTION 2 OF CHAPTER 3 TITLE 7 KUNA CITY CODE TO REGULATE THE USE OF REGULATED DEVICES IN CITY PARKS AND PROPERTY, INCLUDING PERMITTED AREAS AND EXCEPTIONS; AND**
- **AMENDING SECTION 10 OF CHAPTER 3 TITLE 7 KUNA CITY CODE TO LIMIT THE OPERATION OF REGULATED DEVICES WITHIN SKATE PARKS; AND**
- **ENACTING A NEW SECTION 23 OF CHAPTER 3 TITLE 7 KUNA CITY CODE TO REGULATE THE USE AND OPERATION OF E-BIKES, E-SCOOTERS, AND COMMERCIALLY RENTED E-DEVICES; AND**
- **ENACTING A NEW SECTION 11 OF CHAPTER 1 OF TITLE 7, KUNA CITY CODE, TO REGULATE THE USE OF REGULATED DEVICES IN BICYCLE LANES AND ON PUBLIC SIDEWALKS; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

Section 1: Findings

1.1 The City possesses the authority to adopt ordinances and proscribe penalties for violations of such ordinances pursuant to Chapter 3 of Title 50, Idaho Code.

1.2 The City has existing regulations in Chapter 3 of Title 7, Kuna City Code, that regulate appropriate activities and uses within city parks, as well as ordinances in Chapter 1 of Title 7 regulating streets and sidewalks within the City.

1.3 Due to the recent proliferation of the use of electric and self-propelled wheeled devices, such as scooters, bikes, skateboards, Segways, hoverboards, etc., the City finds it necessary, appropriate and in the public interest to regulate the use of such devices on public property in order to promote public safety and reduce the probability of adverse interactions between users of such devices.

1.4 Therefore, the City has determined to amend various provisions of existing City Code, as well as to adopt new provisions, with the objective of regulating for the safe use of various electric and self-propelled wheeled devices, and has adopted this ordinance to accomplish such objective.

Section 2: That Section 1 of Chapter 3 of Title 7 of the Kuna City Code be and the same is hereby amended to read as follows:

7-3-1: - ~~USE AND RESTRICTIONS FOR CITY PARKS AND PUBLIC PROPERTY~~ DEFINITIONS:

Definitions: For purposes of this chapter these terms are defined as follows:

KUNA CITY PARKS and *CITY PUBLIC PROPERTY* means any and all lands, buildings, reserves, sports complexes, playgrounds, skate board parks, BMX facilities, gardens, trails and other general or special use outdoor places, including the City of Kuna greenbelt that are owned, leased, operated or maintained by the City of Kuna.

CITY ~~OF KUNA~~ AGENT means any authorized employee of the City of Kuna Parks and Recreation Department and the City of Kuna Police Department and the Ada County Sheriff's Department or any law enforcement agency providing assistance pursuant to the City of Kuna pursuant to mutual aid agreement or formal City request.

BMX TRACK means a purpose-built bicycle motocross ("BMX") facility consisting of a dirt or other suitable riding surface, designed with jumps, berms, banked turns, and other features for the practice or competition of BMX activities, specifically including, but not necessarily limited to, the dirt track located at 301 W. 2nd St, Kuna, Idaho.

GREEN BELT TRAIL means the public multi-use pathway located within the City's designated parkland, including but not limited to the portion running adjacent to Indian Creek, which is intended for non-motorized recreational use. The term shall further include any extensions of such pathway, provided those extensions remain within City parks or other designated greenbelt areas and do not run parallel or adjacent to public roadways.

REGULATED DEVICES refer to devices that are Regulated in their permitted use in Kuna City Parks and City Public Property, including but not limited to: bicycles, electric bicycles, scooters, electric scooters, skateboards, electric skateboards, personal transporters, nonmotorized wheeled device, or motorized recreational vehicle. (note: ADA-compliant mobility devices, baby strollers, wagons, carts for carrying small children or infants, emergency response devices, and devices for

park maintenance purposes are *not* Regulated Devices). Specific devices included within this definition are identified and defined below:

(a) *BICYCLE* A human-powered device having two wheels in tandem, equipped with a seat for the rider, handlebars for steering, and propelled solely by human power through a system of pedals, gears, and chains. A tricycle—meaning a device with a single front wheel, a seat for a rider, handlebars for steering, pedals, and two parallel rear wheels—propelled solely by human power is included within this definition. A unicycle— meaning a device with a single wheel, pedals, and a seat for a rider—propelled solely by human power is also included within this definition.

(b) *SCOOTER* A device consisting of a footboard mounted between two or more wheels, handlebars, and propelled solely by human power from the rider pushing off the ground.

(c) *ELECTRIC BICYCLE ("E-BIKE")* See definition of "electric-assisted bicycle" in Idaho Code § 49-106, incorporated herein by reference.

(d) *ELECTRIC SCOOTER ("E-SCOOTER")* A device consisting of a footboard mounted between two or more wheels, handlebars, and propelled by an electric motor, or a combination of both electric motor and human power.

(e) *PERSONAL TRANSPORTER* A self-balancing, battery-powered device with one or more wheels and either handlebars or a leaning platform, including but not limited to: Segway's, hoverboards, electric unicycles, electric skateboards, One Wheels, or similar devices.

(f) *NONMOTORIZED WHEELED DEVICE* A human-powered device consisting of two or more wheels which can transport persons, including but not limited to: skateboards, longboards, caster boards, roller-skates, roller-blades, and similar devices.

(g) *MOTORIZED RECREATIONAL VEHICLE* means any self-propelled device not classified as a motor vehicle under Idaho Code § 63-3605L, including but not limited to golf carts, dirt bikes, motorbikes, electric motorbikes, all-terrain vehicles (ATVs), utility task vehicles (UTVs) snowmobiles, and go-karts.

COMMERCIALLY RENTED E-DEVICES mean any electric scooter or electric bicycle made available for short-term public rental or shared use through a commercial operator or platform, whether docked or dockless, typically activated via a mobile application after payment of a fee by the user. This term does not include privately owned Electric Scooters or Electric Bicycles.

MOTOR VEHICLE means any self-propelled vehicle, including vehicles propelled in whole or in part by an electric motor, that, for purposes of titling and registration, is required to meet federal motor vehicle safety standards as defined in section 49-107, Idaho Code. If a certain device falls within the definition of Motor Vehicle and Regulated Devices in this Title, use of such devices must comply with code provisions in this Title applicable to both Motor Vehicles and Regulated Devices. If dual compliance is impossible, then the more restrictive provisions of this Title shall apply to the operation of such device.

SKATE PARK: means a designated recreational facility constructed and maintained for the use of skateboards, roller skates, scooters, bicycles, or similar human-powered devices, consisting of concrete, asphalt, or comparable surfaces incorporating ramps, bowls, rails, ledges, or other features designed for trick riding and related activities. A Skate Park shall not include ordinary sidewalks, streets, parking lots, or other urban infrastructure not specifically designated for use as a recreational facility.

Section 3: That Section 2 of Chapter 3 of Title 7 of the Kuna City Code be and the same is hereby amended to read as follows:

7-3-2: - GENERAL PARK USE

A. No person using a Kuna Ceity Ppark shall fail or refuse to comply with ~~directions given~~ regulations set by the City of Kuna in regulating the time, place, and manner of any activity or use in the park when necessary to maximize use and secure the comfort, convenience, and safety of all park users.

B. No person shall operate any Regulated Devices, as defined in Section 7-3-1 of this Code, within Kuna City Parks or on City Public Property except as expressly permitted through an exemption set forth in this Chapter, or as may be exempted elsewhere in Kuna City Code.

C. *Exemptions for Use of Regulated Device's in and at Specific Kuna City Park Facilities*: While generally prohibited from use in Kuna City Parks and on City Public Property, the following Regulated Devices may be utilized in the following specified places:

    1. The following Regulated Devices may be operated or utilized on the City Green Belt Trail:

        i. Bicycles
        ii. Scooters
        iii. Nonmotorized Wheeled Devices

    2. The following Regulated Devices may be operated or utilized on the City BMX Track:

        i. Bicycles

D. Regulated Devices may only be operated in Kuna City Parks or on City Public Property under the following conditions:

    1. In areas not otherwise prohibited by Kuna City Code;
    2. At a speed not exceeding ten (10) miles per hour; and
    3. With no more than one rider at a time.

4. Provided, the speed limit in subsection 2 above does not apply to Regulated Devices that are being lawfully operated on a public roadway, in a Bicycle Lane as defined in KCC § 7-1-11(B), or on the BMX Track. The posted speed limit on the roadway would apply to Regulated Devices being operated on a roadway or in a Bicycle Lane. The speed limit on the BMX Track, if any, will be the speed physically posted at such site.

Section 4: That Section 10 of Chapter 3 of Title 7 of the Kuna City Code be and the same is hereby amended to read as follows:

7-3-10: - SKATE PARK

A. In addition to the rules and regulations of this chapter, any person using ~~the~~a City Sskate Ppark shall also be subject to the following rules and regulations when using the Sskate Ppark:

1. The hours of use of the Sskate Ppark shall be established by the City of Kuna, which shall be posted at the Sskate Ppark. Use of the Sskate Ppark at any time outside of the hours posted is prohibited.

2. While skateboarding, the participant may only use those areas designated for skateboarding.

3. The use of safety equipment, such as helmet, elbow pads, kneepads, and proper shoes is required of each person who is skateboarding.

4. Only Bicycles, Scooters, and Non-Motorized Wheeled Devices (in particular skateboards) are ~~may be~~ permitted for use in the Sskate Ppark.~~,~~ All other Regulated Devices, are prohibited. ~~In the event of so long as the use does not conflict with the skateboarders. If there is a conflict between users, the skateboarders shall have priority in the use of the Sskate Ppark.~~

5. No food or drink is allowed in the designated skate area.

6. All trash must be placed within the trash receptacles provided.

7. Placing of graffiti anywhere and or damage to any property in or around the Sskate Ppark is prohibited, and the park will be closed until the graffiti is removed and or the damage is repaired.

8. No person shall climb upon or go inside any fenced area where the gate has been locked and the area is closed to the public.

9. All users of the Sskate Ppark use the facility at their own risk.

10. The following personal conduct and behavior is prohibited and shall be posted at the Sskate Ppark.

    a. No food or drink. Water is ok.
    b. No littering.
    c. No bullying, fighting, or other violence.
    d. No smoking or use of any tobacco or electronic cigarettes.
    e. No possession of firearms, knives, or any weapons of any kind.
    f. No amplified music.
    g. No profanity.

Section 5: That the following be and is hereby enacted and codified as a new Section 23 of Chapter 3 of Title 7 of the Kuna City Code:

7-3-23: - COMMERCIALLY RENTED E-DEVICE REGULATIONS

A. Operation of any for-profit Commercially Rented E-Device within the City of Kuna on public property is expressly prohibited without prior written authorization and a contractual agreement between the City and the person or entity making the Commercial Rented E-Devices available for rental and use within the City. Making Commercially Rented E-Devices available for rent and use within City limits and on City Public Property, without first entering an agreement with the City, shall constitute trespass and a public nuisance, and the City may utilize all civil and criminal remedies available to abate such activities.

Section 6: That the following be and is hereby enacted and codified as a new Section 11 of Chapter 1 of Title 7 of the Kuna City Code:

7-1-11: USE OF REGULATED DEVICES IN BICYCLE LANES AND ON SIDEWALKS

A. Purpose: The purpose of this section is to set forth limitations for the use of certain motorized, electric, and human powered devices in bicycle lanes and on public sidewalks. The devices specifically regulated by this section are those devices defined as Regulated Devices in Kuna City Code § 7-3-1, and the definitions for Regulated Devices set forth in such chapter apply as if set forth and restated here. Further, the use of Regulated Devices is regulated in order to ensure safety of all users of Bicycle Lanes and Public Sidewalks within the City.

B. Definitions:

    1. *BICYCLE LANE* means a portion of a roadway designated by pavement markings, striping, or signage for the preferential (but not necessarily exclusive) use of Bicycles, which is distinct from the portion of the roadway intended for the movement of motor vehicles, and which may be separated by paint, raised curbs, or other physical barriers, but does not include a multi-use path physically separated from the roadway such as green belt trails and pathways within parks.

2. *PUBLIC SIDEWALK* means that portion of the public right-of-way, typically constructed of concrete, set apart and maintained for the use of pedestrians, and lying between the curb line or edge of roadway and the adjacent property line, exclusive of driveways, alleys, and roadways.

C. General Rule: Regulated Devices shall not be operated within Bicycle Lanes or on Public Sidewalks within the City of Kuna except as specifically excepted herein.

1. Exceptions:

a. The following Regulated Devices may be utilized in Bicycle Lanes:

i. Bicycles;
ii. Electric Bicycles ("E-Bikes");
iii. Electric Scooters ("E-Scooters"); and
iv. Personal Transporters.

b. The following Regulated Devices may be operated or utilized on Public Sidewalks:

i. Scooters;
ii. Nonmotorized Wheeled Devices.
iii. Bicycles;
iv. Electric Bicycles ("E-Bikes");
v. Electric Scooters ("E-Scooters"); and
vi. Personal Transporters.

D. Penalty: A violation of this section shall be punishable by an administrative citation as set forth in Kuna City Code § 1-4-1(C).

Section 7: Directing the City Clerk

The City Clerk is directed to file this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 8: Effective Date

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

DATED this ___ day of _____, 2026,

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk