

## OFFICIALS

Joe Stear, Mayor  
Pat Jones, Council President  
Briana Buban-Vonder Haar, Council Member  
Richard Cardoza, Council Member  
Greg McPherson, Council Member



## CITY OF KUNA

Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

### City Council Meeting MINUTES Tuesday, September 6, 2016

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

##### 1. Call to Order and Roll Call

**COUNCIL MEMBERS PRESENT:** Mayor Joe Stear  
Council President Pat Jones  
Council Member Richard Cardoza  
Council Member Briana Buban-Vonder Haar  
Council Member Greg McPherson

**CITY STAFF PRESENT:** Richard Roats, City Attorney  
Chris Engels, City Clerk  
Wendy Howell, P & Z Director  
Gordon Law, City Engineer  
John Marsh, City Treasurer  
Bob Bachman, Fleet/Facilities Director  
Bobby Withrow, Parks Director

2. **Invocation:** Chris Bent, Calvary Chapel

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

##### 4. Consent Agenda:

*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. City Council Meeting Minutes:

1. Regular City Council Minutes, August 16, 2016

B. Accounts Payable Dated September 2, 2016 in the Amount of \$1,177,876.93

C. Alcohol Licenses:

D. Resolutions

1. Resolution No. R61-2016 – Accepting Easements from Arbor Ridge, LLC for Operating and Maintaining Sewer Mains, Pressure Irrigation Main, Sewer Lift Station, and Irrigation Pump Station in the Patagonia Subdivision Project

RESOLUTION APPROVING ACCEPTANCE OF TWO TEMPORARY EASEMENTS ON ARBOR RIDGE, LLC PROPERTY FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING SEWER MAINS, PRESSURE IRRIGATION MAIN, SEWER LIFT STATION AND IRRIGATION PUMP STATION FOR THE PATAGONIA SUBDIVISION PROJECT.

E. Findings of Fact and Conclusions of Law

Council President Jones noted that there was an inaccuracy in Accounts Payable on a fuel bill from United Oil. It says 15 gallons but he thought with the cost it should be 1,500 gallons.

**Council Member Buban-Vonder Haar moved to approve the consent agenda with the change of 15 gallons to 1,500 gallons on page 38 of Accounts Payable. Seconded by Council Member McPherson. Motion carried 4-0.**

## 5. Community Reports or Requests:

6. **Public Hearings:** (6:00 p.m. or as soon thereafter as matters may be heard.  
(Timestamp 00:03:18)

- A. Public Hearing and consideration to approve 16-01-ZC (Rezone)16-02-CPM (Comp Plan Map amendment) and 16-01-S (Subdivision) – Troy Behunin, Senior Planner

Applicant requests to amend the Comprehensive Plan Map (Comp Plan Map) changing the designation from Medium Density to High Density Residential for approximately (6.18 +/- acre), and rezone the same property from R-6 (Medium Density Residential) to R-12 (High Density). Applicant proposes to subdivide the parcel into 21 lots, in preparation to develop the site as a multi-family project. The site is located near the southeast corner (SEC) of School Avenue and the alignment for Sunbeam Street.

Mayor Stear confirmed that everyone who wanted to testify for 16-01-ZC had signed up.

Senior Planner Troy Behunin presented the matter with the details of the request. The preliminary plat appears to follow all of the current zoning and building codes including the landscape buffers. It also complies with the ingress and egress

requirements of the City and ACHD. It is at an approved distance. All of the building setbacks appear to be sufficient and staff has no outstanding questions or items to bring up. All procedures have been followed and the applicant has submitted everything that has been requested by staff. He stood for questions.

There were none.

Steve Arnold with A Team Land Consultants, 1785 Whisper Cove, Boise, Id 83709, represented the applicant. He reviewed the history of the subdivision and the project. Mr. Arnold reviewed the layout of the project and the architectural style of the buildings. The intention is to yield higher than average rent. He reviewed the buffers of the project and added that the majority of the density of units is closer to Sunbeam to put more space between them and the single family units in the area. The idea is to buffer the subdivision to the south with additional landscaping and more year round screening. He discussed the proposed amenities; a basketball court and gazebo central to the subdivision. The project has been approved by ACHD with no traffic study required. They have adequate sewer and water and no negative comments from the fire department or the school district.

Originally a comp plan amendment request was asked for but, based on their Planning and Zoning Commission Meeting; they feel they have asked for a higher density than they should have. They were asking for 8.7 units per acres but without changing the comp plan they can get 8 units per acre with a rezone instead. They have decided to drop two (2) units to make a total of forty-eight (48). With that change, all they are asking for at this time is a rezone, a preliminary plat, and the SUP application. They are dropping the comp plan amendment making the density about 7.7 units per acre in hopes of alleviating some of the concerns about the density and high intense use. It is fairly low density for a multi-family project. Mr. Arnold said other projects of multi-family units he has worked on have 20 to 30 units per acre, which is considered high-density, so he feels this is a fairly low density project.

He then discussed other multi-family projects he has done, even in Kuna. Other comparable projects have not driven down the value of the adjacent single-family units although that is a perception many people have. They are doing a standard planning process that is an acceptable planning practice throughout other jurisdictions and is allowed through Kuna Code. With that being said he asked for approval and stood for questions.

Council President Jones asked Mr. Arnold about the intent to put multi-family units in at the beginning of the project in 2006.

Mr. Arnold said originally it was preliminary platted with a stub street but after working with staff and Council they eliminated the stub street. Instead they final platted without the stub street and just a pedestrian pathway.

Council President Jones asked why the request to rezone for high density was not made at that time.

Mr. Arnold said in hind-sight they should have. It was sloppy on their part since multi-family units were brought up during the discussion to eliminate the stub street.

Council Member Buban-Vonder Haar asked how many lots would there have been if it were single family units.

Mr. Arnold responded about 16 to 17 single-family lots.

Andrew Propst, 280 E. Corporate Drive, Meridian, Id, with Park Place Property Management gave a PowerPoint presentation on the project. Park Place is a certified management company meaning they have a lot to lose if they don't do a good job. They manage a small complex in Kuna called Art Court on the corner of Deer Flat and Linder. It is built very similar to what Mr. Arnold was describing for their project. A lot of the concern voiced about multi-family projects is that it brings criminals and bad people to the neighborhood but they have a nine (9) criteria screening practice which includes a criminal background check. They screen everyone the same and discriminate against felonies, misdemeanors, sex offenders, and other bad things. They do not discriminate based on race, religion, or anything along those lines. Mr. Propst shared a couple maps of Kuna that pinpoint where felons and sex offenders in the area live. There are no felons or sex offenders living in Art Court, their multi-family complex. There is also no record of the police being called out to Art Court since 2007.

Mr. Propst explained there is a huge need for multi-family housing. Ada and Canyon Counties are at a 2.5% vacancy rate. Historically, it should be at 5% to 7%. In Kuna it is a lot less. In 2010 to 2012 there were a bunch of private equity firms that bought up a bunch of single family homes in the Kuna market, typically three (3) bedroom two (2) bathroom homes, and rented those homes out. They are now kicking those renters out. Those renters have nowhere in Kuna to go so they are leaving for places like Meridian. Kuna is losing good residents.

Mr. Propst moved on to the valuation of single family homes versus a 4-plex. Hubble single family homes have decreased in value by 13.60% and townhomes have gone up 10.40% without affecting the surrounding areas.

Mr. Propst recapped his presentation and stood for questions.

Council President Jones asked about the screening process. He wanted to know if they only screened the residents named on the lease or all of the occupants.

Mr. Propst said they have to screen everyone over the age of eighteen (18) and if they don't screen some people but they do others they are in violation of the Fair Housing Act. They set the criteria as high as they can and still get the places rented.

Marty Pieroni, 475 S. Thornwood Way, Meridian, Id, is the developer on the project. He has developed two (2) subdivisions south of the tracks in Kuna. He referred back to Council President Jones' question about not requesting a rezone for high density back in 2006. The only reason it came on the radar at that time was because the comprehensive plan was high density at that spot at that time. It was changed to medium density 2 or 3 years later. He is not sure of the time frames but the original zoning classification of medium density is what inspired this project to be multi-family. With that said, he was not sure what he would build there when he purchased it other than it would be high density. He explained his thought process with this project. It was his decision to drop down to medium density after meeting with the Planning and Zoning Commission and complaints from adjacent neighborhoods but he still believes this project is needed here. He intends to keep the property as his retirement investment and to pass it on to his kids. The units are bigger than any others proposed in this city. He is hoping people will look at the extra square footage at the same price as smaller units in the area and choose his complex. He feels it balances the city and provides a good living location for Simplot employees. He did a title search of owner occupied properties in the Schoolhouse subdivision and there are twenty-three (23) homes that are not owner occupied. There is no screening process with residences as opposed to his multi-family complex. He stood for questions.

There were no questions

Mr. Behunin clarified that the Special Use Permit Steve Arnold mentioned is not attached to this request. There is no Special Use Permit with this project.

Mayor Stear opened the public hearing. He asked that, while this is an emotional issue for some, there be no discriminatory comments, such a race, religion, ethnic background, and income levels, because that makes it harder for Council to deny projects like this because they would have to prove that discriminatory comments were not the reason for the denial. He also asked to try to avoid redundant testimony. If someone testifies and the following person was going to say the same thing it is ok to just say "I agree". He asked if anyone would like to testify that did not get a chance to sign up.

An audience member became antagonistic and Mayor Stear told him that is not how the hearing is run. The man will have a chance to testify.

In Favor: None

Neutral: None

In Opposition:

Mike Brunetti, 763 W Sandbox, Kuna, Id 83634, testified that the location of the project is very inappropriate for anything that is high density. Kuna may need this type of housing but it should not go at this particular location. He loves the area at

Deer Flat and Linder. He says it only takes about twenty-five (25) seconds to get from the fire station to that corner. Emergency services will increase with the increase in population and the schools, to his understanding, are overcrowded. He had nothing further.

Jim Russell, 781 S School Street, Kuna, Id 83634, testified that he has lived there for forty-six (46) years surrounded by R6 residents, development, and acreages. He likes the way S. School St has transformed over the years for that reason. Directly north of this development is an acer and a half lot, a seven (7) acer lot, across the street is his five (5) acer lot, and he is surrounded by 1/3 and five (5) acer lots to the north and a seven (7) acre lot to the south. The area proposed for this project is hindered by high density and rail road crossing, lack of access and congestion they have on the two (2) streets. There are no connecting sidewalks and a lack of parks in the vicinity. He believes high density needs more amenities than the lumber yard and a Super C store ¾ of a mile down the road and over the rail road tracks. Children play on the hill in that area. He noticed for the development the road comes out at the base of the hill. He realizes that the road needs to go in but he would like to see it moved to the top of the hill so at least up and down the hill is visible. Coming over the top of hill with the road at the bottom is dangerous. The intersection of Swan Falls and School Street is already congested. Perhaps street lights in the future would help the situation the way it is now. He feels this project would bring to much traffic down these streets. School Street is not a through street. He does not see it ever attracting any Super C stores, gas stations, or amenities like that. He does not think it even fits a soft zone transition from residential to a higher density or commercial project. He is not sure how it would affect the schools capacity at the moment. He assumes the kids would go to Indian Creek or Ross Elementary. He is opposed to the projects location. He thinks it looks like a nice project but would be better suited north of the tracks where there is better traffic control and more amenities.

Greg Busmann, 903 S Pencil Avenue, Kuna, Id 83634, said his backyard backs up to the project property. He is opposed to it because he does not want to look at it and, even though the developers say values will not go down, high density housing will hurt his property value. He will be in his house for at least another 15 to 20 years before he can even think about selling it and he hopes he will recoup his investment by then. This project will not help with that at all. He is skeptical of the plan before Council and what it will be in the future. His subdivision did not get completed. His CCRs promised him a volley ball court but have not put one in. Mr. Pieroni tried to change the minimum square footage in his subdivision. He was grateful Council did not approve that but he is worried that the plan presented is not what the outcome will be. He also agrees with what was already said in other testimonials.

Shelley Eakin, 941 S Jump Rope Place, Kuna, Id 83634, testified that she is against this project. First of all, it does not meet with the city's community comprehensive plan recommendations and at the original Planning and Zoning Meeting they did not recommend this project at the original number. The community amenities are not near enough. Although they said there is a Super C .7 miles away, Albertson's is 1.9

miles away along with the doctor's office. As it has already been noted, there are not sufficient sidewalks for safe travel to these places if you have to walk. There is no public transportation in Kuna and many people who live in apartments require public transportation to get back and forth to work. Given the amenities of this unit, there is insufficient public space for the number of amenities. They said a half basketball court and gazebo. This means kids will be spilling into their subdivision and in that case there could be crimes of opportunity committed. She lived in an apartment complex that filtered into another housing development. That one was gated. When they started to have crimes committed by the kids living in that complex they closed the gates. Housing in the School Street area does not have gates to prevent these people coming into their neighborhood should these things happen. The developers have stated that there is going to be 1.5 parking spaces per unit. That is insufficient. When she lived in an apartment complex they had at least 2 spaces per unit and there was additional parking for guests. Parking overflow will filter into their neighborhood because of the poor flow through there. She also protests the inclusion of the common area for snow removal. In her opinion, that is part of their subdivision. It should not be included in the complex's area because of the number of houses in the area. That has already been developed and is part of the School House Subdivision. She does not like the idea of placing 4-plexes on individual plots. Although Mr. Pieroni has said that he does not intend to sell these as individual units, but keep them as retirement income, this indicates to her that he does not keep his promises. When they moved into their home in 2006, they were told these plots would be a second part of their subdivision and they would be houses. That is the only reason they bought there; it was planned for houses not apartments. Although people have said there will be no change in the value of their home, there will be fiscal damage done to the home owners in this subdivision, Willow Glenn, and the other nearby subdivisions. They have seen it happen and although they cited the Farm subdivision, that is a different style of home. They are not of the same quality.

Stephen Damron, 818 W Lunch Box Street, Kuna, Id 83634, just up the hill about a block from the subdivision, said this project has been presented as multi-family. He agreed with the previous statement that 1.5 parking stalls per family is not enough. If there are two (2) working parents and even a teenager, that requires three (3) stalls. This means there will be overflow parking. As traffic increases through Sunbeam, and if they only go out Sunbeam, that goes out onto Swan Falls going through the subdivisions. The trains primarily run in the morning and at night and sometimes at noon. A train crossing that road can be there for twenty (20) minutes. All the traffic that gets backed up will go past Stagecoach onto Swan Falls and into the subdivisions. Also, if they have EMS calls at those times in the morning there is a twenty (20) minute wait. The City is going to have to look at building fire and EMS substations on the other side of the tracks for public safety. Mr. Damon said at the Planning and Zoning Meeting Mr. Arnold said they had ADA County do a traffic assessment. Mr. Arnold stated at this meeting that they did not do one. The traffic is going to be huge. There will be at least two (2) cars per family leaving that subdivision. There will be an increased amount of people and police calls coming through there. They did a map showing there is no crime at their other development.

Well, if someone is going to commit a crime they are not going to do it near their home. They leave the area and then come home. He is not trying to deny families housing. He understands there are people coming in to work at Simplot that are going to need housing. What he wants is to bring in stable housing for people who will be there for a long time with single family dwellings. It is what they did; buy a house and when one family moves out another moves in. In regards to the houses in their subdivision that are rented; driving through the neighborhood the rentals are noticeable. Renters destroy the homes and the area. Not all of them do this but most do. There are three (3) houses on his block that were rented and every one of them has been put up for sale because the owners are tired of renting. Other things that cost the city need to be looked at. Something has to be done with the stop signs in order to control traffic going through there. People can't get through the train or Kuna at the four-way stop signs. They are going to shift off to that cut off road between Swan Falls and Avalon. There will be a backup in town and out of town. Lastly, he agrees with the previous statement that no one will walk two (2) miles to get to the grocery store or the doctor's office. If this needs to be built it needs to be closer into town.

Sheri Russell, 781 S School Street, Kuna, Id 83634, testified that she agrees with everything that has been said in previous testimonies. She would also like to add that, as a land lord, she knows that an applicant can be screened but the boyfriend or girlfriend that moves in can't be screened. Neither can a juvenile that becomes eighteen (18) after they have moved in. She has a lot of people move people in. Unless you go through and monitor it closely it is very hard to control who is moving in and out or staying with the applicant at those properties. It is very difficult to guarantee there will be no crime. She asked if someone gets a DUI or commits a crime after they have moved in will they be kicked out; how will that be monitored. It is very difficult to monitor and kick someone out unless you are watching the websites and noting the citations. The traffic is atrocious with kids on the hill already. They use it as a playground and it is the longest longboard hill in town. There is no way a car coming down Sunbeam would be able to stop if a kid comes down that hill. It is an accident waiting to happen. Also, as a realtor, she can say yes the property values of the homes in that area will be affected. The residents of that subdivision were promised when they moved in that the area in question would be R6 when it was developed. Mr. Pieroni came to them years later to personally ask them what they would think of a 55 and older community. They felt that, while it is higher density, it would be single level homes and they would not be adding too much to the traffic since some of them may be retired, so they would agree to that. Kuna does not have a 55 and older community and she feels it is needed. She has requested it since she has nowhere to bring those people as a realtor. It would be a better compromise with Mr. Pieroni than this high density. There are already 2 or 3 high density projects approved so another is not needed and those who live in high density housing want to live close to their work and amenities which is why they are built along freeways and Meridian and places like that. Those areas are close to public transportation and work. That is not the case in Kuna. She went on to maintaining ownership. The White Barn apartments had one (1) owner and now

there are 2 or 3 and now they are having issues. She completely disagrees with this project but would love to see a 55 and over community as a compromise. It would not have the impact on traffic, schools, and the subdivision that high density would.

Betty Rodgers, 1061 S Pencil Avenue, Kuna, Id 83634, testified that she and her husband just moved from Boise to Kuna in March 2016. They looked long and hard to find an area that was small, single-family homes in a nice subdivision. They were very happy when they found School House Park. Changing the zoning is not something they were expecting and it feels like a betrayal because that parcel was zoned the same as the rest of School House Park. She understands Kuna's need for high density and she believes there is so much development going on that there is plenty of opportunity for it in a better place. She agrees with the previous statements on the distance to amenities and she believes Kuna's plan is to have high density close to commercial areas. She wanted to point out that there is no guarantee that the property management company will be the property management company forever. She believes that these are good people who have designed a great plan but she respectfully requests that Council deny changing this location to high density considering the traffic and other issues it will bring.

Elizabeth Olacsi, 603 W Tallulah Drive, Kuna, Id 83634 testified that she is against this high density housing. She does not feel the proposed location is right for it. It is a small piece of land between two (2) subdivisions. Everyone had been told the land would be for homes not a glorified apartment complex. She was happy that the Council Meeting started with a prayer. In the scriptures it says "do unto others as you would have them do unto you". She asked if anyone would like this in their backyard or to have invested and worked so hard to buy a home only to turn around and find someone building a glorified apartment complex in the backyard. She doesn't think anyone would. Also, she does not think it is responsible to build high density on this side of the tracks when so often the train stops for such long periods of time preventing emergency personnel from getting to that side. There are so many things that could happen and people to get hurt that would be stuck waiting for help to arrive. It is her hope that City Council will also find, just as the Planning and Zoning Commission did, that this is not a good idea for this spot, that they will keep the community charming, and keep what makes people drawn to Kuna. If this had already been built when she was looking for a home she would not have left her family and friends in Meridian to move out to Kuna. This would take away what makes Kuna special and wonderful.

Becky Wolley, 657 W Tallulah Drive, Kuna, Id 83634 testified that she and her family just moved to Kuna at the beginning of May 2016. They lived in rentals ten (10) years prior to that and the rentals have been nice and not so nice. This is the first time they have really felt safe and they really enjoy living in Kuna but had they known someone would be building apartments right behind their brand new home they probably would have looked elsewhere. Her backyard is right at the property line of the location in question. It slopes down just slightly and everything in School House Park echoes immensely into the Willow Glenn Subdivision. She is concerned

about the increase in noise an apartment complex would bring. The extra people would amplify everything and she is not sure what the plan is for a sound barrier. She also did a little research on Google. She saw that back in 2008 Mr. Pieroni wanted to sell twenty (20) of his lots at School House Park to build homes smaller than the 1400 sq ft minimum requirement that the City set. The City denied his request. Now he wants to cram apartments back there. To her it seems like the interests of the community is not important to him; just getting as much real estate into a small area as possible. She fully agrees with all the other testimonies. She hopes Council will listen to the community members and make the right decision.

Bryce Baker, 975 W Recess Way, Kuna, Id 83634, testified that he agrees with much of what has been said. Part of the strength of a community is it's anchor families. That is what makes Kuna such a nice place to live. The neighborhood he lives in is made up of single family homes and it is true that some are rentals but most are owned by homeowners that live there and plan to live there for significant periods of time. These people have made investments in the community and take care of their property. He thinks that is where a lot of this community's strength comes from. It is true that Mr. Pieroni could sell this parcel to Hubble Homes or some other builder to build low end homes on and it is true that those homes could be rented out as well. They hope he does not decide to do that. He built a nice subdivision in School House and it is an asset to the community. He should be proud of that. Hopefully he chooses to do something similar on this parcel. In terms of apartments, this probably is a nice project but it is the wrong location. They do not begrudge his desire to maximize his return on his investment. He is entitled to do that but his homeowners who have invested in the community are also entitled to a maximum return on their investment. He asked that if Council would think twice about buying a home or building a home next to an apartment complex they see that as evidence there is a perceived value diminished by apartments in proximity to the homes. Many people have testified to that affect. The Planning and Zoning Committee has recognized this and has recommended against the rezone. As Council's constituents they ask that zoning be left as is and the apartment complex not be approved in order to keep the neighborhood consistent and the character of the community intact.

Steve Arnold, "A" Team Land Consultants, provided a rebuttal. He said they hear these complaints frequently in regards to multi-family developments as it pertains in proximity to single-family developments. He has done enough research on this and there is a white packet included with the council packet that discusses the appropriateness of single-family adjacent to multi-family. It has been his experience, in developing theses in other communities and with Kuna; the negative perceptions are just perceptions. Also, as a licensed agent, he has access to the information that shows the value of homes before multi-family comes in as it relates to the value of the homes after the project is in. As was provided with the property management company's presentation, a lot of the screening that can be done with multi-family screens those potential negative renters whereas a subdivision in Kuna had an incident occurred and they had no control over who comes into that subdivision after they sell a house. The perception is that they are bringing people of lesser quality in

with this multi-family housing project, but that is all it is; a perception. A comment made during this meeting was “do unto others as you would have them do unto you” but the fact is there are not enough rentals. He personally put a project adjacent to the subdivision he lives in. When his daughter decided to move out there was not a place for her to move to that was close to where they lived. He thinks that these residents here will find this project to be an asset in the future as he has seen with other subdivisions that have had negative perceptions due to smaller lots or multi-family. This project will be an asset. He knows there has been confusion on what will be done on this site and he thinks that the down turn of the economy has a lot to do with it but the developer is now clear in his direction. They want to hold and develop these units. The reasons for placing these on single-family lots are: legally one (1) entity cannot be sued for an entire project and he has kids he will be passing these down to. Mr. Arnold is doing a similar project off of “K”. He is plating each lot with the idea of passing them on to his three (3) kids; each will assume ownership. They can be sold but they will be owned and maintained under one (1) HOA. That HOA will maintain these units under a higher quality. When the quality is built up front; that quality will maintain throughout the life of the project. That is the key and what he would recommend Council look at; are they building a nice amenity, is there enough open space, and is it adequate. It is a 6.1 acre space. They are doing over 3.3 acres of open space including the common lot. Another comment he addressed was about a traffic study. He said a traffic study was never done and he never represented that a traffic study had been done. In the Planning and Zoning Commission Meeting he said the traffic generated from the development was so minimal that a traffic study was not required. At that time they were at about 378 trips per day. They are now proposing dropping two (2) of the buildings making it twelve (12) buildings creating forty-eight (48) units total which is approximately 331 trips per day. There has been no study. In his experience in working at the highway district they calculate the trips based at 6.9 trips per day multiplied by the unit count making this project 6.9 trips x 48 units. It totals to a well-accepted number throughout traffic engineering practices. The parking that they are providing is now at over two (2) spaces per unit. They are required to have 98 and they are doing 115. The mass transit system will not come until there is a high density. In planning for long term the idea is to get the density up. Comments were made in regards to the project being high density but they are now medium density. They are only asking for the R8 zoning. They are not asking for high density zoning and have dropped the request for the comp plan amendment. That brings them to the medium density that is in the current comp plan. They think that is more than adequate for this site. He brought up that the project is an in-fill project. It is surrounded by city limits and two (2) collector roads. Again, with basic planning 101, this is a natural progression; going from medium density into higher densities as the city gets into higher intense uses. They are only about .7 acres from Kuna’s downtown core. It is ideal, as planning progresses, to locate pockets of multi-family and higher end pockets of that multi-family to provide for that mixed use planning and again that goes into the comp plan analysis that the city staff has provided. They feel the location is very appropriate but they understand the concerns. It has not been his experience with

other projects that negative outcomes follow these types of developments. He stood for questions.

Mayor Stear asked for a motion to close the public hearing.

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Cardoza asked staff about a letter in the packet. He quoted a post script at the bottom of the letter as saying, "Steve Arnold of A Team Land Consultants made public comments to impacted neighbors that the rezone and type of housing was at the insistence of Kuna Planning & Zoning." He asked if Mr. Behunin was aware of that.

Mr. Behunin responded yes, Planning and Zoning is aware and prepared to re-but that statement. It is common in the planning world for things to not be fully understood. When Marty Pieroni and Steve Arnold came to the Planning and Zoning Department to revive this project they asked how it could be done. Mr. Behunin outlined the procedure that was needed for that to take place and told them that a rezone would be necessary, a comp plan map amendment would be required at that density, and there is a chance a special use permit would be needed. However, he does not believe Mr. Pieroni, Mr. Arnold, or himself were under the impression that Planning and Zoning sought out Mr. Pieroni and insisted they put multi-family housing at this density and at this location. The City does not typically contact people and insist that they develop a property. Developers approach the City and staff simply gives them there options.

Council Member Cardoza confirmed that Planning and Zoning at no time insisted on this issue.

Mr. Behunin agreed.

Council President Jones commented that the Council has proven they are not against multi-family. He listed several multi-family projects Council has approved recently. He is concerned about the amount of influx of rental units and the amenities in the area of the project in question. The project was not a bad idea for the area based on the comp plan. He does not know of any planned amenities for that area or for emergency services. There is only one (1) park on that side that is relatively close. Kids would have to ride their bikes possibly down Avalon to get there. His apprehension about the project is the location; nothing against multi-family housing.

Council Member Buban-Vonder Haar commented that she read through the Planning and Zoning Meeting minutes and it seems they denied it in large part due to the high density which is not an issue anymore. She is curious if they would have passed it in absence of the high density issue. She understands the concern about overcrowding in the schools but if the school is not speaking up about it she is not sure how much

this would add to that problem, particularly since as she understands it, multi-family units tend to have less children versus single-family. It seems to her a lot of the issues would be issues whether multi-family or single-family goes in. It is just issues that deal with growth. She struggles with why one (1) kind would be ok and not another.

Council Member McPherson said he doesn't like the street location. Making Sunbeam that long will make it a ticket magnet for the police. Also, kids will potentially be playing on that street with cars coming through at a high rate of speed. There is also a house at Sunbeam and School where someone not paying attention in the middle of the night could potentially end up in the garage of an existing house. He is also concerned there is not enough open space even though they have taken out a couple buildings. Potentially, even just two (2) kids per building puts fifty (50) kids on a half basketball court and gazebo. Granted there is grass around the apartments and landscaping to play in but it does not seem like enough for kids, especially considering how far they would have to go to get to a park.

Council Member Cardoza stated he had mixed emotions. It looks like a nice subdivision. Everything around it is either R-1 or R-6. The City spent thousands of dollars to do the comp plan and it seems like every six (6) months it is being changed for various reasons. He commented on the number of people attending a public meeting. That speaks for itself. The community is against the comp plan change. He feels, as an appointed servant, he should listen to what the people want and doesn't support the change in the comp plan.

Council Member Buban-Vonder Haar clarified the comp plan change wasn't being requested anymore. The request is for an R-6 to an R-8 keeping it medium density.

Mr. Behunin clarified that the internal road Council Member McPherson was referring to is actually a driveway so it will be private property and the Sunbeam extension will be extended and paid for by the applicant. Staff just wanted to be sure it was understood that the road is private. Also, the applicants had 72% open space without the reduction in units. Planning and Development only requires 10%.

Council Member McPherson said he understands but his concern is the amount of traffic that would be going out onto Sunbeam. It is a long straight road going out of a subdivision. Most subdivisions have winding roads to keep traffic at a minimum speed. He fears the traffic approaching School Street will be at a higher speed.

Mr. Behunin explained that the City has approved what is called a functionally classified road map. Sunbeam is identified as a classified road and will be a collector whether it is single-family homes or multi.

Council Member Cardoza asked if 16-01-ZC, 16-02-CPM, and 16-01-S should have separate motions or do they have to be approved or denied together.

City Attorney Richard Roats responded that 16-02-CMP has been withdrawn so it will just be the rezone and approval of the subdivision and there is no reason to treat them separately unless Council wishes to do so. The applicant is asking for the rezone and the subdivision as one (1) application.

**Council Member Cardoza moved to deny 16-01-ZC and 16-01-S as per the comp plan, Kuna City Code, and testimony on record. Seconded by Council President Jones. Approved by the following roll call vote:  
Voting Aye: Council Members Cardoza, Jones, and McPherson  
Voting No: Council Member Buban-Vonder Haar  
Motion carried 3-1.**

**B.** Public Hearing and consideration to approve Ordinance No. 2016-27 and Resolution No. R55-2016 – Annual Appropriations – John Marsh, City Treasurer  
(Timestamp 01:29:00)

**1.** Public Hearing and consideration to approve Ordinance No. 2016-27 Annual Appropriations Ordinance

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve a summary publication of ordinance*

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017, APPROPRIATING THE SUM OF \$18,064,679 TO DEFRAY EXPENSES AND LIABILITIES OF THE CITY OF KUNA FOR SAID FISCAL YEAR; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY; SPECIFYING THE OBJECTS AND PROPOSED EXPENSES FOR WHICH SAID APPROPRIATION IS MADE; AND PROVIDING AN EFFECTIVE DATE.

City Treasurer John Marsh presented the proposed budget for fiscal year 2017. He highlighted the summary of the budget. The total budget proposed is \$18,064,679.00 and is made up of several funds.

The General Fund is \$5,729,506.00 and includes the Foregone Property Taxes which is separate and is covered in Ordinance 2016-27 and Resolution R55-2016. The Foregone Tax is \$57,319.00. There is also the Capital Projects Fund at \$663,075.00, Agency Fund at \$64,550.00, Late Comers Fund at \$458,923.00, Grant Fund at \$1,154,725.00, Park Impact Fee Fund at \$187,800.00, Well Mitigation Fund at \$251,341.00, and the Proprietary Funds which include the Water Fund at \$2,963,204.00, Sewer Fund at \$3,536,178.00, Irrigation Fund at \$1,380,858.00, and Solid Waste Collection Fund at \$1,674,519.00 making the Proprietary Funds total \$9,554,759.00 and the grand total of all funds \$18,064,679.00. He stood for questions.

Council Member Cardoza asked about the Well Mitigation Fund. He thought it was going into the Water Fund.

City Engineer Gordon Law responded it would in the next fiscal year.

Mayor Stear opened the public hearing.

In Favor: None

Neutral: None

In Opposition:

Orbre Schoonover, 581 S School Avenue, Kuna, Id 83634, testified that he is a retired forester and is with his wife Luana who is a retired registered nurse. They moved to Kuna seven (7) years ago or so to be close to grandkids. He thanked Council for what they do. It is sometimes a thankless job and he appreciates their service. Kuna is a wonderful place to live. All his dealings with the employees of Kuna are great and they are really good people. The town is a friendly, nice town. However, he was reading the newspaper and is hoping they got it wrong and misquoted. It says that Council is frustrated that when they put bonds up people vote against them but they are hearing people say they want these things. He is not sure Council understands in this economy the only thing that has come down is gas prices; everything else is up. People are struggling to make their health premium costs which they were told would go down and they haven't. They have gone up every year. Grocery prices are sky high. He understands that they are frustrated that people keep voting "no". He personally would like to see a swimming pool in Kuna but when the citizens pay to build the pool and then management and operation is turned over to the YMCA and they charge them an arm and leg to use the pool they just built, people are not going to vote for that. He would have voted for it if it had been presented differently and worded better. He feels the City could have handled it. He also does not understand why he is sending his money to Caldwell and not Kuna. It is really frustrating. The first time the pool was put up, and he apologized for saying this, but it was as if the City was saying the Citizens would get a pool if the City got a new City Hall. If that was not the intent he apologizes. If he had \$1.2 million left over from last year and expected \$1.6 million left over from this year he would not be asking his friends and family for \$53,000.00. It does not make sense at all. It also really irked him when he read in the paper that someone in Council said Kuna is place for unsuccessful people to live. If that was taken out of context he apologizes and the City should have the paper retract the statement. He thinks successful people continue to move here and like it. He likes it here. He asks that if the City does not need the money they not take a tax increase and he does not think the City needs the money.

Pete Peterson, 1047 Ashwood Court, Kuna, Id 83634 testified that he feels pretty much the same as Mr. Schoonover. He said Council Member Cardoza during the previous public hearing basically said that he is for the people. The people voted the first pool down. The people do not want a pool. The second pool was also shot down. He read in the paper that Council Member Buban-Vonder Haar's constituents keep telling her they want progress and recreation sites. He gets that but they have every opportunity to vote like everyone else. The people that are paying taxes are the people who are passionate about voting. He respects what the newest Council Member, or newest to him, has to say and thanked him for his common sense. If the rest of Council has not gotten the message by now he does not know if they ever will. Raising taxes to build a pool will not be enough. It would take years and taxes will continually be raised. He is not against progress but he sees a lot of it here. The City should be smart about it and he does not see that. Council's number one job is to protect people's liberty whether they know it or not. Raising taxes on residents is tyranny and that is how this country started.

City Clerk Chris Engels read a letter from David Szplett into the record:

*September 6, 2016  
Mayor and Council, City of Kuna  
P.O. Box 13  
Kuna, ID 83634*

***Re: City of Kuna Budget Hearing on September 6, 2016***

*Please add my few comments to the official record.*

*1. Please look for alternative police force to replace your Ada County Sheriff's contract. The Sheriff's office does not appear to know the difference between right and wrong. I approached the Sheriff during Dean O Bray's tenure and he told me that there "is nothing wrong." I then spent two weeks of my life with the Attorney General's office and we know how that ended. Another Mayor, who is technically also the police chief, used his law firm to defend people cited for city infractions. The Sheriff again told me that nothing is wrong. I just made another trip to the AG's office.*

*2. I believe that many of us taxpayers have serious doubts about the City's ability to prepare and follow a budget. How else could you "find" the money for a new city hall without ever budgeting for one?*

*3. Our City tossed away two businesses (the body shop and the car wash on West Main Street) that paid a total of \$7,000 a year in property taxes. You should not be raising my taxes to compensate for your decisions to eliminate businesses. Since ACHD owns the car wash, you won't get any taxes from them this year either.*

*Thank you.  
Dave Szplett  
970 Ashwood Court*

*Kuna, ID 83634.2245  
208.863.4153*

Mayor Stear asked for a motion to close the public hearing.

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion Carried 4-0.

Council President Jones stated that he feels the reserves can stay the same without raising taxes if only part of the foregone is levied to keep the tax rate the same. There are some things listed in the budget that are a little conservative which he appreciates. There are a couple items listed at more than what he thinks will actually be spent. He thinks between those two (2) things the same end goal of having the same amount of money in the reserves can be achieved. He wanted to clarify that his comment regarding City Hall in the newspaper was not complete. He supports the purchase of City Hall 100%. He thinks it was a wise decision. What he was disappointed in was how the money no longer needed for rent was being dealt with. The tax base collected \$42,000.00 a year for the express purpose of covering the rent. Now that money is no longer needed for rent. As a tax payer he would say he wants that money back but he also is fine with reserving that money for something else. He does not understand the true notion of why Council cannot make reserve accounts. There has been talk about not being able to bind future Councils but looking at it from a citizen's perspective; he is not comfortable giving his money when he does not know what it will be spent on. Looking at the property tax revenue every year going back four (4) years, the City has been off every year to the tune of \$20,000.00 - \$40,000.00. The City has received more revenue than what is projected. That is not factored into this year's end of the budget so he would assume that some deferral that comes in the last couple months will be added to that which could make up some of the \$53,000.00. Another thing Council talked about that he is not sure was resolved is budgeting for two (2) engineers for one (1) full year. He does concur that it is better for the City to have the current engineer train the incoming engineer. Having an engineer come in after the previous has left is a detriment to the City but he does not think the caliber of engineer the City should be hiring as a replacement would need a full year. They have talked about reducing it to 6 to 8 months but that is not being reflected in the numbers. In his experience with Aerospace engineering he has never seen someone train alongside a predecessor for that long. It is a different type of engineer but he does not see the need for an entire year of training. The City had the luxury of purchasing City Hall outright because of tax payers and it is not right to ask them to keep paying. He is fine with reallocating the money but he is not for any kind of increase. He thinks there are people in this City who cannot afford any increase at all and he has a duty to protect them. He thanked Council for not suggesting taking the foregone and 3% increase.

Council Member Buban-Vonder Haar reiterated what she had indicated at the last budget meeting. She has no objection to earmarking the money previously

used for rent and Kuna has a disproportionate tax income base. It is about 80% residential and 20% commercial. Usually cities are more evenly balanced. The more commercial development is drawn to Kuna; the less the burden of taxes for individual property owners. That is part of her interest in saving up money to create additional recreational opportunities and continue to make Kuna enticing. She feels the city is close to the tipping point where more commercial development will come in and help the tax base.

Council President Jones responded that he does not disagree. He thinks all of the council members made valid points that they based their decisions on. He just thinks it can be done with the money that the City has without looking for more.

Council Member McPherson said both made valid points. He agrees with Council President Jones; it can be done with what the City has. He has thought about it over the last couple weeks and really feels that the right decision was made in just taking the foregone. It will still put the City in a good position. Previous Council and administration have set the City up to succeed. The future will be good. There is still the option to take the rest of the tax increase in the future which is good but for now the City is in a good spot and taking just the foregone was the right decision.

Council Member Cardoza thanked the citizens who came to the meeting. Only two (2) voiced an opinion out of 16,000. He rebutted previous testimonies citing the fourteen (14) year old boy who had problems with the police department recently. He feels kids do not have anything to do in Kuna.

Mr. Pete Peterson responded that he knows the boy's teachers and heard testimonies from them. He had problems for a long time and it is a lot more complicated. There are individual cases like this but that does not mean all of Kuna's kids will kill themselves.

Council Member Cardoza said perhaps if the boy had been given more assistance or had more recreational opportunities things would have been different.

Attendees wanted to rebut some of Council's statements. The Public Hearing was reopened.

Orbre Schoonover said it looks like the City is set financially. He would be all for it if there was something concrete but throwing out random ideas such as putt-putt golf and pottery painting; any community would have upset people. It doesn't work to just leave space; you can't protect yourself from everything. If the City needs the money say so, but it seems like it is just wanted and not needed. That bothers him.

Council Member Cardoza addressed Mr. Schoonover's statement. He said the future operations of the City are unknown. The City keeps adding to the greenbelt, the parks, and giving back to the citizens by supporting local events. As Kuna grows Council does not want to be unable to sustain what is already established. He thinks most people have a savings account. The other day he saved a customer some money and the customer told him with that money he could buy three (3) cans of chili for his family's dinner. In Council Member Cardoza's family chili is a side dish with meat and potatoes. He realizes there are people out there living on a different scale than he does, but he would be neglecting his job if he did not look to the future needs of Kuna's citizens. Children need recreational opportunities. What is not spent on maintaining Kuna's children will be spent on a police department and jail system. If that can be avoided it would save a lot of money. That is why he makes the decisions he makes. Citizens want sidewalks, paved roads, a greenbelt, and a bus system. Council has to budget for that and they can't budget out every year if they do not plan for the future growth of the city. They are not taking a rate increase; the school district, library, and fire department do that. Kuna is one of the few communities in Idaho that is debt free. That says Council is doing their job well. Council will have to tax a little bit so it doesn't hurt to provide what is being asked for or they will have to say the City can't provide the requested amenities.

Mr. Schooner said he thinks \$1.6 million is a pretty good reserve fund. He was not aware that Kuna took care of the streets and if they do he has a complaint.

Mayor Stear said Kuna does not maintain the streets and directed that the public hearing needs to be closed.

Council Member Buban-Vonder Haar moved to close the public hearing, seconded by Council Member Cardoza. Motion Carried 4-0.

Mayor Stear stated that Kuna has been very fortunate to have had some growth that brought in some extra income enabling the City to buy some amenities such as a splash pad, a fairly large new park, and some new equipment. All of that is paid for by growth. That money can come or go. If the economy fails next year that money is not coming but, for now, new amenities are possible. The splash pad costs \$20,000.00 a year to maintain. There is a police increase. The tax revenue is the City's only sustaining source of income. If the growth stops the City would have to start laying-off people and maybe turn the splash pad into a basketball court. The City has to keep up with the growth. Over the last four (4) years the tax on his home that goes to the City has gone down \$56.00. What is being asked for with this levy is \$6.00 more. Kuna citizens are still ahead. The only way this city can grow and maintain the current level of service is to occasionally take a little bit of an increase. The budget cannot stay the same while the number of people in this town grows. Council is not asking for a lot of money. He could almost guarantee that, even if they take a 3% increase, taxes will go down because of the growth. All Council is trying to do is keep the taxes

somewhat level; not trying to take the tax payers for extra money. He feels the decision to levy the foregone taxes and lay out the budget the way they did was the right way to go. As for the engineer job and overlap, that is a safety net. They may not need use that but he would feel the City did not do their job well if the engineer they hire did not work out or the training period was too short. A mistake by the City Engineer can cost the City hundreds of thousands of dollars. It is better to have that safety net to make sure the new engineer will work and is comfortable in their position.

Council President Jones asked Mayor Stear why citizens have to pay for growth when they are not contributing to the growth. He does not have a problem paying for increase of services to maintain what he already has but if he has to pay for infrastructure to put a lift station down the road so another developer can come in and make money; he does not feel that is his responsibility. He understands the cost of living and the little extra stuff needed to maintain what Kuna already has but paying for the growth is where he has an issue.

Mayor Stear said the growth has been paying for itself. That is why taxes have decreased over the last four (4) years. When a lift station goes in it is paid back by the developer. Money has to be put up front in order to make something happen but then the money comes back.

Council President Jones still did not understand the need for a tax increase in correlation to growth and future needs.

Council Member Buban-Vonder Haar clarified that Mayor Stear was saying that the fact that over the last four (4) years taxes actually went down but the City was still able to purchase a City Hall and fund additional items and amenities is because of the growth; more people are paying taxes so individuals are paying less but there is more revenue.

Council President Jones is against taxes altogether but if the City is going to commit to generalized expenditures in the future he is willing to look at that.

Council Member Buban-Vonder Haar agreed as long as it is broad enough to not tie their hands unnecessarily. She thinks if there is interest in that they can ask City Treasurer John Marsh to help put that together.

Council Member Cardoza asked City Attorney Richard Roats if Council took the money that was previously used for rent and put it in a line item for future purchases would future Councils be able to change that at future budget meetings.

Mr. Roats said that is correct.

Council Member Cardoza asked if that was Council President Jones' concern.

Council President Jones said he would feel more comfortable if he knew what that money was going to be allocated for. It does not have to be specific but he would like an idea of what the money is going to. He does not like taking the \$53,000.00 when it is not needed.

Council Member Cardoza stated that he felt Council President Jones' concern should be addressed before moving on.

Council President Jones said he did not think it could be resolved in this meeting. Council can vote and his concerns can be discussed at the next meeting.

**Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2016-27. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-27. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Buban-Vonder Haar, and McPherson**

**Voting No: Jones**

**Motion carried 3-1.**

**Council Member Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2016-27. Seconded by Council Member McPherson. Motion carried 4-0.**

2. Public Hearing and consideration to approve Resolution No. R55-2016 Certification of Foregone Property Tax Levy

A RESOLUTION OF THE CITY OF KUNA, IDAHO CERTIFYING THE INTENT OF THE KUNA CITY COUNCIL TO LEVY, AS PART OF THE GENERAL TAX LEVY ADOPTED PURSUANT TO ORDINANCE 2016-27, FOREGONE PROPERTY TAXES.

City Treasurer John Marsh explained this is just an addendum to the prior ordinance as required by the legislature. It sets out the Foregone Property Tax amount that was accepted; \$53,719.00. He stood for questions.

Council Member Cardoza asked why the resolution is after the appropriation.

Mr. Marsh said, based on discussion and testimonies in the appropriations hearing, Council can accept, deny, or change the amount to levy and then the resolution can be adjusted accordingly. It could go either way. This is a new requirement so procedure is still being worked out.

Mayor Stear opened the public hearing.

In Favor: None

Neutral: None

In Opposition: None

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion Carried 4-0.

Council President Jones referred to his previous comments.

**Council Member Buban-Vonder Haar moved to approve Resolution No. R55-2016. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Buban-Vonder Haar, and McPherson**

**Voting No: Jones**

**Motion carried 3-1.**

- C. Public Hearing and consideration to approve Ordinance No. 2016-28 Amending Kuna City Code (16-03-ZOA Zoning Ordinance Amendment) - A request by the City of Kuna – Wendy Howell, Planning & Zoning Director  
(Timestamp 02:25:54)

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve a summary publication of ordinance*

AN ORDINANCE OF CITY OF KUNA, IDAHO, AMENDING TITLE 5, CHAPTER 1, SECTION 6-2 ENTITLED “MEANINGS OF TERMS OR WORDS” TO MAKE CHANGES TO THE DEFINITIONS; AMENDING TITLE 5, CHAPTER 3, SECTION 2, ENTITLED “LAND USE TABLE” TO MAKE CHANGES TO LAND USES RELATED TO THE REQUIREMENT FOR EITHER A PERMITTED OR SPECIAL USE PERMIT; AND PROVIDING AN EFFECTIVE DATE.

Planning & Zoning Director Wendy Howell said this ordinance basically just adds definitions and land uses to the current land use table and zoning ordinance. They are consistent with the comprehensive plan. At the time the staff report was written Central District Health and Idaho Transportation Department had not turned in their agency responses and both had no objections. She stood for questions.

Mayor Stear opened the public hearing.

In Favor: None

Neutral: None

In Opposition: None

Council President Jones asked why the exception was changed on the automobile shop.

Ms. Howell responded the intent was not changed; it was just made easier to read and interpret. The exception was already in the ordinance.

Council President Jones clarified that the City is allowing people to only work on one (1) car at a time at their dwelling and if they choose to have multiple cars the parts and equipment for the cars not being worked on must be screened and removed from view of the street.

Ms. Howell explained that it means someone can work on thier own vehicle but not leave parts and equipment out. It becomes a nuisance and becomes a code enforcement issue.

Mayor Stear asked for a motion to close the public hearing.

Council Member Buban-Vonder Haar moved to close the public hearing, second by Council Member McPherson. Motion carried 4-0

**Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2016-28. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-28. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2016-28. Seconded by Council Member McPherson. Motion carried 4-0.**

## **7. Business Items:**

- A. Consideration to approve 16-07-FP (Final Plat), Timbermist LLC – Trevor Kesner, Planner II**

*(Timestamp 02:30:33)*

Applicant is requesting Final Plat approval for Timbermist residential Subdivision No. 3. The Final Plat for Timbermist Subdivision No. 3 proposes 47 residential lots and three (3) common lots on approximately 12.22 acres (APN #S1312336015)

Senior Planner Troy Behunin presented the matter to Council and stood for questions.

Council President Jones asked if this is the final phase.

Mr. Behunin said it is not, it will be going further east. That is in the next business item on the agenda.

**Council Member Buban-Vonder Haar moved to approve 16-07-FP (Final Plat). Seconded by Council Member McPherson. Motion carried 4-0.**

**B. Consideration to approve 16-08-FP (Final Plat), Timbermist LLC – Trevor Kesner, Planner II**

*(Timestamp 02:32:18)*

Applicant is requesting Final Plat approval for Timbermist residential Subdivision No. 4. The Final Plat for Timbermist Subdivision No. 4 proposes 51 residential lots and seven (7) common lots on approximately 15.86 acres (APN #S1312346030)

Senior Planner Troy Behunin presented the matter to Council. It is the 4<sup>th</sup> and final plat. He stood for questions.

Council Member Cardoza asked if each plat has to come before Council when there are no changes to the development agreement.

Mr. Behunin said it does because code requires final plat applications get final plat approval so the applicant knows they are in substantial conformance. It also prompts the applicant to go through the final plat process. There are a number of checklist items they have to fulfill and a number of different things to complete for each phase.

Council Member Cardoza asked if it is a state law that Council approves every plat when there is an agreement that spells out everything that is required.

Mr. Behunin explained it is an opportunity for the applicant to propose a final plat and for staff to verify it is in substantial conformance. Once in a while there are developers that propose something different on a final plat and it has to be evaluated. The City is a signature on the final plat so it is a good opportunity for a final check.

Mr. Roats said it is required by state code.

Council President Jones asked if they could be under the consent agenda if there are no changes.

Mr. Roats confirmed they could.

Planning and Zoning like the idea of putting plats under consent agenda.

**Council Member Buban-Vonder Haar moved to approve 16-08-FP (Final Plat). Seconded by Council Member McPherson. Motion carried 4-0.**

- C. Consideration to approve 16-10-FP (Final Plat – Patagonia Sub No. 1) – Troy Behunin, Senior Planner  
(Timestamp 02:36:04)

Applicant seeks final plat approval for Patagonia Subdivision No. 1. If approved, this will create 51 single family lots, and six (6) common lots.

Senior Planner Troy Behunin presented the matter to Council and stood for questions.

Council Member Cardoza asked about 16-09-FP. The numbers jumped from 16-08-FP to 16-10-FP.

Mr. Behunin said it would be presented at the next meeting.

**Council Member Buban-Vonder Haar moved to approve 16-10-FP (Final Plat). Seconded by Council Member McPherson. Motion carried 4-0.**

- D. Consideration to approve Resolution No. R56-2016 Approving an Agreement with Patagonia Development LLC for Cost Recovery on Over-sized Water Trunk Lines – Gordon Law, City Engineer  
(Timestamp 02:38:36)

RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$149,008.74 WITH PATAGONIA DEVELOPMENT, LLC.

City Engineer Gordon Law indicated there are five (5) agreements pertaining to cost recovery for oversizing the facilities in Patagonia Development. There is a separate agreement for each. He also indicated that these agreements are to be approved as is to form. There are still some punch list items the developer has to complete on three (3) of these agreements. The agreements will not be release until those items are complete. This is typical with these types of agreements. He asked that Council consider these agreements and recommends approval for each. They will recover the costs over a period of ten (10) years paid out of connection fees that are collected by the City.

Council President Jones asked if all the work had been completed.

Mr. Law said that particular project is completed except for the punch list he already mentioned.

**Council Member Buban-Vonder Haar moved to approve Resolution No. R56-2016. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Motion carried 4-0.**

- E. Consideration to approve Resolution No. R57-2016 Approving an Agreement with Patagonia Development LLC for Cost Recovery on Over-sized Sewer Trunk Lines – Gordon Law, City Engineer  
(Timestamp 02:41:00)

RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$24,014.11 WITH PATAGONIA DEVELOPMENT, LLC.

**Council Member Buban-Vonder Haar moved to approve Resolution No. R57-2016. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Motion carried 4-0.**

- F. Consideration to approve Resolution No. R58-2016 Approving an Agreement with Patagonia Development LLC for Cost Recovery on Over-sized Pressure Irrigation Trunk Lines – Gordon Law, City Engineer  
(Timestamp 02:41:27)

RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$22,292.28 WITH PATAGONIA DEVELOPMENT, LLC.

**Council Member Buban-Vonder Haar moved to approve Resolution No. R58-2016. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Motion carried 4-0.**

- G. Consideration to approve Resolution No. R59-2016 Approving an Agreement with Patagonia Development LLC for Cost Recovery on Over-sized Pressure Irrigation Pump Station – Gordon Law, City Engineer

*(Timestamp 02:41:55)*

RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$345,826.45 WITH PATAGONIA DEVELOPMENT, LLC.

**Council Member Buban-Vonder Haar moved to approve Resolution No. R59-2016. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Motion carried 4-0.**

- H. Consideration to approve Resolution No. R60-2016 Approving an Agreement with Patagonia Development LLC for Cost Recovery on Over-sized Sewer Lift Station – Gordon Law, City Engineer

*(Timestamp 02:42:18)*

RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$661,920.73 WITH PATAGONIA DEVELOPMENT, LLC.

**Council Member Buban-Vonder Haar moved to approve Resolution No. R60-2016. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Motion carried 4-0.**

- I. New City Hall Update *(No Action Required)* – Bob Bachman, Facilities Director  
*(Timestamp 02:42:40)*

Facilities Director Bob Bachman said they are on budget and on schedule. He stood for questions.

Council President Jones said he appreciates everything Mr. Bachman is doing at the new City Hall. He is concerned about how much time Mr. Bachman is putting in on this project.

Mr. Bachman said he appreciates that but he views the hours he is putting in as part of his job.

- J. Consideration to approve Resolution No. R62-2016 Idaho Humane Society Contract  
– Richard Roats, City Attorney  
(Timestamp 02:45:12)

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE IDAHO HUMANE SOCIETY TO PROVIDE ANIMAL CONTROL SERVICES WITHIN THE CITY OF KUNA, IDAHO FOR THE FISCAL YEAR OCTOBER 1, 2016 TO SEPTEMBER 30, 2017

City Attorney Richard Roats explained this is a standard renewal resolution for the Idaho Humane Society contract. He stood for questions.

Council Member Cardoza asked if there was a price built into this agreement.

Mr. Roats said it is in the contract.

Council Member Cardoza asked City Treasurer John Marsh what the City paid last year. He was concerned about the amount being paid this year.

City Treasurer John Marsh said the Humane Society Contract in 2017 is \$61,465.00. Fiscal Year 2016 was \$59,675.00. The year prior to that was \$57,175.00. It has gone up anywhere from 3% to 5% every year.

Council Member Cardoza asked if the amount was negotiable.

Mr. Roats said it could be negotiated. He suggested bringing them in to discuss the concerns that are brought to the City with the service level received. Every year they apply the automatic increase and send it. However, Kuna is not getting fabulous service and things are increasing.

Mayor Stear said with the Prosecutor's Office it is based on cases and usage. It doesn't work that way with the Humane Society.

Council Member Cardoza asked if the work load was increasing enough to substantiate the increase.

Mayor Stear said he did not know.

Council Member Cardoza said they used to bring in reports.

City Clerk Chris Engels said they still do. She was not aware they wanted copies of those.

Mayor Stear said this should be looked into.

Council Member Cardoza suggested tabling the issue until they can substantiate the increase.

Mr. Roats said their reason for the increase is, according to Idaho Humane Society, as of the time of budgeting the City of Kuna population represents approximately 4% of the population base which they serve. Kuna service calls represent 5% of the total calls for the jurisdictions they serve. At the same time Kuna pays 3% of the total contract amount Idaho Humane Society receives for animal control services. They have stated they would like Kuna's share of the contract to be 4% to 5%. As a result they projected a 3% increase to get closer to the 4% of the total amount they receive. However, he has nothing to substantiate those numbers.

Council Member Cardoza said it is interesting that they will go to Meridian or Boise on the same service call because they are in the loop. He would like to know if those cities are getting charged.

Council Member Buban-Vonder Haar said she does not think they have a contract with Meridian because Meridian has their own Humane Society.

Mr. Roats asked Kuna Chief of Police Justin Dusseau how the police break it down when they are called to an address.

Mr. Dusseau said it is a delicate subject. On almost every occasion Kuna Police arrive first. He believes they only charge for Kuna City Limits. He asked that they review their reports and look into the timeliness of what they are doing. That is their biggest issue. Sometimes it takes them three (3) hours to get there and the Police sometimes have to handle an aggressive dog in the meantime.

Council Member Cardoza found that interesting. His daughter sometimes picks up strays. They have been told that it would be better if they could deliver the dog to the Humane Society.

Chief Dusseau said people also say they get an answering machine and no return phone call. Then they bring the dog to the police department. He said the Humane Society has a very important function but Kuna and the Human Society need to work together to make it more efficient and he is willing to help with that.

Council Member Cardoza agreed. Phone conversations are almost non-existent. That is a problem when the City is paying almost \$5,000.00 a month but no one is answering the phones.

Mayor Stear suggested tabling this and he could leave a message with the Humane Society the next day.

Council Member Buban-Vonder Haar said, in their defense, if Kuna is only 5% of their work load imagine the volume of calls they are getting on a daily basis.

Council Member Cardoza says he has a problem paying our police \$1.5 million to do their job when the City is also paying the Humane Society to do the same job.

Council Member Buban-Vonder Haar said the original expectations in terms of response time needs to be clarified. She would be shocked if, for that price, there was ever an expectation for them to be out here in thirty (30) minutes. They do not have the staff for that.

Chief Dusseau added the police department is very accessible so obviously if someone gets the Humane Society's answering machine they will go to the police. The Humane Society does not have a lot of staff so by the time they make their rounds it takes a lot of time. He does not know how to fix that but if they are charging for a service he suggests looking at how long it takes.

Mayor Stear suggested again that the item be tabled and looked into.

**Council Member Buban-Vonder Haar moved to table Resolution No. R62-2016. Seconded by Council Member McPherson. Motion carried 4-0.**

- K.** Consideration to approve Resolution No. R63-2016 Nampa Meridian Irrigation District Agreement – Richard Roats, City Attorney  
(Timestamp 02:54:34)

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT BY AND BETWEEN THE CITY OF KUNA AND THE NAMPA MERIDIAN IRRIGATION DISTRICT.

City Attorney Richard Roats presented the resolution and stood for questions.

Council Member Buban-Vonder Haar pointed out the title refers to the City as the City O Kuna. She asked that that be corrected.

Council Member Cardoza asked if Kuna would be paid for collecting assessments and charges.

City Engineer Gordon Law responded that it is a fundamental part of the whole process of the City having an irrigation district to do the assessment roll process which Kuna does in November. Kuna collects the money and the cost for collecting the money is part of the assessment roll itself; so no there is not a reimbursement.

Council Member Cardoza clarified that it is built in as a cost of what Kuna assesses.

Mr. Law confirmed Council Member Cardoza's statement.

**Council Member Buban-Vonder Haar moved to approve Resolution No. R63-2016. Seconded by Council Member McPherson. Motion carried 4-0.**

## 8. Ordinances:

- A. Consideration to approve Ordinance No. 2016-29 Amending Kuna City Code 1-4-1 – General Penalty – Richard Roats, City Attorney  
(Timestamp 02:656:50)

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve a summary publication of ordinance*

AN ORDINANCE AMENDING KUNA CITY CODE 1-4-1 SETTING FORTH SEPARATE PARAGRAPHS FOR THE OFFENSES OF INFRACTION AND MISDEMEANOR PENALTIES; PROVIDING FOR A SEVERANCE CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Richard Roats explained this ordinance takes the existing code and breaks it down and puts the fines in to enable Ada County to use it with their new system for record keeping. He stood for questions.

Council President Jones asked where the \$25.00 came from.

Mr. Roats said that is what Ada County uses for their infraction fine and then the court cost.

Council President Jones asked if a judge could override that.

Mr. Roats said typically on an infraction, if they do not have a court trial, the person just appears and, if they plead guilty, it is accepted and paid at the counter.

Council President Jones asked if it could be changed from a city standpoint.

Mr. Roats said in this section it is \$25.00 if it is not specified anywhere else in the code under the infractions.

**Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2016-29. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-29. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2016-29. Seconded by Council Member McPherson. Motion carried 4-0.**

**9. Mayor/Council Discussion Items:**

*(Timestamp 02:59:57)*

Council President Jones asked about the restocking fee discussed at the last meeting.

City Engineer Gordon Law responded he assigned someone to get that answer but he does not have it.

Council Member Cardoza asked about his inquiry into purchasing or exchanging property for that Ada County Highway District Property. He wanted to know if that had been followed up on.

Mayor Stear said not yet.

Council Member Cardoza asked if Mayor Stear had considered an open house for the new City Hall when it is complete.

Mayor Stear said he had and he would like to do something for the people who have gone above and beyond with this project in order to make the time line possible. That would probably be done separately.

Council Member Cardoza asked about the building at the park that was used to house the disc golf rental. He asked if it would be appropriate to house equipment and offices for the Parks Director and Facilities Director.

Parks Director Bobby Withrow said eventually they would like to use it for something like that but right now the area is too small.

Mayor Stear recalled it was fairly inefficient to heat and cool.

Council Member Cardoza suggested using it as a police substation.

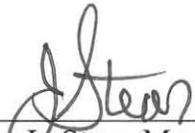
Council President Jones asked if the City owns that road.

Mr. Withrow said it is owned by ACHD but they do not maintain it.

**10. Announcements:**

**11. Executive Session:**

**12. Adjournment:** 9:06 pm

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

ATTEST:

  
Chris Engels, City Clerk



*Minutes prepared by Ariana Welker, Customer Service Specialist  
Date Approved: CCM 09.20.2016*



CITY OF KUNA

763 W. Avalon • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

September 6, 2016 – City Council Meeting

Case Name: School House Park Rezone & Multi-Family Project; 16-02-CPM, 16-01-ZC and 16-01-S.

Case Type: Request for a Comprehensive Plan Map Amendment from Medium to High Density, a rezor from R-6 to R-12 and Subdivision Pre Plat; Case No.s 16-02-CPM, 16-01-ZC and 16-01-S.

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission or City Council.

Table with 3 columns: IN FAVOR, NEUTRAL, IN OPPOSITION. Each column has 4 rows of testifier information (checkboxes for Testify/Not Testify, Print Name, Print Address, City/State/Zip). Includes handwritten entries for Elizabeth Olacsi, Byron Olacsi, and Becky Woodley.



# CITY OF KUNA

763 W. Avalon • Kuna, Idaho • 83634 • Phone (208) 922-5274  
Fax: (208) 922-5989 • www.Kunacity.Id.gov

## SIGN-UP SHEET

**September 6, 2016 – City Council Meeting**

Case Name: **School House Park Rezone & Multi-Family Project**; 16-02-CPM, 16-01-ZC and 16-01-S.

Case Type: Request for a Comprehensive Plan Map Amendment from Medium to High Density, a rezor from R-6 to R-12 and Subdivision Pre Plat; Case No.s 16-02-CPM, 16-01-ZC and 16-01-S.

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission or City Council.

IN FAVOR		NEUTRAL		IN OPPOSITION	
----------	--	---------	--	---------------	--

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

*BRUCE BAKER*

\_\_\_\_\_  
Print Name

*975 W. Recess Way*

\_\_\_\_\_  
Print Address

*KUNA ID 83634*

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip



# CITY OF KUNA

763 W. Avalon • Kuna, Idaho • 83634 • Phone (208) 922-5274  
Fax: (208) 922-5989 • www.Kunacity.Id.gov

## SIGN-UP SHEET

**September 6, 2016 – City Council Meeting**

Case Name: School House Park Rezone & Multi-Family Project; 16-02-CPM, 16-01-ZC and 16-01-S.

Case Type: Request for a Comprehensive Plan Map Amendment from Medium to High Density, a rezor from R-6 to R-12 and Subdivision Pre Plat; Case No.s 16-02-CPM, 16-01-ZC and 16-01-S.

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission or City Council.

IN FAVOR	NEUTRAL	IN OPPOSITION
----------	---------	---------------

Testify     Not Testify  
Steve Arnold  
Print Name  
1785 Whisper Cove  
Print Address  
Boise Id 83729  
City                      State, Zip

Testify     Not Testify  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify  
MIKE BRUNETTI  
Print Name  
763 W SANDBOX  
Print Address  
KUNA ID 83634  
City                      State, Zip

Testify     Not Testify  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify  
LINDA BRUNETTI  
Print Name  
763 W Sandbox St  
Print Address  
Kuna ID 83634  
City                      State, Zip

Testify     Not Testify  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify  
Jim Russe II  
Print Name  
781 S School St  
Print Address  
Kuna Id. 83634  
City                      State, Zip

Testify     Not Testify  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify  
GREG BUSMANN  
Print Name  
903 S PENCIL AVE  
Print Address  
KUNA ID 83634  
City                      State, Zip

**IN FAVOR**

**NEUTRAL**

**IN OPPOSITION**

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Shelley Eakin  
Print Name  
941 S Jump Rope Pl  
Print Address  
Kona ID 83434  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
David Eakin  
Print Name  
941 S Jump Rope Pl  
Print Address  
Kona, ID 83634  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
James Porter  
Print Name  
993 W RECESS WAY  
Print Address  
KONA ID 83634  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
STEPHEN DAMRON  
Print Name  
88 W Kunch Box St  
Print Address  
Kona ID 83634  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Sheri Russell  
Print Name  
281 S School  
Print Address  
Kona ID 83634  
City                      State, Zip

**IN FAVOR**

**NEUTRAL**

**IN OPPOSITION**

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

Holly Kessinger  
Print Name  
1195 S Ruler Pl  
Print Address  
Kuna ID 83634  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
Budget  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

Rock Peterson  
Print Name  
1047 Ashwood Ct  
Print Address  
Kuna ID 83634  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

Betty Rodgers  
Print Name  
1041 S Rencil Ave  
Print Address  
Kuna ID 83634  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

Shayler Mangle  
Print Name  
838 W Sandbox St.  
Print Address  
Kuna ID 83634  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

Testify     Not Testify

Christine Mangle  
Print Name  
838 W Sandbox St  
Print Address  
Kuna ID 83634  
City                      State, Zip



CITY OF KUNA

763 W. Avalon • Kuna, Idaho • 83634 • Phone (208) 922-5546  
Fax: (208) 922-5989 • www.kunacity.id.gov

PUBLIC HEARING SIGN-UP SHEET

Kuna City Council Meeting 6:00 p.m.  
September 6, 2016

Ordinance No. 2016-27 Annual Appropriations and Resolution No. R55-2016 Certification of Foregone Property Tax Levy

Please print your name below if you would like to present oral testimony or written exhibits about this item to the City Council.

IN FAVOR NEUTRAL IN OPPOSITION

Testify  Not Testify  
~~MIKE BRUNETT~~  
Print Name  
~~763 W SANDBOX~~  
Print Address  
~~KUNA ID~~  
City State, Zip

Testify  Not Testify  
Print Name  
Print Address  
City State, Zip

Testify  Not Testify  
Okra Schoenauer  
Print Name  
Dale Schoenauer  
Print Address  
581 S. School #1  
City State, Zip  
KUNA ID 83624

Testify  Not Testify  
Print Name  
Print Address  
City State, Zip

Testify  Not Testify  
Print Name  
Print Address  
City State, Zip

Testify  Not Testify  
Jim Russell  
Print Name  
781 So. School ST  
Print Address  
Kuna Id. 83634  
City State, Zip

Testify  Not Testify  
Print Name  
Print Address  
City State, Zip

Testify  Not Testify  
Print Name  
Print Address  
City State, Zip

Testify  Not Testify  
Pete Peterson  
Print Name  
1047 Ashwood Ct  
Print Address  
Kuna Id 83634  
City State, Zip



# CITY OF KUNA

763 W. Avalon • Kuna, Idaho • 83634 • Phone (208) 922-5274

Fax: (208) 922-5989 • www.kunacity.id.gov

## SIGN-UP SHEET

09/06/16

Case Name: **16-03-ZOA – City of Kuna**

Case Type: Zoning Ordinance Amendment

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Kuna City Council.

IN FAVOR	NEUTRAL	IN OPPOSITION
----------	---------	---------------

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
City                      State, Zip