

OFFICIALS

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



CITY OF KUNA

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

City Council Meeting MINUTES

Wednesday, November 8, 2017

Note: The regular City Council Meeting is moved to Wednesday to accommodate the elections held on the first Tuesday of this November, the regular meeting date for Council.

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

COUNCIL MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Chris Engels, City Clerk
Bobby Withrow, Parks Director
Bill Jackson, Deputy City Treasurer
Wendy Howell, Planning & Zoning Director
Richard Roats, City Attorney
Troy Behunin, Planner III
Jace Hellman, Planner I

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda:

(Timestamp 00:00:54)

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:

I. Regular City Council Minutes, October 17, 2017

B. Accounts Payable Dated November 1, 2017 in the Amount of \$409,579.93

C. Resolutions

1. Consideration to approve Resolution No. R87-2017

A RESOLUTION OF THE CITY COUNCIL 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, 2017 TO SEPTEMBER 30, 2018.

2. Consideration to approve Resolution No. R88-2017

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COOPERATIVE AGREEMENT FOR ANNUAL ASSESSMENT WITH VALLEY REGIONAL TRANSIT AND THE CITY OF KUNA; AUTHORIZING THE CITY OF KUNA TO PAY THE ANNUAL ASSESSMENT IN THE AMOUNT OF SEVEN THOUSAND EIGHT HUNDRED AND FORTY-FOUR DOLLARS (\$7,844.00); AND AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY CLERK TO ATTEST THE AGREEMENT.

3. Consideration to approve Resolution No. R89-2017

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH SILVER BUTTE HOLSTEINS, INC. FOR THE LEASE OF THE CITY OF KUNA'S PROPERTY LOCATED AT SWAN FALLS ROAD, KUNA, IDAHO.

4. Consideration to approve Resolution No. R90-2017

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUB ENGINEERING, INC. FOR THE DOWNTOWN REVITALIZATION PHASE II-A & PHASE II-B, AS DESCRIBED IN EXHIBIT A – CITY OF KUNA, DOWNTOWN REVITALIZATION PROJECT, PHASE II-A & PHASE II-B SERVICES, SCOPE OF SERVICES, SCHEDULE, AND BASIS OF FEE; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

D. Findings of Fact and Conclusions of Law

- 1.** Consideration to approve Findings of Fact and Conclusions of Law for Case No. 17-04-AN (Annexation) for John Browning.
- 2.** Consideration to approve Findings of Fact and Conclusions of Law for Case No. 16-04-CPM (Comprehensive Plan Map Amendment) and 16-13-AN (Annexation) for Indian Creek Sports by Troy and Vicki Todd.

Council Member Buban-Vonder Haar moved to approve the consent agenda. 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

Absent: None

Motion carried 4-0.

5. Community Reports or Requests: None

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

- A.** Public Hearing and consideration to approve Resolution R86-2017 – Richard Roats, City Attorney
(Timestamp 00:01:38)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, REPEALING RESOLUTION R52-2011, ESTABLISHING A PROCEDURE FOR MAKING PUBLIC RECORDS REQUESTS, AND ESTABLISHING THE FEES TO BE CHARGED FOR PUBLIC RECORDS REQUESTS WITH THE CITY OF KUNA AND PROVIDING AN EFFECTIVE DATE.

City Attorney Richard Roats presented to Council the resolution and the purpose of the changes. He stood for questions.

Council Member Buban-Vonder Haar asked about the proposed form.

Mr. Roats said that he preferred to maintain the use of a form.

Mayor Stear explained that in the future all requests would come into the Clerk's office and be distributed.

Council President Cardoza asked what additional actual costs were being referred to.

Mr. Roats said that shipping or mailing items or media was what was referred to.

Council Member Jones asked about archived information being on site or off site.

Mr. Roats said that it was on site.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

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

Council Member Buban-Vonder Haar moved to approve Resolution No. R86-2017. Seconded by Council Member McPherson. Motion carried 4-0.

- B. Public Hearing that was tabled from October 17, 2017 and consideration to approve 17-07-ZC (Rezone) – Jace Hellman, Planner I
(Timestamp 00:06:34)**

A request from Scott Noriyuki, to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The site is located at the southeast corner of West Hubbard Road and North Linder Road, Kuna ID.

Planner I Jace Hellman asked for the item to be tabled to December 5, 2017 as the applicant was not in attendance.

Council Member Buban-Vonder Haar moved to table the public hearing and consideration to approve 17-07-ZC (Rezone) to December 5, 2017. Seconded by Council Member McPherson. Motion carried 4-0.

- C. Public Hearing and consideration to approve 17-03-AN (Annexation) and 17-07-S (Subdivision) for Rising Sun Estates Subdivision – Troy Behunin, Planner III
(Timestamp 00:08:32)**

Request to annex approximately 36.30 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 91 single family residential lots and 5 common lots with a proposed greenbelt dedication to the City. A Design Review application for landscaping was previously approved by the Commission. The site is located at the south west corner (SWC) of East Kuna and South Stroebel Roads, site address is next to 2067 E Kuna Road, Kuna, Idaho, In Section 30, T 2N, R 1E, APN #: R0615250650.

Planner III Troy Behunin reviewed the application for Council and stood for questions.

Steve Arnold from A Team Land Consultants presented the project on behalf of the applicant and stood for questions.

Council Member Jones confirmed they were working with ACHD.

Mr. Arnold replied they were.

Council Member Jones asked which way the houses on the flag lots faced.

Mr. Arnold responded north south.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

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

Council Member Buban-Vonder Haar stated this plan served a need she had been calling out a lot, larger lots, and she thanked Mr. Arnold for bring this unique project. She also called out Kuna's focus on the Greenbelt and appreciated that this plan also took that into account.

Council Member Buban-Vonder Haar moved to approve 17-03-AN (Annexation) and 17-07-S (Subdivision) with the specifications listed in the packet. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

- A.** Disabled American Veterans Forget-Me-Not Days Proclamation – Mayor Stear
(Timestamp 00:27:04)

Mayor Stear read the proclamation.

- B.** Consideration to approve 17-01-LS (Lot Split) for Sid Anderson – Jace Hellman, Planner I
(Timestamp 00:28:33)

A request from Sid Anderson to split approximately seven acres out of a 115-acre parent parcel. The site is located on the east side of Cloverdale road, south of the railroad tracks and north of Barker Road.

Planner I Jace Hellman presented the application and stood for questions.

**Council Member Buban-Vonder Haar moved to approve 17-01-LS (Lot Split).
Seconded by Council Member McPherson. Motion carried 4-0.**

- C. Request for funds to do an appraisal of the 20 acres at Meadow View – Bob Bachman, Public Works Director
(Timestamp 00:31:37)

Parks Director Bobby Withrow presented the request on behalf of Public Works Director Bob Bachman. The amount needed was \$1,500 from contingency.

Council Member Buban-Vonder Haar stated Council had discussed how beneficial the trade with ACHD would be.

**Council Member Buban-Vonder Haar moved to approve the expenditure of \$1,500 from contingency for an appraisal of the Meadowview property
Seconded by Council Member McPherson. Motion carried 4-0.**

- D. Request for contingency funds to complete the purchase of the splash pad components – Bobby Withrow, Parks Director
(Timestamp 00:34:16)

Parks Director Bobby Withrow updated Council on the Splash Pad and requested to use the funds allocated by Council in the previous budget in the carry over.

Council Member Buban-Vonder Haar stated this was money that had already been approved in fiscal year 2017 and this would be reauthorizing it's expenditure in fiscal year 2018.

Council discussed items rolling over into contingency funds.

**Council Member Buban-Vonder Haar moved to approve the expenditure of \$107,389.62 to pay the remaining invoice for the Splash Pad from contingency.
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

Absent: None

Motion carried 4-0.

8. Ordinances:

- A. Consideration to approve Ordinance No. 2017-23
(Timestamp 00:38:24)

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT:
PARCEL NO. S1407347180 SITUATED IN THE UNINCORPORATED AREA

OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings of ordinance

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-23. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-23. 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

Absent: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the Summary Publication of Ordinance No. 2017-23. Seconded by Council Member McPherson. Motion carried 4-0.

- B.** Consideration to approve Ordinance No. 2017-24
(Timestamp 00:40:12)

AN ORDINANCE REZONING PARCEL R9442000081; THE EAST ONE-HALF OF LOT 4 OF WILSON SUBDIVISION, ADDRESSED AS 315 EAST AVALON STREET, KUNA, IDAHO, FROM R-6 TO C-2; SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings of ordinance

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

Council Member Buban-Vonder Haar stated there were public hearings held on this item in May 2017 by the Planning & Zoning Commission who recommended approval and by the City Council in July 2017 at which the rezone was granted. This put those decisions in affect.

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-24. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-24. 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

Absent: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the Summary Publication of Ordinance No. 2017-24. Seconded by Council Member McPherson. Motion carried 4-0.

9. Mayor/Council Announcements:

(Timestamp 00:42:07)

Mayor Stear provided an update on the downtown project, the street striping and the corrections to be made to the striping.

Council President Cardoza shared his thoughts on the project.

Council Member Buban-Vonder Haar reminded everyone about the Kuna Holiday Artist & Crafter show happening November 11, 2017.

Council Member Jones asked about the pop up plaza event that was supposed to occur in October.

City Clerk Chris Engels replied it did happen but she was not in attendance so could not give him a report.

Mayor Stear discussed traffic calming.

Chief McDaniel updated Council on their traffic calming efforts for school zones.

10. Executive Session: 6:53 pm

- A. Adjourn to Executive Session Pursuant to Idaho Code 74-206(b) for the Purpose of Discussing a Personnel Matter**

(Timestamp 00:51:29)

Council Member Buban-Vonder Haar moved to adjourn to Executive Session pursuant to Idaho Code 74-206(b) for the purpose of discussing a personnel

matter. 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

Absent: None

Motion carried 4-0.

11. Consideration to increase starting salary for Economic Development Specialist based on qualifications – Mayor Stear

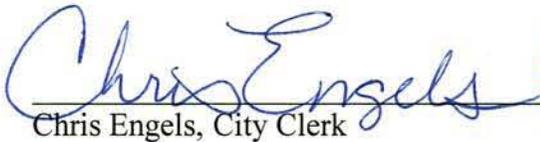
Council Member Buban-Vonder Haar moved to increase starting salary up to \$50,000 - \$70,000 for the Economic Development Specialist position based on qualifications. Seconded by Council Member McPherson. Motion carried 4-0.

12. *Adjournment: 7:28 pm*



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 11.21.2017



CITY OF KUNA

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PUBLIC HEARING SIGN-UP SHEET

Kuna City Council Meeting 6:00 p.m.
November 8, 2017

Resolution No. R86-2017

Public Records Requests Procedure & Fees

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	
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SIGN-UP SHEET

November 8, 2017 – City Council Public Hearing

Case Name: 17-07-ZC (Scott Noriyuki: SE corner of W Hubbard Road and Linder Road., Kuna, ID 83634)
Case Type: Rezone

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

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SIGN-UP SHEET

November 08, 2017 – Council, Public Hearing

Case Name: Annexation and Preliminary Plat; Rep Steve Arnold with A-Team Land Consulting
Case Type: A request to annex approximately 36.30 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 91 single family residential lots and 5 common lots. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is located at the south west corner (SWC) of East Kuna and South Stroebel Roads, site address is next to 2067 East Kuna Road, Kuna, Idaho, In Section 30, T 2N, R 1E, APN #: R0615250650.

CASE No(s): 17-03-AN (Annexation) & 17-07-S (Preliminary Plat) – *Rising Sun Estates Subdivision*

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

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