

## 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 Tuesday, December 5, 2017

#### 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  
John Marsh, City Treasurer  
Wendy Howell, Planning & Zoning Director  
Richard Roats, City Attorney  
Jace Hellman, Planner I

##### 2. *Invocation:* Stan Johnson, Kuna Life Church

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

##### 4. *Consent Agenda:* (Timestamp 00:01:09)

*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, November 21, 2017

##### B. Accounts Payable Dated November 30, 2017 in the Amount of \$247,990.24

**C. Alcohol Licenses:**

1. Scott & Andrea Enterprises LLC dba Firehouse Pizzeria & Grill 726 East Avalon Street – On Premise Beer

**D. Resolutions**

1. Consideration to approve Resolution No. R94-2017

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE 2017 KUNA SEWER MASTER PLAN- FINAL REPORT.

2. Consideration to approve Resolution No. R95-2017

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE IRRIGATION EASEMENT FROM CONRAD & BISCHOFF, INC.

3. Consideration to approve Resolution No. R96-2017

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE STATE/LOCAL AGREEMENT (PROJECT DEVELOPMENT) FOR PROJECT NO. A020 (143) MAIN STREET-AVENUE C TO AVENUE A, KUNA, ADA COUNTY, IDAHO; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CLERK TO ATTEST TO SAID SIGNATURE.

**E. Findings of Fact and Conclusions of Law**

1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 17-07-AN (Annexation) and 17-09-S (Subdivision) for Saranda Subdivision.

**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, Buban-Vonder Haar, Jones, 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 that was tabled from October 17, 2017 to November 8, 2017 to December 5, 2017 and consideration to approve 17-07-ZC (Rezone) – Jace Hellman, Planner I  
(Timestamp 00:01:42)*

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 presented the application and stood for questions.

Scott Noriyuki with North Side Management, 6810 Fairhill Place, Boise, Idaho 83714, apologized for missing the previous meeting. He presented his application and stood for questions.

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 Jones stated he had no concerns with the application.

Council Member Buban-Vonder Haar agreed and noted both staff and the Planning & Zoning Commission recommended approval.

**Council Member Buban-Vonder Haar moved to approve 17-07-ZC (Rezone) with the conditions of approval as listed in the packet. Seconded by Council Member Jones. Motion carried 4-0.**

- B. Public Hearing that was tabled from November 21, 2017 to December 5, 2017 and consideration to approve 17-05-AN (Annex) and 17-01-CPF (Combination Preliminary Plat and Final Plat) Pierson Subdivision Annexation – Troy Behunin Planner III  
(Timestamp 00:08:31)*

A request from Clair Bowman, seeking approval for annexation of approximately 4.28 acres into Kuna City with an R-2 (Low Density Res.) zone, and combination preliminary and final plat approval to create a 2-lot residential subdivision, a re-plat of a portion of Dreamcatcher Subdivision. The site is located near the south-east

corner of Black Cat and Amity Roads addressed as 4400 W. Legacy Lane, Meridian, ID 83634.

It was requested this item be tabled.

**Council Member Buban-Vonder Haar moved to table the public hearing and consideration to approve 17-05-AN (Annex) and 17-01-CPF (Combination Preliminary Plat and Final Plat) to December 19, 2017. Seconded by Council Member McPherson. Motion carried 4-0.**

## **7. Business Items:**

- A. Consideration to approve the purchase of a four wheel drive truck for the Building Department as budgeted. – Bob Bachman, Public Works Director  
(Timestamp 00:09:37)

Public Works Director Bob Bachman explained the SUV from the police department was not working out for the building department and their need for a 4-wheel drive truck. He stood for questions.

Council Member Buban-Vonder Haar asked if cargo carrying was an issue.

Mr. Bachman responded that it did make it easier having a bed of a pickup truck. He requested to keep the line item for the truck in the budget.

No Council action was required.

## **8. Ordinances:**

- A. Consideration to approve Ordinance No. 2017-26  
(Timestamp 00:11:57)

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING SECTION 6 OF CHAPTER 1, TITLE 3, KUNA CITY CODE TO ADD A PROVISION THAT AN ALCOHOL LICENSE APPLICATION MAY BE PLACED ON THE CONSENT AGENDA AND ACTED UPON IF THERE IS NO OBJECTION, AND IF THE ALCOHOL LICENSE APPLICATION IS FOR A NEW LICENSE AND THE APPLICATION HAS RECEIVED BOTH STATE AND COUNTY ALCOHOL LICENSES, THE CLERK MAY ISSUE A TEMPORARY ALCOHOL LICENSE VALID UNTIL THE NEXT CITY COUNCIL MEETING UNDER CERTAIN CIRCUMSTANCES; AND PROVIDING AN EFFECTIVE DATE.

Mayor Stear reviewed the need for this ordinance.

City Clerk Chris Engels added the temporary license would only be issued if they had valid County and State licenses and the fees had been collected.

Council Member Jones asked when KPD would be notified during the process.

Ms. Engels replied they received a copy of all the licenses issued weekly and the Clerk's Office touches base with them if there were any questions or input needed. They also already knew about any alcohol licenses before they get to the Clerk's Office.

*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. 2017-26. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-26. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Buban-Vonder Haar, Jones, 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. 2017-26. Seconded by Council Member McPherson. Motion carried 4-0.**

- B. Consideration to approve Ordinance No. 2017-27**  
*(Timestamp 00:16:42)*

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTIES INTO THE CITY OF KUNA, IDAHO, TO WIT: PARCEL NO. S1313212480 OWNED BY CHALLENGER DEVELOPMENT, INC, SUCCESSORS IN INTEREST TO OWNERS JRL PROPERTIES, L.P., PROPERTY SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTIES; 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. 2017-27. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-27. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Buban-Vonder Haar, Jones, 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. 2017-27. Seconded by Council Member McPherson. Motion carried 4-0.**

**9. Mayor/Council Announcements:**

*(Timestamp 00:18:50)*

Mayor Stear stated the street lights were up and working in downtown.

Mayor Stear reminded everyone of the upcoming parade that was scheduled for that Saturday, December 9, 2017.

Council Member Buban-Vonder Haar asked City Treasurer John Marsh about the ability for tenants to pay their own utility bills.

Mr. Marsh replied that ability was not functional at that time and felt it could be about 2 months before it was.

Mayor Stear shared the suggestion that the new Economic Development person be available on the 19<sup>th</sup> before the Council Meeting for introductions.

Parks Director Bobby Withrow gave an update on the Splash Pad.

**10. Executive Session:**

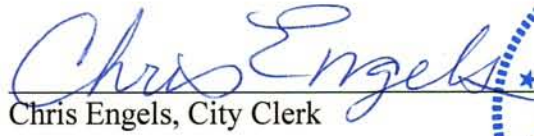
**11. Adjournment: 6:23 pm**



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Joe L. Stear, Mayor

ATTEST:

  
Chris Engels, City Clerk



*Minutes prepared by Ariana Welker, Deputy City Clerk*  
*Date Approved: CCM 12.19.2017*



## CITY OF KUNA

751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274  
Fax: (208) 922-5989 • [www.Kunacity.Id.gov](http://www.Kunacity.Id.gov)

### SIGN-UP SHEET

**December 5, 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.

| IN FAVOR                                |                                             | NEUTRAL                                 |                                             | IN OPPOSITION                           |                                             |
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