

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, January 2, 2018

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
Bob Bachman, Public Works Director
Bobby Withrow, Parks Director
John Marsh, City Treasurer
Wendy Howell, Planning & Zoning Director
Richard Roats, City Attorney
Ariana Welker, Deputy City Clerk
Troy Behunin, Planner III
Jace Hellman, Planner I
Paul Stevens, City Engineer

2. *Invocation:* Justin Sturgeon, New Beginnings Christian Church

3. *Pledge of Allegiance:* Mayor Stear

4. *Consent Agenda:*
(Timestamp 00:01:27)

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.

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

A. City Council Meeting Minutes:

I. Regular City Council Minutes, December 19, 2017

B. Accounts Payable Dated December 28, 2017 in the Amount of \$203,356.28

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.

**A. Recognition Plaque for Council Member Jones – Mayor Stear
(Timestamp 00:01:57)**

Mayor Stear presented Council Member Jones with a plaque recognizing his service to the city.

**B. Swearing in of Newly Elected Officials Richard Cardoza and Warren Christensen –
Chris Engels, City Clerk
(Timestamp 00:02:39)**

City Clerk Chris Engels swore in Richard Cardoza and Warren Christensen and presented them with their Certificates of Election.

**C. Recess for Change of Council
(Timestamp 00:04:53)**

OFFICIALS

Joe Stear, Mayor
Briana Buban-Vonder Haar, Council Member
Richard Cardoza, Council Member
Warren Christensen, 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, January 2, 2018**

**A. Reconvene Council Meeting
(Timestamp 00:06:06)**

B. Call to Order and Roll Call

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear
Council Member Richard Cardoza
Council Member Warren Christensen
Council Member Briana Buban-Vonder Haar
Council Member Greg McPherson

CITY STAFF PRESENT:

Chris Engels, City Clerk
Bob Bachman, Public Works Director
Bobby Withrow, Parks Director
John Marsh, City Treasurer
Wendy Howell, Planning & Zoning Director
Richard Roats, City Attorney
Troy Behunin, Planner III
Jace Hellman, Planner I

C. Elect Council President

(Timestamp 00:06:20)

Council Member Cardoza moved to elect Council Member Buban-Vonder Haar Council President. Seconded by Council Member McPherson. Motion carried 4-0.

4. Consent Agenda (Continued):

(Timestamp 00:06:57)

C. Resolutions

1. Consideration to approve Resolution No. R01-2018

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING RESOLUTION NO. R40-2017 ADDING THREE (3) NEW MEMBERS TO THE ECONOMIC DEVELOPMENT COMMITTEE.

~~**2. Consideration to approve Resolution No. R02-2018**~~

~~A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE ALL AGREEMENTS AND CONTRACTS AND THE CLERK TO ATTEST TO THE MAYOR'S SIGNATURE ON ALL SAID DOCUMENTS RELATED TO THE PURCHASE OF THE REAL PROPERTY WITH AN ADA COUNTY PARCEL NUMBER OF R0615253178.~~

3. Consideration to approve Resolution No. R03-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUB ENGINEERING, INC. FOR THE WEST 2nd STREET PARKING LOT FOR THE CITY OF KUNA, IDAHO; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

4. Consideration to approve Resolution No. R04-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF KUNA, IDAHO AND THE KUNA LEARNING CENTER TO PROVIDE AFTER SCHOOL LEARNING OPPORTUNITIES AT KUNA MIDDLE SCHOOL FOR THE 2017-2018 SCHOOL YEAR.

5. Consideration to approve Resolution No. R05-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF KUNA, IDAHO AND THE KUNA LEARNING CENTER TO PROVIDE AFTER SCHOOL LEARNING OPPORTUNITIES AT TEED SCHOOL FOR THE 2018-2019 SCHOOL YEAR.

Council Member Christensen moved to move Item C2 to Item 7B for further discussion. Seconded by Council President Buban-Vonder Haar. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve the consent agenda as amended. Seconded by Council Member McPherson. Motion carried 4-0.

5. *Community Reports or Requests:*

A. Update on the Kuna Comprehensive Plan – Lisa Bachman, JUB Engineers
(Timestamp 00:08:49)

Lisa Bachman from JUB Engineers provided an update and reviewed the Comprehensive Plan report. She answered questions from Council.

Mayor Stear added that the advisory committee had a good mix of people which generated more diverse ideas this time.

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

A. *Staff requests this item be tabled to the January 16, 2018 City Council meeting.*

Public Hearing and consideration to approve 17-11-S (Subdivision) for Merino Cove Subdivision – Troy Behunin, Planner III
(Timestamp 00:22:56)

A request from Quadrant Consulting, representing Varialle Construction for preliminary plat approval for an approximately 6.8-acre subject parcel within an existing R-6 zone, in order to subdivide the land into 25 single family lots, and an additional two (2) common lots. The site is located on the north side of W. Hubbard Road, approximately 500 feet east of S. Magellan Avenue; addressed as 882 E. Hubbard Road, Kuna, Idaho.

Council President Buban-Vonder Haar moved to table 17-11-S (Subdivision) to the January 16, 2018 City Council Meeting. Seconded by Council Member McPherson. Motion carried 4-0.

B. Public Hearing and consideration to approve 17-06-AN (Annex) and 17-08-S (Subdivision) for Wapiti Creek Subdivision – Troy Behunin, Planner III
(Timestamp 00:23:37)

A request to annex approximately 15.82 acres into Kuna City with an R-4, zone, and to subdivide the property into 42 single family residential lots and 4 common lots and will be known as Wapiti Creek Subdivision. The site is located at the north east corner of Ten Mile and Ardell Roads. The site address is 2480 S. Ten Mile Rd., Kuna, Idaho; In Section 14, T 2N, R 1W, APN #: S1314244345.

Steve Arnold, 1285 Whisper Cove, Boise, Idaho 83709, provided the details of the project and stood for questions.

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

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

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

Council President Buban-Vonder Haar stated the request was in compliance with the Comp Plan and City Code. She was happy to see these larger lots. She also noted the Planning & Zoning Commission recommended approval.

Council President Buban-Vonder Haar moved to approve 17-06-AN (Annex) and 17-08-S (Subdivision) with the conditions of approval as listed in the packet. Seconded by Council Member McPherson. Motion carried 4-0.

- C. Public Hearing and consideration to approve 17-08-AN (Annexation) for Danskin Ridge Subdivision No.'s 2, 3 & 5 – Richard Roats, City Attorney
(Timestamp 00:35:20)

The City of Kuna is requesting approval for annexation of approximately 37.6 acres +/-, also known as Danskin Ridge Subdivision No's. 2, 3 and 5, and portions of No. 1, into Kuna City limits with an 'R-2' (Low Density Residential) zoning designation.

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

Mayor Stear added his support for annexing these properties into Kuna City limits.

Council Member Cardoza inquired how the effluent would be handled.

Mr. Roats explained the process.

Council Member Cardoza asked who was paying for the sanitation of the pond.

Mr. Roats responded there would be a reimbursement agreement between the developer and the City.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Bob Chaney, 8163 S. Buffalo Creek, Meridian, Idaho 83642, a property owner in the Danskin Ridge Subdivision and HOA president, provided Council a review of the HOA and the waste treatment for the subdivision. He requested a waiver of interceptor fees for connection.

Mayor Stear clarified Mr. Chaney was not in opposition of the annexation and was only requesting a fee waiver.

Shawn Chippewa, 8182 S. Buffalo Creek Lane, Meridian, Idaho 83642, was the treasurer of the HOA and also requested consideration of a waiver of interceptor fees for connection.

Mr. Roats responded to the request made in testimony. He recommended that Council not waive the fees but consider spreading out the fees over a period of time.

Council President Buban-Vonder Haar asked if only one fee should be charged.

Mr. Roats explained the decision that had been made regarding that with similar situations.

Council President Buban-Vonder Haar asked if Mr. Chaney felt a payment plan would be a good middle ground.

Mr. Chaney replied it was an option but he still felt the fee was unfair.

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

Council President Buban-Vonder Haar asked when the fee would be due and if the initial payment could be delayed if they went on a payment plan.

Mr. Roats explained what needed to happen before the fee would be assessed and that it was open as to how they arranged it.

Council Member Cardoza wanted to know who would own the pipes and grinders.

Mr. Roats replied the HOA would continue to own them.

Council President Buban-Vonder Haar asked how the grinders worked and if there was some benefit for using them.

Mr. Roats described how they work.

Council President Buban-Vonder Haar moved to approve 17-08-AN (Annexation) with the conditions of approval as listed in the packet and a note to staff to be as helpful as possible in working with the residents to establish payment plans and duration of payment plans and things in that regard. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

- A.** Consideration to approve 17-05-LLA (Lot Line Adjustment) for Thomas Nicholson – Jace Hellman, Planner I
(Timestamp 01:09:14)

The applicant, Steve Arnold, seeks Lot Line Adjustment approval to adjust the parcel lines for two 0.17-acre parcels in order to consolidate the parcels into one (1) approximately 0.34-acre parcel for future development. The sites are located at 597 and 599 S Ash Avenue, Kuna ID.

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

Council President Buban-Vonder Haar moved to approve 17-05-LLA (Lot Line Adjustment) with the conditions of approval as listed in the packet. Seconded by Council Member McPherson. Motion carried 4-0.

B. Consideration to approve Resolution No. R02-2018

Moved from C2 on the Consent Agenda to 7B.

(Timestamp 01:11:24)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE ALL AGREEMENTS AND CONTRACTS AND THE CLERK TO ATTEST TO THE MAYOR'S SIGNATURE ON ALL SAID DOCUMENTS RELATED TO THE PURCHASE OF THE REAL PROPERTY WITH AN ADA COUNTY PARCEL NUMBER OF R0615253178.

Council Member Christensen asked if, by approving the resolution, they would no longer discuss the purchase price and value.

City Attorney Richard Roats explained how acquiring property for the city worked.

Council President Buban-Vonder Haar moved to approve R02-2018. Seconded by Council Member McPherson. Motion carried 4-0.

8. Ordinances: None

9. Mayor/Council Announcements:

(Timestamp 01:15:30)

Mayor Stear asked if there were any announcements. There were none.

10. Executive Session:

A. Adjourn to Executive Session Pursuant to Idaho Code 74-206(f) for the Purpose of Potential Litigation

(Timestamp 01:15:40)

Council President Buban-Vonder Haar moved to Adjourn to Executive Session Pursuant to Idaho Code 74-206(f) for the Purpose of Potential Litigation. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Adjournment to Executive Session: 7:20 p.m.

Executive Session adjourned at 8:10 p.m.

Council President Buban-Vonder Haar moved to approve extending the Cougar 2017 Water & Pressurized Irrigation Main contract to October 16, 2017. Seconded by Council Member McPherson. Motion carried 4-0.

11. Adjournment: 8:13 p.m.



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 01.16.2018





CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

January 2, 2018 – City Council, Public Hearing

Case Name: Preliminary Plat; Request by Steve Arnold with A-Team Land Consultants;
Case Type: A request to annex approximately 15.82 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 42 single fam. residential lots and 4 common lots and have reserved the name Wapiti Creek Subdivision. A Design Review application for four common areas and buffer landscaping accompanies this application. Site is located at the north east corner of Ten Mile and Ardell Roads, The site address is 2480 S. Ten Mile Rd., Kuna; In Sec. 14, T 2N, R 1W, APN #: S1314244345.

CASE No(s): 17-06-AN (Annex) & 17-08-S (Pre Plat) **Wapiti Creek Subdivision.**

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
<u>Steve Arnold</u>					
Print Name		Print Name		Print Name	
<u>1785 Whisper Cove</u>					
Print Address		Print Address		Print Address	
<u>83709</u>					
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
Print Name		Print Name		Print Name	
Print Address		Print Address		Print Address	
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
Print Name		Print Name		Print Name	
Print Address		Print Address		Print Address	
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
Print Name		Print Name		Print Name	
Print Address		Print Address		Print Address	
City	State, Zip	City	State, Zip	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**

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

Testify **Not Testify**

Print Name

Print Address

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**

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

Testify **Not Testify**

Print Name

Print Address

City State, Zip