

## OFFICIALS

Joe Stear, Mayor  
Briana Buban-Vonder Haar, Council President  
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, February 20, 2018

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

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

###### **COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear  
Council President Briana Buban-Vonder Haar  
Council Member Richard Cardoza  
Council Member Warren Christensen  
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 II

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

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

##### 4. *Consent Agenda:*

(Timestamp 00:01:46)

*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, February 6, 2018

**B.** Accounts Payable Dated February 15, 2018 in the Amount of \$400,915.27

**C.** Resolutions

- 1.** Consideration to approve Resolution No. R12-2018  
A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO  
DECLARING THAT IT IS THE POLICY OF THE CITY OF KUNA TO  
ENCOURAGE EQUAL OPPORTUNITY IN HOUSING FOR ALL PERSONS  
REGARDLESS OF RACE, COLOR, RELIGION, GENDER OR NATIONAL  
ORIGIN.
- 2.** Consideration to approve Resolution No. R13-2018  
A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ADOPTING  
A POLICY OF NONDISCRIMINATION ON THE BASIS OF DISABILITY.
- 3.** Consideration to approve Resolution No. R14-2018  
A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO  
ESTABLISHING A GRIEVANCE PROCEDURE TO MEET THE  
REQUIREMENTS OF SECTION 504 OF THE REHABILITATION ACT AS  
AMENDED AND THE AMERICANS WITH DISABILITIES ACT OF 1990  
(ADA).
- 4.** Consideration to approve Resolution No. R15-2018  
A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO  
AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH  
THE ADA COUNTY SHERIFF FOR SHERIFF'S COMMUNITY SERVICE  
(SCS) WORKERS FOR THE FISCAL YEAR 2017-2018 FOR THE CITY OF  
KUNA, IDAHO

**D.** Final Plat

- 1.** Consideration to approve Case No. 18-03-FP (Final Plat) for Silver Trail  
Subdivision No. 3
- 2.** Consideration to approve Case No. 18-04-FP (Final Plat) for Crimson Point  
Subdivision No. 8

**Council President 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, Christensen, and  
McPherson**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

**5. Community Reports or Requests:**

*(Timestamp 00:02:19)*

Diana Lachiondo was running late. Council moved on to item 6A.

**A. Allumbaugh House – Diana Lachiondo, Director of Community Partnerships**

*(Timestamp 00:30:17)*

Director of Community Partnerships Diana Lachiondo reviewed the facts from her previous presentation on Allumbaugh House and the services they provide to those with substance abuse problems or with a mental crisis. She presented their request for a partnership and funds. She stood for questions.

Council President Buban-Vonder Haar asked if they accepted patients under the age of 18.

Ms. Lachiondo replied they did not. It was an adult only facility.

Council Member Christensen asked if it was opioid specific or if it was open to all substance abuse issues.

Ms. Lachiondo responded it was open to all substance abuse issues.

Mayor Stear commented on the opioid issues and did not want Idaho to get behind on these types of things.

Council President Buban-Vonder Haar asked if the contribution amount was flexible.

Ms. Lachiondo said it was and explained the formula they used to reach the requested amount.

Council President Buban-Vonder Haar asked if the number of the population under 18 had been taken into consideration.

Ms. Lachiondo replied it had not and shared that Boise was over prescribed but was not stepping back from their commitment.

Council Member Christensen thought it was great but also thought basing it strictly on census might be worth revisiting.

Ms. Lachiondo stated there were many ways to slice it and it was definitely worth looking at.

Council President Buban-Vonder Haar asked if the request was for FY 2018 or if it was something they would put in the budget for next year.

Ms. Lachiondo replied ideally it would be for 2018 but it was all voluntary.

Mayor Stear recommended approving this out of the contingency fund for 2018 and then also including it into the budgeting process for the next year.

Council Member Cardoza asked about the figures for Boise and Meridian not being included in the presentation.

Ms. Lachiondo explained they were already in the partnership and the presentation was set up for potential additional partners.

Council President Buban-Vonder Haar and Mayor Stear thanked her for her presentation.

**Council President Buban-Vonder Haar moved to spend \$12,000.00 from the contingency fund for Allumbaugh House for FY 2018. Seconded by Council Member McPherson.**

**Approved by the following roll call vote:**

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

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

**6. Public Hearings:** (6:00 p.m. or as soon thereafter as matters may be heard.)  
(Timestamp 00:02:32)

**A. Consideration to approve 17-09-AN (Annexation) – Troy Behunin, Planner III**

A request from Kirsti Grabo with KM Engineering, seeking annexation of approximately 39.48 acres into Kuna City with an R-8 zone (Med. Den. Res.). The site is formerly known as the Urza property and is addressed as 2030 W. Kuna Road, located near the northwest corner of Ten Mile and Kuna Roads.

Kirsti Grabo with KM Engineering presented the application to Council and stood for questions.

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

Mayor Stear opened the public hearing.

Support:

Tim Gordon, 1206 N Blackcat, Kuna, Idaho 83634, had the adjacent property and supported the application.

Against: None

Neutral: None

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

Tim Eck, 6152 W Half Moon Lane, Eagle, Idaho 83616, was the applicant and stood for questions.

Council Member Cardoza asked how many houses per acre were planned.

Mr. Eck responded 5 per acre.

Council Member Cardoza indicated he couldn't recall a recent R-8 and wasn't sure if the area was ready for that density with services and roadways.

Council President Buban-Vonder Haar stated that she had to defer to other entities and the Planning and Zoning Commission approved the application unanimously.

Council Member Cardoza reiterated his concerns.

Mayor Stear asked Public Works Director Bob Bachman to review the services available.

Mr. Bachman stated he had recommended R-4 instead of R-8 due to some sewer capacity issues. Since he made that recommendation they had moved forward with some improvements to that system. It would be a bit of a long process to figure out what it would take to open up for more capacity but they had some positive solutions in mind. He felt if Mr. Eck were to stick to 5 per acre that would help the situation but definitely not R-8.

Council Member Cardoza asked if everything south of the tracks was going to Ten Mile or the lagoons; nothing was going north.

Mr. Bachman replied that was correct.

Council President Buban-Vonder Haar asked about the changes made to the Orchard Lift Station design.

Mr. Bachman reviewed the changes made since he took the Public Works position.

Council President Buban-Vonder Haar asked if his recommendation remained the same as it was; no more than R-4.

Mr. Bachman stood behind his recommendation with the exception that they could work with R-5.

Council Member Cardoza asked when Ada County Highway District proposed to widen Ten Mile.

Mayor Stear did not know exactly. He thought it would come with development.

David Corcoran with ACHD indicated at that moment they did not have plans in their CIP or 5 year work plan to widen Ten Mile south of the creek. That being said it would be driven by development.

Council Member Christensen asked why not change it to an R-6 if they were only looking to do 5 per acre.

Mr. Eck responded it had to do with the different dimensional standards of the zonings. R-6 would probably work fine with the dimensional standards but they figured they would start with the R-8.

Council President Buban-Vonder Haar asked if changing to R-6 would work for Mr. Bachman or if he would prefer some sort of note that they were approving R-6 for dimensional standards with an understanding there would be a density of no more than roughly 5.13 per acre.

Mr. Bachman replied once it was submitted at 5.13 Mr. Eck would need to stick to it so at that point R-6 or R-8 was immaterial.

Council President Buban-Vonder Haar asked if 5.13 would overtax the sewer system.

Mr. Bachman felt it would be alright.

Council President Buban-Vonder Haar asked City Attorney Richard Roats if they would need to make that a condition of approval at that point or if they would address it when the plat came before Council.

Mr. Roats replied they could do it as a condition of approval at the 5.13.

Mr. Eck responded. *(unintelligible – not on mic)*

Mr. Bachman was fine with what Mr. Eck said.

Council Member Christensen didn't have any more to add and Mr. Bachman did ease some of his concerns regarding utilities but he still had concerns regarding the road and traffic, crossings, and the school there.

Council President Buban-Vonder Haar stated, based on her review of the packet and the presentations, the request substantially conformed with the Comprehensive Plan and the Planning & Zoning Commission forwarded a recommendation of approval.

She appreciated the variety in lot and house sizes. She understood the concerns with it being near a school but felt that was also a benefit in terms of walkability. It also conformed to Idaho State Code.

**Council President Buban-Vonder Haar moved to approve 17-09-AN (Annexation) with the conditions of approval as listed in the packet also noting the density request was changed from R-8 to R-6 with an actual density of no more than 5.2 units per acre. Seconded by Council Member McPherson. Motion carried 3-2. Mayor Stear voted aye. Council Members Cardoza and Christensen voted no.**

Diana Lachiondo of Allumbaugh House had arrived. Council returned to item 5A.

**7. Business Items:**

*(Timestamp 00:53:13)*

**A. Informational Only** Financial Results of Operation – YTD Month Ending January 31, 2018 – John Marsh, City Treasurer

City Treasurer John Marsh stood for questions.

Council President Buban-Vonder Haar asked for a high level review.

Mr. Marsh reviewed the operating numbers for the general fund which was at a loss of \$322, 927.00. He did not want that to alarm Council. That was normal for that time of year because property tax revenues generally didn't arrive until the first part of February. The City received a check the first of February for just over \$1.2 million which was not reflected in this January financial.

Next Mr. Marsh reviewed the water fund. Thus far it was at a net income of \$535,575.00. The sewer fund was at a net income of \$581,630.00 and the irrigation fund was at a net income of \$231,163.00. All of these numbers were typical.

Council Member Christensen clarified the Government Wide section at the end of the report was the overall view point of the City of Kuna.

Mr. Marsh confirmed that Government Wide represented everything in the budget.

Council Member Cardoza asked what the Agency Fund was.

Mr. Marsh explained it was money that did not belong to the City and how that fund worked.

Council thanked him.

Mr. Marsh encouraged Council to contact him anytime they had a question.

Council President Buban-Vonder Haar asked for a quarterly high level review.

Mr. Marsh replied he would start doing that.

Council Member Cardoza asked about the change in amounts for the Agency Fund.

Mr. Marsh explained the bonds currently in that fund and the difference in the numbers.

**8. Ordinances:**

- A. Consideration to approve Ordinance No. 2018-05  
(Timestamp 01:02:43)

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 7, CHAPTER 3, SECTION 17; AND PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings of ordinance*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

Mayor Stear explained the reason for the change in code.

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2018-05. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2018-05. 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.**

**Council President Buban-Vonder Haar moved to approve the Summary Publication of Ordinance No. 2018-05. Seconded by Council Member McPherson. Motion carried 4-0.**

Council Member Cardoza asked why the dog park was not on the list for places dogs were allowed off leash.

Parks Director Bobby Withrow replied the dog park was at Sadie Creek Park which was on the list so it fell under that.

**B. Consideration to approve Ordinance No. 2017-29A**  
(Timestamp 01:05:42)

AN ORDINANCE, AMENDING ORDINANCE 2017-29, ANNEXING CERTAIN REAL PROPERTY INTO THE CITY OF KUNA, IDAHO, TO WIT: PARCEL NO. S1419223151, CURRENT OWNER IS SDN, LLC; THIS 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 President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-29A. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2017-29A. 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.**

**Council President Buban-Vonder Haar moved to approve the Summary Publication of Ordinance No. 2017-29A. Seconded by Council Member McPherson. Motion carried 4-0.**

**9. Mayor/Council Announcements:**  
(Timestamp 01:05:35)

Council Member Buban-Vonder Haar reminded everyone Board of Corrections was at the next meeting and would start at 5:30 PM.

City Clerk Chris Engels added that if everyone was alright with it she would like to do Council photos at the second meeting in March at 5:30 PM.

Council Member Buban-Vonder Haar said she would try to make that work and asked if she could be last.

Ms. Engels replied she could be last or they could roll it over to May. There was no timeline.

Council Member Buban-Vonder Haar said she would try to make the second meeting in March work.

The next 2 Council Meetings would start at 5:30 PM.

**10. Executive Session:**

*(Timestamp 01:08:47)*

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

**Council President Buban-Vonder Haar moved to adjourn to Executive Session Pursuant to Idaho Code 74-206(a) and (b) for the Purpose of Discussing Personnel Matters. 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: 7:08**

**Council President Buban-Vonder Haar moved to adjourn from Executive Session. Seconded by Council Member McPherson. Motion carried 4-0.**

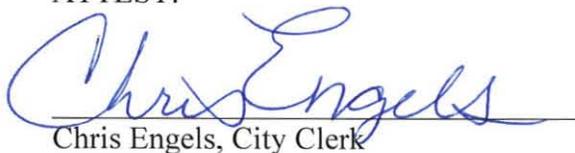
**Executive Session adjourned: 8:12 PM**

**11. Adjournment: 8:12 PM**



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



*Minutes prepared by Ariana Welker, Deputy City Clerk*  
*Date Approved: CCM 03.06.2018*



# 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

## SIGN-UP SHEET

**February 20, 2018 – City Council, Public Hearing**

Case Name: Former Urza Property; Request by Kirsti Grabo with KM Engineering;

Case Type: A request seeking annexation of approximately 39.48 acres into Kuna City with an R-8 zone (Med. Den. Res.). The site is formerly known as the Urza property and is addressed as 2030 W. Kuna Road, located near the northwest corner of Ten Mile and Kuna Roads, Kuna, Idaho, within Section 22, T2N, R1W, (A.P.N. # S1322438400).

CASE No: 17-09-AN (Annex.) **Former Urza Property–Annexation into Kuna**

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	
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<u>TIMOTHY W. GRABO</u>					
Print Name		Print Name		Print Name	
<u>2030 W. KUNA RD</u>					
Print Address		Print Address		Print Address	
<u>KUNA ID 83633</u>					
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<u>ECA</u>					
Print Name		Print Name		Print Name	
<u>6152 W. ROCKY MOUNTAIN</u>					
Print Address		Print Address		Print Address	
<u>Case</u>					
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