



OFFICIALS

Joe Stear, Mayor
Greg McPherson, Council President
Richard Cardoza, Council Member
Warren Christensen, Council Member
John Laraway, Council Member

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

City Council Meeting
AGENDA
Tuesday, November 17, 2020

6:00 P.M. REGULAR CITY COUNCIL

*Per the Order issued by Central District Health on July 14, 2020,
Social distancing and face masks will be required.*

*Due to social distancing protocol,
the **Council Chambers Audience Occupancy Capacity is 15.***

***The first 15 persons** who appear, in addition to Mayor, City Council, and staff, will be allowed
in Council Chambers. All other persons may access the meeting via Live Streaming.*

Live Streaming Instructions:

Members of the public may watch the November 17, 2020 Council Meeting via Facebook Live.

Live feed will start at **6:00 P.M.** on the City of Kuna Idaho Facebook page linked below:

<https://www.facebook.com/CityofKunaIdaho/>

For questions please call the Kuna City Clerk's Office at (208) 387-7726.

***Public testimony will be received on the cases listed under Public Hearings within this Agenda.
The instructions and options available for public testimony are listed below.***

APPLICANT/PUBLIC ORAL PUBLIC HEARING TESTIMONY PROCESS:

Written – Up to noon the day of the Public Hearing

1. Submit any below stated option **prior to noon the day of the Public Hearing meeting.**
Late submissions will not be included.
2. Submit testimony via our website on the [Public Testimony Form](#).
Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested
Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
City of Kuna
Attention: City Clerk's Office
PO Box 13
Kuna, ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request **no later than noon the day of the Public Hearing meeting.**
2. Email PublicHearingTestimony@KunaID.gov

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 (208) 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.

- ✓ Your name
 - ✓ Address
 - ✓ Phone Number you will be calling from to give testimony
 - ✓ Email Address
 - ✓ Date of Public Hearing
 - ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
 4. Follow the dial in information.
 5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

Oral – In Person Testimony during the Public Hearing.

All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Mayor. A three (3) minute time limit will be placed on all testimonies.

PLEASE NOTE: Due to social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to Mayor, City Council, and staff, will be allowed in Council Chambers.

*If you have questions regarding public testimony,
please call the Kuna City Clerk’s Office at (208) 387-7726.*

1. Call to Order and Roll Call

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

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. Regular City Council Meeting Minutes Dated November 4, 2020
- B. Accounts Payable Dated November 12, 2020 in the amount of \$588,606.36
- C. Resolutions:

- 1. Resolution No. R67-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE WATER TRUNK REIMBURSEMENT AGREEMENT FOR LETE COMMERCIAL NO. 1; AUTHORIZING THE MAYOR TO EXECUTE THE

AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY KUNA CAVES STORAGE, LLC THE AMOUNT OF SIX THOUSAND ONE HUNDRED SEVENTY-SIX DOLLARS AND FORTY-ONE CENTS (\$6,176.14) PURSUANT TO THE TERMS OF SAID AGREEMENT.

2. Resolution No. R68-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION TRUNK REIMBURSEMENT AGREEMENT FOR LETE COMMERCIAL NO. 1; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY KUNA CAVES STORAGE, LLC THE AMOUNT OF THIRTEEN THOUSAND THREE HUNDRED SEVENTY-ONE DOLLARS AND FORTY-SIX CENTS (\$13,371.46) PURSUANT TO THE TERMS OF SAID AGREEMENT.

3. Resolution No. R69-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY GREYHAWK LAND COMPANY, LLC FOR GREYHAWK SUBDIVISION NO. 11 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING, AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

D. Findings of Fact and Conclusions of Law

1. Case No. 20-01-CPF (Combination Preliminary and Final Plats) Ensign No. 1
2. Case No. 20-01-S (Preliminary Plat) Fossil Creek
3. Case No. 19-08-AN (Annexation) Black Rock Marketplace-Village

5. External Reports or Requests: None

6. Public Hearings:

Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written and oral testimony please follow the directions above or call the City of Kuna Clerk's Office at (208) 387-7726.

- A. Public Hearing and consideration to approve Findings of Fact and Conclusions of Law for Case Nos. 19-14-AN (Annexation) & 19-11-S (Preliminary Plat) Patagonia East, Ridge and Lakes – Troy Behunin, Planner III, Bonnie Layton, Representative

ACTION ITEM

- B.** Public Hearing and consideration to approve Ordinance No. 2020-32 for the Kuna Urban Renewal Plan for the Kuna West Urban Renewal Project – Lisa Holland, Economic Development Director **ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE KUNA WEST URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING AN EFFECTIVE DATE.

Please follow the link below to view the Kuna West Urban Renewal Plan:

<https://www.kunacity.id.gov/DocumentCenter/View/7234/Exhibit-3-Kuna-West-Plan-w-exhibits-11102020-PDF>

Open Public Re-Hearing

Receive evidence

Potential Motion:

Consideration to close evidence presentation and proceed to deliberation

Consideration to waive three readings

Consideration to approve ordinance

- C.** Public Hearing and consideration to approve Case Nos. 19-08-ZC (Rezone) and 19-10-S (Preliminary Plat) for the Monarch Landing Subdivision – Troy Behunin, Planner III and Mason and Associates, Applicant **ACTION ITEM**

Mason & Associates, Inc. (applicant) requests Rezone and Preliminary Plat approvals for the Monarch Landing Subdivision. Applicant requests a rezone for approximately 17.34 total acres from Agriculture (AG) to a C-3 Commercial (Service Commercial) zone. Applicant also requests preliminary plat approval in order to re-subdivide Lot 1, Block 1 of Tukila Meadow Sub into 15 total lots, and requests a SUP to place an approximate 5-acre self-storage facility on the same site. The subject site is at the SWC Linder and Hubbard Roads, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West (APN R8555340170).

Please follow the link below to view the Staff Report and Packet for Case Nos. 19-08-ZC (Rezone) and 19-10-S (Preliminary Plat):

<https://www.kunacity.id.gov/DocumentCenter/View/7239/6C-19-08-ZC-19-10-S-Monarch-Landing-Sub-Packet-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: *Approve or Deny Case Nos. 19-08-ZC (Rezone) & 19-10-S (Preliminary Plat) and Close the Public Hearing.*

Option 2: *Continue the Public Hearing to a time and date certain.*

- D.** Public Hearing and Consideration to approve Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) for Sera Sole Subdivision – Troy Behunin, Planner III and Riley Planning, LLC, Applicant **ACTION ITEM**

Riley Planning, LLC requests to rezone two parcels consisting of approximately 19.22-ac in Kuna City, from Agriculture (Ag.) **TO** the R-6 MDR (Medium Density Residential) zone and to subdivide the same lands into 89 total lots (78 buildable lots and 11 common lots). The subject site is located near the NWC of Swan Falls Road and Sunbeam Street within Section 26, Township 2 North, Range 1 West; (APNs: S1326141870 & S1326142025.).

Please follow the link below to view the Staff Report and Packet for Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat):

<https://www.kunacity.id.gov/DocumentCenter/View/7240/6D-Sera-Sole-Subdivision-CC-Packet-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: *Approve or Deny Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) and Close the Public Hearing*

Option 2: *Continue the Public Hearing to a time and date certain.*

7. Business Items: None

8. Ordinances: None

9. Executive Session: None

10. Mayor/Council Announcements:

11. Adjournment: