

**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**  
**MINUTES**  
**Tuesday, January 19, 2021**

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

*Due to the rise in COVID-19 cases and the Governor's Order dated November 14, 2020:  
Council Chamber is closed to the public.  
Public Attendance Option is Live Streaming*

**Live Streaming Instructions:**

Members of the public may watch the 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.*

**PUBLIC HEARING APPLICANT/PUBLIC 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](mailto: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](mailto:PublicHearingTestimony@KunaID.gov)
  - ✓ Your name
  - ✓ Address
  - ✓ Phone Number you will be calling from to give testimony
  - ✓ Email Address

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.

- ✓ 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.

*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**

*(Timestamp 00:00:04)*

**COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear – In Person  
 Council President Greg McPherson – In Person  
 Council Member Richard Cardoza – In Person  
 Council Member Warren Christensen – Absent  
 Council Member John Laraway – In Person

**CITY STAFF PRESENT:**

Bill Gigray, City Attorney – Via Zoom  
 Chris Engels, City Clerk – In Person  
 Jared Empey, City Treasurer – In Person  
 Lisa Holland, Economic Development Director – Via Zoom  
 Nancy Stauffer, Human Resources Director – In Person  
 Jace Hellman, Interim Planning & Zoning Director – In Person  
 Paul Stevens, Public Works Director – Via Zoom  
 Bobby Withrow, Parks Director – In Person  
 Mike Fratusco, Kuna Police Chief – Via Zoom  
 Doug Hanson, Planner I – In Person

**2. Invocation: None**

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

*(Timestamp 00:00:20)*

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

*(Timestamp 00:01:10)*

*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 January 5, 2021**

**B.** Accounts Payable Dated January 14, 2021 in the amount of \$725,913.18

**C.** Resolutions

**1.** Resolution No. R02-2021

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING R66-2020 TO CHANGE FROM THE DESCRIPTION OF 2" COMMERCIAL TO GREATER THAN ¾" COMMERCIAL ON EXHIBIT A OF SEWER SYSTEM FEES AND SETTING AN EFFECTIVE DATE.

**2.** Resolution No. R03-2021

A RESOLUTION TO REAPPOINT MEMBERS TO THE PLANNING & ZONING. JACE HELLMAN, PLANNING AND ZONING INTERIM DIRECTOR, SEEKS REAPPOINTMENT OF FOUR (4) MEMBERS TO THE PLANNING AND ZONING COMMISSION.

**3.** Resolution No. R04-2021

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING R01-2020A TO CHANGE FROM THE DESCRIPTION OF 2" COMMERCIAL TO GREATER THAN ¾" COMMERCIAL ON EXHIBIT A OF SEWER SYSTEM FEES AND SETTING AN EFFECTIVE DATE.

**Motion To:** Approve the Consent Agenda as published

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Cardoza

**Further Discussion:** None

**Approved by the Following Roll Call Vote:**

**Voting Aye:** Council Members Cardoza, Laraway, and McPherson

**Voting No:** None

**Absent:** Christensen

**Motion Passed:** 3-0-1

**5. External Reports or Requests: None**

**6. Public Hearings:**

(Timestamp 00:01:55)

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 tabled from November 17, 2020, December 1, 2020, December 15, 2020 and January 5, 2021 and consideration to approve Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) for Sera Sole Subdivision – Doug Hanson, Planner I 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.).

<http://kunacity.id.gov/DocumentCenter/View/7314/Sera-Sole-Subdivision-CC-Packet-1192021-PDF>

Planner I Doug Hanson reviewed the project and stood for questions.  
(Timestamp 00:02:29)

Applicant representative Mike Engebritson reviewed an ITD report that over 12 years there were only 8 minor accidents with no injuries involved. He reviewed what agencies responded to the accidents that occurred over the timespan of the report. He stood for questions.  
(Timestamp 00:04:11)

Council discussed vehicle and pedestrian safety.  
(Timestamp 00:07:23)

*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 and Close the Public Hearing*

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

**Motion To:** Close the evidence presentation and close the public hearing

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Cardoza

**Further Discussion:** None

**Recused:** Laraway

**Motion Passed:** 2-0-1

**Motion To:** Approve Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) for Sera Sole Subdivision with a condition of the preliminary plat the language approved by the Planning and Zoning Director and the Applicant and Engineer to recognize to buyers on the northern boundary there is a commercial industrial zone.

**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Cardoza  
**Further Discussion:** None  
**Absent:** Christensen  
**Recused:** Laraway  
**Motion Passed:** 2-0-1

**7. Business Items:**

*(Timestamp 00:19:46)*

- A. Consideration to consent to Mayor's appointment of a new Planning and Zoning Director – Mayor Stear **ACTION ITEM**

**Motion To:** Consent to Mayor Stear's appointment of Jace Hellman to the Planning and Zoning Director position

**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Laraway  
**Further Discussion:** None  
**Absent:** Christensen  
**Motion Passed:** 3-0-1

- B. Business Item: 20-02-TE (Time Extension) Whisper Meadows Subdivision  
Kyle Prewett of KM Engineering, on behalf of DB Development LLC, requests Time Extension approval for the Whisper Meadows Subdivision Preliminary Plat in order to make required corrections to the Construction Plans – Jessica Reid, Planning and Zoning Staff. **ACTION ITEM**  
*(Timestamp 00:20:46)*

**Motion To:** Approve 20-02-TE (Time Extension) Whisper Meadows Subdivision

**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Laraway  
**Further Discussion:** None  
**Approved by the Following Roll Call Vote:**  
**Voting Aye:** Council Members Cardoza, Laraway, and McPherson  
**Absent:** Christensen  
**Motion Passed:** 3-0-1

- C. Business Item: 20-03-TE (Time Extension) Falcon Crest Subdivision  
Wendy Shrief of JUB Engineers, on behalf of M3 Companies, requests Time Extension approval for the Falcon Crest Subdivision Preliminary Plat, due to delays in the design and construction of Phase No. 1. – Jessica Reid, Planning and Zoning Staff. **ACTION ITEM**  
*(Timestamp 00:22:24)*

**Motion To:** Approve 20-03-TE (Time Extension) Falcon Crest Subdivision

**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Laraway  
**Further Discussion:** None  
**Approved by the Following Roll Call Vote:**  
**Voting Aye:** Council Members Cardoza, Laraway, and McPherson  
**Absent:** Christensen  
**Motion Passed:** 3-0-1

8. *Ordinances: None*

9. *Executive Session:*

10. *Mayor/Council Announcements:*

11. *Adjournment: 6:24 P.M.*



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



*Minutes prepared by Nathan Stanley, Deputy City Clerk*  
*Date Approved: CCM 02.02.2021*