



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, April 06, 2021

6:00 P.M. REGULAR CITY COUNCIL

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

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

(Timestamp 00:00:15)

COUNCIL MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Bill Gigray, City Attorney – In Person
Nathan Stanley, Deputy City Clerk – In Person
Jared Empey, City Treasurer – In Person
Lisa Holland, Economic Development Director – In Person
Nancy Stauffer, Human Resources Director – In Person
Paul Stevens, Public Works Director – Via Zoom
Bobby Withrow, Parks Director – In Person
Mike Fratusco, Kuna Police Chief – In Person
Doug Hanson, Planner I – In Person

2. **Invocation: None**

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

(Timestamp 00:00:37)

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

(Timestamp 00:01:00)

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 (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.

A.1. Regular City Council Meeting Minutes Dated March 16, 2021

A.2. Board of Correction Meeting Minutes Dated March 16, 2021

B. Accounts Payable Dated April 01, 2021 in the amount of \$501,857.13

C. Resolution No. R16-2021

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE ADA COUNTY JUVENILE COURT SERVICES INDIVIDUAL PLACEMENT SITE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

D. Consideration to approve **21-04-FP** (Final Plat) - Applicant seeks final plat approval for the Memory Ranch Subdivision No. 5 over 15.38 acres. If approved, this will create 56 single family lots, and five (5) common lots. Troy Behunin, Planner III

E. Consideration to approve **21-02-FP** (Final Plat) - Applicant seeks final plat approval for the Greyhawk Subdivision No. 12 for approx. 12.39 acres. If approved, this will create 48 single family lots, and nine (9) common lots. Troy Behunin, Planner III

Motion To: Approve the Consent Agenda as published

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Approved by the Following Roll Call Vote:

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

Voting No: None

Absent: None

Motion Passed: 4-0-0

5. *External Reports or Requests:*

(Timestamp 00:03:00)

A. Grange Month Proclamation.

B. Fair Housing Month Proclamation.

6. *Public Hearings:*

(Timestamp 00:07:39)

A. **Continued Public Hearing item from March 2, 2021, continued from March 16, 2021, 20-09-S (Preliminary Plat), 20-04-AN (Annexation) & 20-05-ZC (Rezone) Linrock Subdivision:** Trilogy Development and Gem State Planning request to annex an approximately 0.75-acre parcel into Kuna City Limits and rezone an approximately

39.64-acre parcel already within Kuna City Limits. The two parcels will make up a mixed-use development with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-12 (High Density Residential) zoning district classification. The total 40.4 acres will be subdivided into 208 total lots (148 single family residential, 26 multifamily with 104 units, 30 common, and 4 commercial). The subject site is located at 5700 S Linder Road, Kuna, ID 83634, within Section 36, Township 3 North, Range 1 West; (APN: S1236335800, S1236315400) – Doug Hansen, Planner II ACTION ITEM

<https://www.kunacity.id.gov/DocumentCenter/View/7458/Linrock-Subdivision-Staff-Packet-City-Council-462021-PDF>

Doug Hansen, Planner II, reviewed the public hearing packet and stood for questions.

(Timestamp 00:10:10)

Council deliberated. Mayor Stear reviewed impact fees and an agreement that is in the works for Meridian Fire Department in regards to impact fees that were collected by the City of Kuna.

Support

Neutral

Against

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 proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 4-0-0

Motion To: Approve 20-09-S (Preliminary Plat), 20-04-AN (Annexation) & 20-05-ZC (Rezone) Linrock Subdivision. *Public Hearing to April 6, 2021*

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Recused: None

Absent: None

Motion Passed: 4-0-0

(Timestamp 00:18:00)

B. Resolution: Consideration for approval of the Kuna Market Village Fee Schedule & License Agreement: A RESOLUTION OF THE CITY OF KUNA, IDAHO, ESTABLISHING FEES FOR THE KUNA MARKET VILLAGE, THE VENDOR APPLICATION REQUIREMENTS, THE VENDOR LICENSE AGREEMENT AND PROVIDING AN EFFECTIVE DATE. Lisa Holland, Economic Development Director.
ACTION ITEM

Lisa Holland, Economic Development Director, reviewed Resolution No. R15-2021 established fees for the Kuna Market Village, the vendor application requirements and the vendor license agreement. Ms. Holland stood for questions.

(Timestamp 00:21:40)

Council Member Cardoza asked Ms. Holland questions about the rates in the agreement.

Support

Neutral

Against

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 proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 4-0-0

Motion To: Approve Resolution No. R15-2021 the Kuna Market Village Fee Schedule and License Agreement

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Recused: None

Absent: None

Motion Passed: 4-0-0

7. Business Items:

(Timestamp 00:30:13)

- A. Recommendation to appoint William Howe to Park Impact Fee Committee: Bobby Withrow, Parks Director ACTION ITEM

Bobby Withrow, Parks Director, reviewed the vacancy in the Park Impact Fee Committee and William Howe being a good fit for the committee.

Motion To: Appoint William Howe to the Park Impact Fee Committee

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: None

Motion Passed: 4-0-0

- B. Consideration to approve 21-01-FP (Final Plat) Ledgestone No. 2 – Jessica Reid, Planning Services Specialist ACTION ITEM

Kent Brown requests Final Plat approval for Ledgestone No. 2, consisting of eighty-three (83) Single-Family Residential building lots, twelve (12) common lots, and 2.77 acres (14.3%) open space, on approximately 19.38 acres (APN: S1418120758).

Motion To: Approve 21-01-FP (Final Plat) Ledgestone No. 2

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: None

Motion Passed: 4-0-0

8. Ordinances:

(Timestamp 00:35:38)

- A. *Third Reading* Ordinance No. 2021-06 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- AMENDING TITLE 3 KUNA CITY CODE BY THE ADDITION THERE TO OF A NEW CHAPTER 10 PROVIDING FOR DAYCARE LICENSURE,
- REQUIRING A DAYCARE LICENSE,
- ADOPTING STATE CODE DEFINITIONS,
- PROVIDE FOR TYPES OF DAYCARE LICENSES AND FEES,
- PROVIDING FOR LICENSE APPLICATION INVESTIGATION,
- LICENSE TERM,
- CITY CLERK ISSUANCE DENIAL AND REVOCATION,

- PROVIDING FOR LICENSE APPLICATION DENIAL APPEALS TO CITY COUNCIL,
- ORDER TO SHOW CAUSE HEARINGS BEFORE CITY COUNCIL FOR LICENSE REVOCATIONS;
- DECLARING IT UNLAWFUL TO ENGAGE OR CONDUCT OR OPERATION OF A DAYCARE WITHOUT A LICENSE AND ESTABLISHING A PUNISHMENT;
- DIRECTING THE CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.

*Consideration to approve Ordinance
Consideration to approve summary publication*

Motion To: Table Ordinance No. 2021-06
Motion By: Council Member President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Absent: None
Motion Passed: 4-0-0

9. Executive Session: None

10. Mayor/Council Announcements:

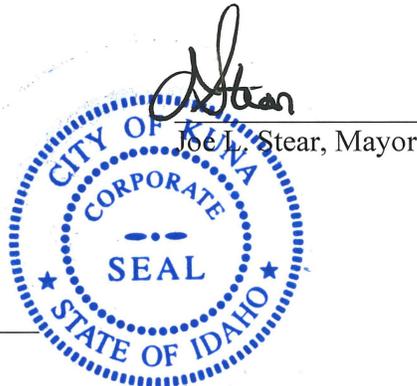
(Timestamp 00:42:20)

Council Member Cardoza asked about liability when concerning employee damage to City of Kuna Vehicles.

Bobby Withrow and City Attorney Bill Gigray reviewed the process that is taken anytime an employee is in a accident or causes damage to a City of Kuna vehicle.

11. Adjournment:

6:47 PM



ATTEST:

Chris Engels
 Chris Engels, City Clerk

*Minutes prepared by Nathan Stanley, Deputy City Clerk
 Date Approved: CCM 04.20.2021*