



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 20, 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 00:00:07)

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 00:00:24)

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

(Timestamp 00:00:43)

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. Regular City Council Meeting Minutes Dated April 6, 2021
- B. Accounts Payable Dated April 15, 2021 in the amount of \$820,333.09
- C. Case Nos. 20-04-AN (Annexation), 20-05-ZC (Rezone) & 20-09-S (Preliminary Plat) Linrock Subdivision Findings of Fact and Conclusions of Law
- D. Consideration to approve 21-03-FP (Final Plat) Sapphire Ranch Subdivision - Corrine Graham of Civil Site Works LLC, on behalf of her client Z&H Construction General Contracting LLC, requests Final Plat approval for Sapphire Ranch, a three (3) buildable lot, Single-Family subdivision with an R-6 (Medium Density Residential) zoning district on approximately 0.51 acres, located near the southeast corner of the N Cedar Avenue & W Park Avenue intersection (APN: R5070002532). Jessica Reid, Planning Services Specialist

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 00:07:29)

- A. Greg Nelson Recognition

6. *Public Hearings:*

(Timestamp 00:09:40)

- A. **Case Nos. 20-07-ZC (Rezone) & 20-10-S (Preliminary Plat) Paloma Ridge Subdivision:** Sabrina Durtschi, on behalf of Toll Southwest, LLC, requests a Rezone for approximately 113.25 acres from A (Agriculture) to C-1 (Neighborhood Commercial); R-4 (Medium Density Residential); R-6 (Medium Density Residential); and R-8 (Medium/High Density Residential) zoning districts. The Applicant also requests Preliminary Plat approval in order to subdivide the approximate 113.25 acres into 388 total lots (341 Residential Lots, 42 Common Lots, and five (5) Commercial Lots). The subject site is located at 8430 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West; (APN: S1312223000).

ACTION ITEM

<https://www.kunacity.id.gov/DocumentCenter/View/7502/20-07-ZC-20-10-S-Paloma-Ridge-Staff-Packet-CC-PDF>

(Timestamp 00:11:18)

Sabrina Durtschi, Toll Southwest LLC, reviewed Paloma Ridge Subdivision application for rezone and preliminary plat.

(Timestamp 00:23:04)

Council discusses, express concerns and ask questions about the development.

Ms. Durtschi, responds to questions and concerns.

(Timestamp 00:30:05)

Mayor Stear asked about impact fees.

Bill Gigray, City Attorney responded.

Continued discussion between council and P&Z staff.

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 20-07-ZC (Rezone & 20-10-S (Preliminary Plat) Paloma Ridge Subdivision. Mayor Stear added condition of approval to include amenities presented at the council meeting.

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Recused: None

Absent: None

Motion Passed: 4-0-0

B. Case Nos. 20-08-ZC (Rezone) & 20-10-S (Preliminary Plat) Paloma Ridge West Subdivision: Sabrina Durtschi on behalf of Toll Southwest, LLC request a rezone for approximately 22.1 acres from A (Agriculture) to R-6 (Medium Density Residential). The

applicant also requests preliminary plat approval in order to subdivide the approximate 22.1 acres into 91 total lots (78 residential lots, 12 common lots and one shared driveway). The subject site is located near the SWC of Linder and Columbia Roads, Meridian, ID 83642, within Section 11, Township 2 North, Range 1 West; (APN: S1311141960). ACTION ITEM

<https://www.kunacity.id.gov/DocumentCenter/View/7503/20-08-ZC-20-11-S-Paloma-Ridge-West-Staff-Packet-CC-PDF>

(Timestamp 00:47:59)

Doug Hansen, Planning & Zoning staff, reviewed Paloma Ridge West Subdivision and stood for questions.

Sabrina Durtschi, Toll Southwest LLC, reviewed presentation.

(Timestamp 00:55:32)

Questions and concerns expressed from council.

Sabrina Durtschi responds.

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 20-08-ZC (Rezone) & 20-10-S (Preliminary Plat) Paloma Ridge West Subdivision. Mayor Stear added condition of approval to include amenities presented at the council meeting.

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: None

8. Ordinances:

(Timestamp 01:00:54)

**A. Third Reading Ordinance No. 2021-06 ACTION ITEM
UPDATED: Section 3-10-1: LICENSE REQUIREMENTS**

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: Approve Ordinance No. 2021-06 Daycare Licensure

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

Motion To: Approve Summary Publication of Ordinance No. 2021-06

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Recused: None

Absent: None

Motion Passed: 4-0-0

9. Executive Session: None

10. Mayor/Council Announcements:

(Timestamp 01:03:28)

Council review Senate Bill 1111.

11. Adjournment:

Meeting adjourned at 7:14 P.M.



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



Minutes prepared by Nathan Stanley, Deputy City Clerk

Date Approved: CCM 05.04.2021