

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, June 15, 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

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 June 1, 2021

B. Accounts Payable Dated June 9, 2021 in the amount of \$438,372.85

C. Case No. 21-07-FP Silver Trail No. 7 – Final Plat approval for Silver Trail No. 7. The project is approx. 10.45 acres with an R-6 (Medium Density Residential) zoning designation, and will consist of 30 single-family buildable lots and ten (10) common lots. The subject site is located approx. one-half mile East of the S Ten Mile Road and W Mason Creek Street intersection (APN: R1727750166); Section 11, Township 2 North, Range 1 West.

D. Findings of Fact and Conclusions of Law for Case No. 21-01-CPF (Combo Plat) – Willa Fields Subdivision.

E. Resolution No. R21-2021

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY PATAGONIA DEVELOPMENT, LLC, FOR PATAGONIA

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.

SUBDIVISION NO. 8 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, LANDSCAPING, AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

5. External Reports or Requests:

- A. Audit Report – Cassie Zattier, Bailey and Co.

6. Public Hearings:

- A. **Case No. 21-01-AN (Annexation) Coffelt** - Addison Coffelt requests approval to annex approximately 4.00 acres into Kuna City limits with an R-2 (Low Density Residential) zoning district classification. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West (APN: S1312325400).

<http://kunacity.id.gov/DocumentCenter/View/7587/21-01-AN-Coffelt-CC-Staff-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 and Close the Public Hearing

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

- B. **Case No. 20-07-AN (Annexation), 20-16-S (Pre Plat) – Arrowwood Heights Subdivision;** Applicant requests to annex approximately 53.13 acres into the City of Kuna and zone approximately (approx.) 33.71 acres as R-6 Medium Density Residential (MDR), 7.59 acres as R-8 MDR, and 9.79 acres as C-1 Neighborhood Commercial. Applicant proposes 203 total lots (177 buildable lots and 26 common lots). The C-1 parcel (9.79 ac.), will be subdivided and developed in the future by others. The subject site is adjacent to Kuna City limits on the north and is currently zoned RR (Rural Residential) in Ada County. The subject site is located at 7445 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West; (APN: S1303417354).

<http://kunacity.id.gov/DocumentCenter/View/7590/21-07-AN-Arrowwood-Height-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 and Close the Public Hearing

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

7. Business Items:

A. Consideration to approve Resolution No. R20-2021, Bill Gigray, City Attorney. ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS AND PURPOSES;
- AUTHORIZING THE CITY PARKS AND RECREATION DIRECTOR, IN CONJUNCTION WITH THE CITY ATTORNEY, AND NECESSARY STAFF AND AGENTS OF THIS CITY TO EXERCISE THE CITY'S RIGHT OF EMINENT DOMAIN FOR ADDITIONAL REAL PROPERTY FOR USE BY THE CITY FOR PUBLIC BUILDINGS AND PUBLIC GROUNDS;
- AUTHORIZING ANY AND ALL NECESSARY ACTIONS RELATED THERETO; AND
- PROVIDING AN EFFECTIVE DATE.

B. Consideration to approve Resolution No. R22-2021, Bill Gigray, City Attorney. ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS;
- AUTHORIZING THE MAYOR TO SIGN, AND THE CITY CLERK TO ATTEST, TO A PRELITIGATION SETTLEMENT AGREEMENT BETWEEN THE CITY, UNION PACIFIC RAILROAD COMPANY, THE ADA COUNTY HIGHWAY DISTRICT, AND INTERMOUNTAIN GAS COMPANY RELATED TO AN EMINENT DOMAIN ACTION AUTHORIZED BY CITY RESOLUTION NO. 20-2021; AND
- PROVIDING AN EFFECTIVE DATE.

C. FY 2022 Budget Workshop, Jared Empey, City Treasurer. ACTION ITEM

8. Ordinances:

A. Consideration to approve Ordinance No. 2021-14 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S PATAGONIA DEVELOPMENT LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and

- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

9. Executive Session: None

10. Mayor/Council Announcements:

11. Adjournment: