

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, May 4, 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 00:00:30)

COUNCIL MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Bill Gigray, City Attorney – In Person
Chris Engels, City Clerk – In Person
Jared Empey, City Treasurer – In Person
Nancy Stauffer, Human Resources Director – In Person
Paul Stevens, Public Works Director – In Person
Bobby Withrow, Parks Director – In Person
Mike Fratusco, Kuna Police Chief – In Person
Jace Hellman, P & Z Director – Via Zoom

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:50)

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

(Timestamp 00:05:45)

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 20, 2021
- B. Accounts Payable Dated April 15, 2021 in the amount of \$382,691.16
- C. Finding of Fact and Conclusions of Law 20-07-ZC (Rezone) & 20-10-S (Preliminary Plat) Paloma Ridge Subdivision
- D. Finding of Fact and Conclusions of Law 20-08-ZC (Rezone) & 20-11-S (Preliminary Plat) Paloma Ridge West Subdivision
- E. Resolution No. R17-2021

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HOPE DEVELOPMENT COMPANY, FOR THE RED CLOUD SUBDIVISION FOR UNCOMPLETED WORK INCLUDING FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

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 Christensen, Laraway, and McPherson

Voting No: None

Absent: Cardoza

Motion Passed: 3-0-1

5. *External Reports or Requests: None*

6. *Public Hearings:*

(Timestamp 00:06:25)

- A. 20-03-ZC (Rezone) & 20-06-S (Preliminary Plat) LedgeStone Plaza Subdivision: Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots (425 total dwelling units), six commercial buildable lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification of C-1 (neighborhood commercial) to C-3 (service commercial), R-12 (high-density residential) and R-6 (medium-density residential) zoning district classifications. The subject sites are located at 2400 N Meridian Road and N. Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650). Doug Hansen, Planning & Zoning staff. **ACTION ITEM**
There will be no packet for this item as the applicant is requesting that this item be tabled to a date certain of July 20, 2021.

Motion To: Table the public hearing to a date certain of July 20, 2021.

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0-1

Absent: Cardoza

7. **Business Items:** None

- A. Contingency request of \$7,500 for Planning and Zoning remodel. Bobby Withrow, Parks/Facilities Director ACTION ITEM
(Timestamp 00:07:16)

Bobby Withrow, Parks & Facilities Director reviews plan for remodel of P&Z.

Motion To: Approve contingency request of \$7,500 for Planning and Zoning remodel

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0-1

Absent: Cardoza

- B. Selection of COMPASS Board Member to represent Kuna, Mayor Stear, ACTION ITEM
(Timestamp 00:09:26)

Motion To: Approve Warren Christensen and John Laraway as the alternate as the COMPASS Board Member to represent Kuna

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0-1

Absent: Cardoza

- C. Quarterly financial recap, City Treasurer, Jared Empey.
(Timestamp 00:12:24)

City Treasurer Jared Empey provided a review of the quarters recap from the first half of the fiscal year. He provided the comparisons of growth reflected in the budgets. Revenue looks good and expenses are being kept in limits with overall being stable. Mr. Empey stood for any questions.

- D. Consideration to approve Resolution No. R18-2021, Paul Stevens, City Engineer/Public Works Director. ACTION ITEM
(Timestamp 00:15:25)

RESOLUTION AWARDING THE CONTRACT FOR THE KUNA MUNICIPAL PRODUCTION WELL 12 PROJECT TO TREASURE VALLEY DRILLING LLC IN THE AMOUNT OF \$275,152.00 FOR THE DRILLING AND DEVELOPMENT OF KUNA MUNICIPAL PRODUCTION WELL 12; DIRECTING EXPENDITURE OF FUNDS FROM THE WATER FUND FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID CONTRACTOR.

Motion To: Approve Resolution No. R18-2021
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 3-0-1
Absent: Cardoza

8. *Ordinances:*

- A. Consideration to approve Ordinance No. 2021-07 ACTION ITEM
(Timestamp 00:16:59)

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. S1314223425 AND R3785270045 OWNED BY ENDURANCE HOLDINGS LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance No. 2021-07
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 3-0-1
Absent: Cardoza

Motion To: Approve Ordinance No. 2021-07
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Approved by the Following Roll Call Vote:

Voting Aye: Council Members Christensen, Laraway, and McPherson
Voting No: None
Absent: Cardoza
Motion Passed: 3-0-1

B. Consideration to approve Ordinance No. 2021-08 ACTION ITEM
(Timestamp 00:19:01)

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. S1326141870 OWNED BY CCI GROUP LLC AND PARCEL NO. S1326142025 OWNED BY FRED & SHARON WHEELER, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance No. 2021-08
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 3-0-1
Absent: Cardoza

Motion To: Approve Ordinance No. 2021-08
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Approved by the Following Roll Call Vote:
Voting Aye: Council Members Christensen, Laraway, and McPherson
Voting No: None
Absent: Cardoza
Motion Passed: 3-0-1

C. Consideration to approve Ordinance No. 2021-09 ACTION ITEM
(Timestamp 00:20:23)

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND

- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. R6934730210 AND R6934730350 OWNED BY WATERS EDGE LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance No. 2021-09

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0-1

Absent: Cardoza

Motion To: Approve Ordinance No. 2021-09

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Christensen, Laraway, and McPherson

Voting No: None

Absent: Cardoza

Motion Passed: 3-0-1

- D.** Consideration to approve Ordinance No. 2021-10 ACTION ITEM
 (Timestamp 00:21:40)

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. S1315110051 OWNED BY BODAHL FARM LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance No. 2021-10

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 3-0-1
Absent: Cardoza

Motion To: Approve Ordinance No. 2021-10
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Approved by the Following Roll Call Vote:
Voting Aye: Council Members Christensen, Laraway, and McPherson
Voting No: None
Absent: Cardoza
Motion Passed: 3-0-1

E. Consideration to approve Ordinance No. 2021-11 ACTION ITEM
(Timestamp 00:22:50)

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. R8247270190 OWNED BY CRAIG E WALLACE AND PARCEL NO. R8247270180 OWNED BY KENDRICK E WALLACE AND PARCEL NO. R8247270176 OWNED BY BRETT HUGHES, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance No. 2021-11
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 3-0-1
Absent: Cardoza

Motion To: Approve Ordinance No. 2021-11
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Approved by the Following Roll Call Vote:

Voting Aye: Council Members Christensen, Laraway, and McPherson
Voting No: None
Absent: Cardoza
Motion Passed: 3-0-1

F. Consideration to approve Ordinance No. 2021-12 ACTION ITEM
(Timestamp 00:24:08)

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 CHALLENGER DEVELOPMENT INC.; 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 BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance No. 2021-12

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0-1

Absent: Cardoza

Motion To: Approve Ordinance No. 2021-12

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Christensen, Laraway, and McPherson

Voting No: None

Absent: Cardoza

Motion Passed: 3-0-1

G. Consideration to approve Ordinance No. 2021-13 ACTION ITEM
(Timestamp 00:25:44)

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 BRET LEE & NIKEELA RENAE ABRAMS; 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 BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance No. 2021-13

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0-1

Absent: Cardoza

Motion To: Approve Ordinance No. 2021-13

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Christensen, Laraway, and McPherson

Voting No: None

Absent: Cardoza

Motion Passed: 3-0-1

9. Executive Session: None

10. Mayor/Council Announcements:

(Timestamp 000:27:20)

City Attorney Bill Gigray provided an update on House Bill 389.

11. Adjournment: 6:40 PM



Joe L. Stear, Mayor

ATTEST:


Chris Engels, City Clerk

Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 05.18.2021

