

**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, September 21, 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 00:00:21)*

**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:**

Marc Bybee, City Attorney – In Person  
Chris Engels, City Clerk – In Person  
Jared Empey, City Treasurer – In Person  
Bobby Withrow, Parks Director – In Person  
Mike Fratusco, Kuna Police Chief – In Person  
Jace Hellman, P & Z Director – In Person  
Troy Behunin, Senior Planner – In Person

**2. Invocation: None**

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

*(Timestamp 00:01:03)*

**Consideration to Amend the Agenda**

*(Council must move to amend the agenda per IC 74-204(4)(b))*

**Add ACTION ITEM to 6.A and 6.B**

**Remove None next to the title, 6. Public Hearing**

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

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.

**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Voting No:** None  
**Absent:** None  
**Motion Passed:** 4-0-0

**4. Consent Agenda:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS  
(Timestamp 00:01:36)

*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 September 7, 2021**

**B. Accounts Payable Dated September 16, 2021, in the amount of \$854,113.33**

Council Member Cardoza asked about a few items on the Accounts Payable Batch.

Jared Empey and Chris Engels responded with explanation and identification of the use of funds that were in question.

**C. Resolutions**

**1. Resolution R37-2021**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY AMH DEVELOPMENT LLC, FOR SADIE CREEK SUBDIVISION NO. 2 FOR UNCOMPLETED WORK INCLUDING FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

**2. Resolution R38-2021**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, FOR ASHTON ESTATES SUBDIVISION NO. 4 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

**3. Resolution R39-2021**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COST-OF-LIVING INCREASE OF FOUR AND SEVENTY-TWO ONE HUNDRETH PERCENT (4.72%) FOR ALL FULL-TIME CITY EMPLOYEES; ADOPTING THE FISCAL YEAR 2022 STEP AND GRADE CHART FOR ALL FULL-TIME EMPLOYEES AS ATTACHED HERETO AS EXHIBIT A; AND DECLARING THE EFFECTIVE DATE.

4. Resolution R40-2021

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY DB DEVELOPMENT, LLC, FOR CAZADOR SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution R41-2021

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY DB DEVELOPMENT, LLC, FOR CAZADOR SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

Council Member Cardoza asked City Treasurer Jared Empey about three accounts payable

**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 00:07:30)*

- A. Consideration of \$6,000 for the Kuna School District to fund partial costs for a School Resource Officer, Kim Bekkedahl, Assistant Superintendent ACTION ITEM

**Motion To:** Direct staff to prepare agreement and the \$6,000 for the School District for one year.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** Council Member Cardoza asked to include the term of one year in the motion.

**Voting No:** None

**Absent:** None

**Motion Passed:** 4-0-0

6. **Public Hearings:**

*(Timestamp 00:23:56)*

- A. **Consideration to approve 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/7739/20-07-AN-Arrowwood-Hts-CC-PACKET-PDF>

Troy Behunin, Senior Planner, reviewed case No. 20-07-AN and fielded questions from City Council.

Wendy Shrief, J-U-B, reviewed Arrowwood Heights Subdivision and stood for questions.

Chris Brown, concerned citizen, reviewed the notes from the neighborhood meeting and concerns he has about the subdivision.

Council members discussed Mr. Browns concerns and asked questions.

Richard Durrant, concerned citizen, expressed his concerns for the subdivision and stood for questions.

Michael McShane, concerned citizen, expressed his concerns with the proposed development.

Cindy Geason, concerned citizen, expressed her concerns and opposition to the proposed development.

Mayor Stear read written testimony that was submitted.

Teresa Haldorson, concerned citizen, expressed her concerns about traffic. Mayor Stear directed her to the transportation study within the packet.

*(Timestamp 01:33:00)*

Applicant, Wendy Shrief and Jeff Bauer responded to concerns and opposition from testimony provided by the concerned citizens.

Council Member Christensen asked about the Fire Districts concerns with the water flow to the new development. Paul Stevens, Public Works Director responded.

Council President McPherson asked about putting a single-story requirement on a certain part of the development.

Jace Hellman, Planning and Zoning Director, responded the route to take for that to happen.

Council, City Staff and Mayor Stear continued to review the development application.

(Timestamp 02:12:15)

Edinson Bautista, ACHD, answered questions from Council about ACHD's 5-year work plan in regards to the traffic study and the development.

Jeff Bauer, responded to the traffic study issues that were presented.

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**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:** Deny 20-07-AN (Annexation)

**Motion By:** Council Member Christensen

**Motion Seconded:** Council Member Laraway

**Further Discussion:** None

**Recused:** None

**Absent:** None

**Motion Passed:** 4-0-0

- B. 21-01-ZC (Rezone), 21-01-S (Subdivision) Circinae Valley Subdivision:** Randy Wall requests a rezone for approximately 6.46 acres from A (Agriculture) to R-6 (Medium Density Residential) and to subdivide the 6.46 acres into 33 total lots (27 residential lots and six (6) common lots). The subject site is located approximately 1,200 feet North of W King Road on S School Avenue, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APN: R5070500080).

*(Timestamp 02:54:00)*

<http://kunacity.id.gov/DocumentCenter/View/7740/21-01-ZC-Rezone-21-01-S-Subdivision-Circinae-Valley-Subdivison-Packet-PDF>

Doug Hansen, Planner II, reviewed the application and stood for questions.

Randy Wall, Applicant, reviewed and gave background on the subdivision.

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**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 21-01-ZC (Rezone) 21-01-S (Subdivision) and close the public hearing.

**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: None*

9. *Executive Session: None*

10. *Mayor/Council Announcements:*

11. *Adjournment: 9:14 P.M.*

  
\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

  
\_\_\_\_\_  
Chris Engels, City Clerk



*Minutes prepared by Nathan Stanley, Deputy City Clerk*  
*Date Approved: CCM 10.05.2021*