

OFFICIALS
Joe Stear, Mayor
Greg McPherson, Council President
Chris Bruce, 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, February 15, 2022

6:00 P.M. REGULAR CITY COUNCIL

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

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

1. Call to Order and Roll Call

2. Invocation

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: 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 February 1, 2022.
- B.** Accounts Payable Dated February 10, 2022, in the amount of \$533,278.91
- C.** Findings of Facts Conclusions of Law
 - 1. Ledgestone South Case No. 21-07-AN (Annexation)
- D.** Final Plats
 - 1. Case No. 21-12-FP (Final Plat) for Journey's End No. 4
 - 2. Case No. 21-15-FP (Final Plat) for Springhill No. 3
- E.** Resolutions
 - 1. Resolution R06-2022.

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) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 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 RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE "PARK USE AGREEMENT" WITH THE KUNA YOUTH SOFTBALL AND BASEBALL ASSOCIATION, INC., PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Resolution R07-2022.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO VACATING THE REMAINING EASEMENTS ESTABLISHED IN INSTRUMENT NUMBERS 2017-013829 AND 2020-044292.

3. Resolution R08-2022.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE "DEVELOPMENT AGREEMENT" BETWEEN STERLING MEADOWS LLC AND CITY OF KUNA, PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

4. Resolution R09-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- PROVIDING RECITALS AND FINDINGS; AND
- APPOINTING A NEW COMMISSIONER TO SEAT NO. 1; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

5. Resolution R10-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT WITH J-U-B ENGINEERS FOR THE PREPARATION OF THE EAST KUNA DISTRICT URBAN RENEWAL PLAN.

6. Resolution R11-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT WITH THE METTS GROUP FOR THE PREPARATION OF THE EAST KUNA DISTRICT URBAN RENEWAL PLAN.

4. Executive Session:

- A. Executive Session under 74-206(1)(d) to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code.

5. Public Hearings:

Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.

City Council members may ask questions throughout the public hearing process.

Once the public hearing is closed, no further testimony or comments are heard.

City Council may move to continue the application to a future meeting or approve or deny the application.

A. Consideration to approve Case No. 21-04-S (Preliminary Plat) for *Falcon Crest Golf Villages Subdivision*. Continued from 02.01.2022 City Council Meeting ACTION ITEM

Wendy Shrief of J-U-B Engineers, on behalf of M3 Companies, LLC, requests preliminary plat approval to subdivide approximately 86.03 ac. into 291 residential lots, 43 common lots, and 18 common driveway lots, within R-6 (Medium Density Residential) and R-12 (High Density Residential) zones. (APN: S1422110300). Section 22, Township 2 North, Range 1 East – Troy Behunin, Senior Planner.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

7. Business Items:

A. Consideration to approve Case No. 21-06-LLA (Lot Line Adjustment) 531 N School Avenue & 900 W 4th Street: Jim Washburn with The Land Group INC., on behalf of David Doan and Eric Jacobsen requests Lot Line Adjustment approval between two (2) parcels totaling approximately 1.9 acres. The subject sites are located at 531 N School Avenue and 900 W 4th Street, Kuna ID, 83634, within Section 23, Township 2 North, Range 1 West; (APNs: S1323314910, S1323314932). ACTION ITEM

B. Quarterly Report, Jared Empey, City Treasurer ACTION ITEM

8. Ordinances:

A. Consideration to approve Ordinance 2022-05 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 DB 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 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

Consideration to approve Summary Ordinance Publication

B. Consideration to approve Ordinance 2022-06 ACTION ITEM

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR’S PARCEL NOS. R0615250525 AND R0615250700 OWNED BY M3 ID RISING SUN, LLC, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

Consideration to approve Summary Ordinance Publication

9. Executive Session:

Executive Session:

74-206(a)

To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

74-206(b)

To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student;

7C. Business Continued

Consideration to consent to Mayor’s appointment of new Planning and Zoning Director

ACTION ITEM

10. Mayor/Council Announcements:

11. Adjournment: