



**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**  
**MINUTES**  
**Tuesday, February 01, 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**

*(Timestamp 00:00:02)*

**COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear  
Council President Greg McPherson  
Council Member Chris Bruce  
Council Member Warren Christensen  
Council Member John Laraway

**CITY STAFF PRESENT:**

Marc Bybee, City Attorney  
Chris Engels, City Clerk  
Jared Empey, City Treasurer  
Mike Fratusco, Kuna Police Chief  
Jace Hellman, P & Z Director  
Doug Hanson, P & Z  
Morgan Treasure, Economic Development Director  
Nancy Stauffer, HR Director

**2. Invocation**

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

*(Timestamp 00:00:23)*

**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.*

*(Timestamp 00:00:39)*

**A. Regular City Council Meeting Minutes Dated January 18, 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.

B. Accounts Payable Dated January 26, 2022, in the amount of \$451,147.67

C. Findings of Facts Conclusions of Law

1. Denying Gran Prado Appeal.

**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 Bruce, Christensen, Laraway, and McPherson

**Voting No:** None

**Absent:** None

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

#### 5. External Reports or Requests:

#### 6. 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.*

*(Timestamp 00:01:26)*

#### A. Consideration to approve Case No. 20-03-ZC (Rezone) & 20-06-S (Preliminary Plat) Ledgestone Plaza Subdivision: ACTION ITEM

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 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 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). *Staff requests this item to be tabled to a date certain of March 15, 2022, for additional review and noticing correction.*

**Motion To:** Table Case No. 20-03-ZC (Rezone) & 20-06-S (Preliminary Plat) Ledgestone Plaza Subdivision to a date certain of March 15, 2022

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

**B. Consideration to approve Case No. 21-07-AN (Annexation) for Ledgestone South: Tabled from 01.18.2022 City Council Meeting ACTION ITEM**

*(Timestamp 00:02:09)*

GEM State Planning, LLC on behalf of Trilogy Development, Inc. requests Annexation of approximately 99.78 acres into the City of Kuna and to zone approximately (approx.) 83.33 acres as R-6 Medium Density Residential (MDR), and 16.45 acres as R-8 MDR. The Applicant only requests Annexation at this time and will propose a Preliminary Plat in the future. The subject site is adjacent to Kuna City limits on the north and west side; and is currently zoned RR (Rural Residential) in Ada County. The subject site is located at 2425 N Locust Grove Road, Kuna, ID 83642, (APN's: S1418123460, S1418123496, S1418123498, S1418123490, S1418427800 & S1418417200).). Section 18, Township 2 North, Range 1 East. – Troy Behunin, Senior Planner

Senior Planner Troy Behunin presented the case and stood for questions.

Council Member Laraway asked about the developer maybe being required to help with Danskin lift station upgrades.

Mr. Behunin responded.

Council Member Laraway clarified his question.

Mayor Stear explained why the developer may be required and it depends on timing of actual development.

Jane Suggs from GEM State Planning LLC on behalf of Trilogy Development Inc reviewed the project and stood for questions. Ms. Suggs reminded Council of the previous denial from October of 2020 due to sewer issues and continued with her presentation.

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**Motion To:** Open the Public Hearing

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

Council Member Christensen asked Paul Stevens, City Engineer/Public Works Director about the project and for clarification on his recommendation.

Paul Stevens, City Engineer/Public Works Director responded.

Council Member Bruce asked about sewer capacity.

Mayor Stear responded.

**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

Council Member Christensen comments on serviceability availability.

Council President comments that most developments start this way and one step at a time.

Council Member Laraway comments on being consistent with the decision making.

Council Members continue to discuss the project.

Mayor Stear comments.

Marc Bybee, City Attorney, discusses the development agreement.

Council Members continue to discuss the project.

**Motion To:** Approve Annexation

**Motion By:** Council President McPherson

No motion to second

Motion dies

**Motion To:** Deny Annexation

**Motion By:** Council Member Christensen

**Motion Seconded:** Council Member Bruce

**Further Discussion:** None

**Recused:**

**Absent:** None

**Motion Not Passed:** 2-3-0

**Bruce, Christensen aye**

**McPherson, Laraway, Stear nay**

**Motion To:** Approve

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Laraway

**Approved by the Following Roll Call Vote:**

**Voting Aye:** Council President McPherson, Council Member Laraway, Mayor Stear

**Voting No:** Council Members Bruce, Christensen

**Motion Passed: 3-2-0**

**C. Consideration to approve Case No. 21-04-S (Preliminary Plat) for *Falcon Crest Golf Villages Subdivision* ACTION ITEM**

*(Timestamp 00:47:52)*

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.

Travis Jeffers on behalf of M3 Companies LLC presented the request and stood for questions.

Travis Jeffers asked for Staff report clarifications.

Senior Planner Troy Behunin, responded.

Council asked for clarification.

Dave Reinhart, Kuna School District, reviewed the school districts report on the number of students the school district would be serving with this project. Also, stating that with the other developments that have been approved, this development would exceed the school district compacity.

Council Member Christensen, asked for clarification.

Dave Reinhart, Kuna School District, clarified his comments.

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**Motion To:** Open the Public Hearing

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

*(Timestamp 01:26:56)*

**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

Council Member Christensen starts the deliberation.

Mayor Stear and City Attorney, Marc Bybee make comments on the deliberation.

**Motion To:** Continue to a date certain to February 15, 2022

**Motion By:** Council Member Bruce

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Recused:** None

**Absent:** None

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

**7. Business Items:**

*(Timestamp 01:44:28)*

- A. Consideration to approve Case No. 21-07-LS (Lot Split) for 3003 N Ten Mile Road –** David Crawford of Centurion Engineers, on behalf of Bodahl Farms, LLC, requests approval to split an approximately 38.98-acre parcel with a C-1 (Neighborhood Commercial) zone, into two (2) parcels; Parcel A is proposed to be 24.82-acres, Parcel B is proposed to be 14.58-acres. The subject site is located at 3003 N Ten Mile Road (APN: S1315110051); Section 15, Township 2 North, Range 1 West - Jessica Reid, Planning & Zoning Specialist **ACTION ITEM**

Jessica Reid, Planning and Zoning Specialist presented the case and stood for questions.

Council Member Christensen ask what the purpose of splitting the lot would be.

Jessica Reid responded.

Council Member Laraway on the zoning designation.

Jessica Reid responded.

David Crawford, applicant, requested approval and explained the project.

**Motion To:** Approve Case No. 21-07-LS (Lot Split) for 3003 N Ten Mile Road

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

*(Timestamp 01:52:10)*

- B. Consideration to approve Case No. 21-08-LS (Lot Split) for 525 W Main Street –** BTC Properties requests approval to split an approximately 0.22-acre parcel into an approximately 0.108-acre (4,734 SF) North Parcel and an approximately 0.101-acre (4,434 SF) South Parcel. This Lot Split is to facilitate each individual building being on its own lot, and allows the

potential for the State of Idaho to purchase the office they currently occupy. There are no requested changes to the current CBD (Central Business District) zone – Jessica Reid, Planning & Zoning Specialist ACTION ITEM

Jessica Reid, Planning and Zoning Specialist presented the case and stood for questions.

**Motion To:** Approve Case No. 21-08-LS (Lot Split) for 525 W Main Street

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

*(Timestamp 02:04:16)*

- C. **Consideration to approve request for \$64,300 from Contingency for Planning Consultant Services for the proposed Urban Renewal District in East Kuna** – Morgan Treasure, Economic Development Director ACTION ITEM

Morgan Treasure, Economic Development Director, reviewed the request.

**Motion To:** Approve \$64,300 from contingency for Planning Consultant Services

**Motion By:** Council Member Christensen

**Motion Seconded:** Council Member Laraway

**Abstained:** Council President McPherson

**Further Discussion:** None

**Motion Passed:** 3-1-0

- D. **Consideration to approve Resolution R05-2022** – Morgan Treasure, Economic Development Director ACTION ITEM

*(Timestamp 01:55:02)*

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, DETERMINING CERTAIN AREA WITHIN THE CITY, TO BE A DETERIORATED AREA AND/OR A DETERIORATING AREA AS DEFINED BY IDAHO CODE SECTIONS 50-2018(9) AND 50-2903(8), DIRECTING THE URBAN RENEWAL AGENCY OF KUNA, IDAHO TO COMMENCE THE PREPARATION OF AN URBAN RENEWAL PLAN SUBJECT TO CERTAIN CONDITIONS, WHICH PLAN MAY INCLUDE REVENUE ALLOCATION PROVISIONS, FOR ALL OR PART OF THE AREA; AND PROVIDING AN EFFECTIVE DATE.

Lisa Bachman, J.U.B presented the feasibility study to City Council and the Mayor and stood for questions.

**Motion To:** Approve Resolution R05-2022

**Motion By:** Council Member Christensen

**Motion Seconded:** Council Member Laraway

**Abstained:** Council President McPherson

**Further Discussion:** None  
**Motion Passed:** 3-1-0

**8. Ordinances:**

*(Timestamp 02:07:10)*

**A. Consideration to approve Ordinance 2022-04 – Chris Engels, City Clerk ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO,

- AMENDING SUBSECTION C OF SECTION 3, CHAPTER 8, TITLE 3 OF THE KUNA CITY CODE TO MAKE CERTAIN APPLICATION CRITERIA FOR SPECIAL EVENT PERMITS APPLICABLE TO ALL SPECIAL EVENT PERMIT REQUESTS, TO REQUIRE THAT SPECIAL EVENT PERMIT APPLICATIONS INCLUDE A PUBLIC SAFETY PLAN THAT MUST BE REVIEWED AND APPROVED BY THE CHIEF OF POLICE, AND TO MAKE TECHNICAL CORRECTIONS;
- AMENDING SUBSECTION J OF SECTION 3, CHAPTER 8, TITLE 3 OF THE KUNA CITY CODE TO SPECIFY THE NEED TO CONSIDER OBTAINING PRIVATE SECURITY FOR A SPECIAL EVENT;
- AMENDING SUBSECTION C OF SECTION 4, CHAPTER 8, TITLE 3 OF THE KUNA CITY CODE TO PROVIDE THAT SPECIAL EVENT PERMIT APPLICATIONS MAY BE DENIED FOR FAILING TO FOLLOW COMMENTS PROVIDED BY THE POLICE OF CHIEF ON THE PUBLIC SAFETY PLAN, AND TO MAKE TECHNICAL CORRECTIONS;
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*Consideration to approve Summary Ordinance Publication*

**Motion To:** Waive three readings of Ordinance 2022-04

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Recused:** None

**Absent:** None

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

**Motion To:** Approve Ordinance 2022-04

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Approved by the Following Roll Call Vote:**

**Voting Aye:** Council Members Cardoza, Christensen, Laraway,

**Voting No:** None

**Absent:** None

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

**Motion To:** Approve Summary Publication of Ordinance 2022-04

**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:**

**10. Mayor/Council Announcements:**

Chris Engels, City Clerk, announced the joint meeting between the Kuna School District and the Kuna City Council.

**11. Adjournment:**

**8:16**



Joe L. Stear, Mayor

ATTEST:



Deputy City Clerk  
Chris Engels, City Clerk

*Minutes prepared by Nathan Stanley, Deputy City Clerk  
Date Approved: CCM 02.15.2022*





# CITY OF KUNA

751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274  
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## SIGN-UP SHEET

February 1, 2022 – City Council, *Public Hearing*

Case Name: **Ledgestone South - Annexation Request with Development Agreement:**

1. Case Type: Annexation request to join City Limits

Case No.: 21-07- AN (Annexation in to Kuna City).

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Council/**Commission**.

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## SIGN-UP SHEET

February 1, 2022 – City Council, Public Hearing

Case Name: Golf Villages @ Falcon Crest Preliminary Plat Request:

1. Case Type: Subdivision Preliminary Plat.

Case No.: 21-04- S (Preliminary Plat).

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Council/Commission.

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