



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, March 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 00:00:08)

COUNCIL MEMBERS PRESENT:

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

CITY STAFF PRESENT:

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

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:20)

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 00:00:40)

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. Regular City Council Meeting Minutes Dated February 15, 2022.
- B. Accounts Payable Dated February 24, 2022, in the amount of \$785,650.09
- C. Final Plats
 - 1. Case No. 22-01-FP (Final Plat) Cazador Estates No. 2
 - 2. Case No. 22-02-FP (Final Plat) Gran Prado No. 3

D. Resolutions

- 1. Resolution R12-2022.

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR FALCON CREST SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

- 2. Resolution R13-2022.

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY DB DEVELOPMENT, LLC, FOR CAZADOR SUBDIVISION NO. 4 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

- 3. Resolution R14-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:

- SETTING FORTH CERTAIN PURPOSES;
- AUTHORIZING THE MAYOR TO EXECUTE THE JOURNEY’S END NO. 3 SEWER TRUNK PROJECT REIMBURSEMENT AGREEMENT
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE.

- 4. Resolution R15-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO DECLARING CERTAIN PERSONAL PROPERTY SURPLUS AND DIRECTING THE REMOVAL OF SAID PROPERTY AND ACCEPTING AGRICULTURAL IRRIGATION EQUIPMENT FROM BRISBIE LLC.

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, and McPherson
Voting No: None
Absent: Laraway
Motion Passed: 3-1-0

4. External Reports:

(Timestamp 00:01:18)

- A.** Update on the Sheriff's Office and the relationship with Kuna. Sheriff Clifford, Ada County Sheriff's Office.

Sheriff Clifford provided the details of the Ada County Sheriff's office services to the County and to Kuna. Sheriff explained the benefits to Kuna. He stood for questions.

- B.** Valley Regional Transit (VRT) presentation and report/update.

(Timestamp 00:19:32)

Valley Regional Transit (VRT) is partnering with the City of Kuna to evaluate providing public transportation access within and connecting to Kuna. Transpo Group, the consultant hired to assist with the Kuna Transit Study, will give an overview of study goals, scope and schedule.

Stephanie Herstein (SP), reviewed the goals of the scope and schedule for the Kuna Transit Study and stood for questions.

Mayor Stear asked about market demand.

Council Member Bruce asked about the outreach process.

Stephanie responded.

- C.** City of Kuna 2021 Audit Presentation concerning audit results.

(Timestamp 00:29:03)

Auditor reviewed presentation.

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.

(Timestamp 00:38:18)

- A. Case No. 21-12-AN (Annexation) Boise Basin – Markovetz:** Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zone. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100) Doug Hansen, Planning and Zoning ACTION ITEM

Planning and Zoning Director Doug Hansen provided the details of the application.

Chase Craig, applicant, described the project and the request. This annexation had come to council before as an R-8 but has changed the request to an R-4.

Rick Pattee, citizen, asked what does working with residents mean ?

Michael Smith, citizen testified in favor of the project.

David Reinhart, Kuna School District presented the school districts letter that was in the packet and stood for questions,

Council Member Bruce asked what the Kuna School Districts plan is moving forward.

David Reinhart responded.

Rebuttal:

Chase Craig, applicant, responded.

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

Absent: Laraway

Motion Passed: 3-1-0

Council Member Christensen expressed his thoughts and concerns.

Council President McPherson expressed his thoughts and concerns.

Council Member Bruce expressed his thoughts and concerns.

Mayor Stear asked Marc Bybee about legality with discussion and the joint meeting with the Kuna School District on March 10, 2022.

Marc Bybee responded.

Motion To: Continue Case No. 21-12-AN (Annexation) Boise Basin – Markovetz to the March 15, 2022 meeting

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Voting No: None

Absent: Laraway

Motion Passed: 3-1-0

B. Case No. 21-02-ZC (Rezone) First Choice Collision Repair: Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC, requests approval to Rezone approximately 1.60 acres from its current zone of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The subject site is located at 997 N Meridian Road (APN: R2404340200). Doug Hansen, Planning and Zoning **ACTION ITEM**

(Timestamp 01:07:35)

Planning and Zoning Director, Doug Hansen reviewed the application and stood for questions.

Craig Kulchak represented the applicant and the application.

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 Laraway

Further Discussion: None

Absent: Laraway

Motion Passed: 3-1-0

Motion To: Approve Case No. 21-02-ZC (Rezone) First Choice Collision Repair

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Voting No: None

Absent: Laraway

Motion Passed: 3-1-0

7. Business Items:

(Timestamp 01:14:03)

A. Consideration to approve reallocation of Capital Improvement funds and a contingency request from the Enterprise funds. Bobby Withrow, Parks and Facilities Director **ACTION ITEM**

Bobby Withrow, Parks/Facilities Director reviewed the request.

Motion To: Approve reallocation of funds and Contingency request.

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: Laraway

Motion Passed: 3-1-0

- B. Consideration to approve Case No. 21-05-LLA (Lot Line Adjustment) – Lots 3 & 4, Block 12, *Ashton Estates Subdivision No. 2* – Troy Behunin, Senior Planner ACTION ITEM
(Timestamp 01:17:37)

Stephanie Hopkins with KM Engineering, is requesting Lot Line Adjustment for two (2) parcels within the Ashton Estates Subdivision No. 2 known as Lots 3 & 4, Block 12. The proposal is to create two (2) new parcels; one (1) as a 0.648 ac. Lot, and the second a 1.727 ac. Lot. The subject property address is in Ashton Estates Sub No. 2, within Section 19, Township 2 North, Range 1 East; (APNs: R0539771340 and R0539771360).

Troy Behunin, Senior Planner, reviewed the application.

Stephanie Hopkins, KM Engineering stood for questions.

Motion To: Approve Case No. 21-05-LLA (Lot Line Adjustment)

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: Laraway

Motion Passed: 3-1-0

- C. Consideration to approve Case No. 21-09-LS (Lot Split) 721 N Linder. Jessica Reid, Planning & Zoning Specialist ACTION ITEM
(Timestamp 01:20:51)

Frederick Wheeler requests to split an approximately 0.758-acre parcel located at 721 N Linder Avenue, into a front parcel proposed to be approximately 0.271-acres, and a rear parcel proposed to be approximately 0.459-acres. There is no Rezone request to change the current R-6 (Medium Density Residential) zone, and the Applicant intends to construct a duplex on the rear parcel.

Jessica Reid, Planning and Zoning, reviewed the application.

Marc Bybee asked about an easement being part of the conditions of approval.

Jessica Reid responded.

Motion To: Approve Case No. 21-09-LS (Lot Split)
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Absent: Laraway
Motion Passed: 3-1-0

8. Ordinances:

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment: 7:24 P.M.



Joe L. Stear, Mayor

ATTEST:

 **NATHAN STANLEY,**
~~Chris Engels, City Clerk~~ **SENIOR DEPUTY CLERK**

Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 03.15.2022





CITY OF KUNA

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

March 1, 2022 – City Council Public Hearing

Case Name: Boise Basin - Markovetz

Case No: 21-12-AN (Annexation)

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

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> <u>Testify</u> <input checked="" type="checkbox"/> <u>Not Testify</u> <u>DERVISH J</u> <u>KATHY RAINWATER</u> Print Name <u>145 S. MARKO LN</u> Print Address <u>KUNA ID 83634</u> City State, Zip	<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>DAVID REINHOLD</u> Print Name <u>KUNA SCHOOL DIST</u> Print Address City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> Print Name Print Address City State, Zip
<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Rick Pattee</u> Print Name <u>36 S. Marko Lane</u> Print Address <u>Kuna ID 83634</u> City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> Print Name Print Address City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> Print Name Print Address City State, Zip
<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Michael Smith</u> Print Name <u>3521 E Kings Road.</u> Print Address <u>Kuna ID 83634</u> City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> Print Name Print Address City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> Print Name Print Address City State, Zip
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SIGN-UP SHEET

March 1, 2022 – City Council Public Hearing

Case Name: First Choice Collision Auto Repair

Case No: 21-02-ZC (Rezone)

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

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