



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 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

(Timestamp 00:00:06)

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
Doug Hanson, P & Z Director
Morgan Treasure, Economic Development Director
Nancy Stauffer, HR Director

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:26)

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 00:00:44)

A. Regular City Council Meeting Minutes Dated March 01, 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 March 10, 2022, in the amount of \$696,817.08

C. Findings of Facts and Conclusions of Law

1. 21-02-ZC (Rezone) First Choice Collision Repair

D. Resolutions

1. Resolution R16-2022.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR, AS AN AUTHORIZED SIGNER FOR THE ACQUISITION OF THE 371 W. SHORTLINE PROPERTY ON BEHALF OF THE CITY OF KUNA; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Resolution R17-2022.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR, AS AN AUTHORIZED SIGNER FOR THE ACQUISITION OF THE 793 W. 4TH STEET PROPERTY ON BEHALF OF THE CITY OF KUNA; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

4. External Reports:

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 00:01:25)

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) *Continued from March 1, 2022*. Doug Hansen, Planning and Zoning **ACTION ITEM**

Planning and Zoning Director Hansen explained the next steps to Council.

Motion To: Table Case No. 21-12-AN to a date uncertain to be re-published.

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: None

Motion Passed: 4-0-0

B. Case No. 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 lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification 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 and N. Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650). *Staff requests this item be tabled to a date certain of April 19, 2022 for additional review.* **ACTION ITEM**
(Timestamp 00:03:54)

Motion To: Table Case No. 20-03-ZC and 20-06-S to a date certain of April 19, 2022.

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: None

Motion Passed: 4-0-0

C. Case No. 21-05-CPF Zatica No. 1 & 2 Replat: Ron Isackson, on behalf of Alberson's LLC, requests approval for a Combination Preliminary and Final Plat (Combo Plat) to replat six (6) lots totaling 9.93 acres, within the Zatica No. 1 and Zatica No. 2 Subdivisions. The subject sites are located at 700 E Avalon Street, Kuna, ID 83634 (APNs: R9835320080, R9835320010, R9835320030, R9835310050, R9835310074 and R9835310024). Doug Hansen, Planning and Zoning Director **ACTION ITEM**
(Timestamp 00:04:56)

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

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

Motion To: Close the evidence presentation and proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Further Discussion: None

Absent: None

Motion Passed: 4-0-0

Motion To: Approve Case No. 21-05-CPF Zatica No. 1 & 2 Replat

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Voting No: None

Absent: None

Motion Passed: 4-0-0

7. Business Items:

(Timestamp 00:08:38)

- A. Consideration to approve \$113,690.54 from General Fund Contingency for a new Administrative Sergeant for Kuna Police Department, Mike Fratusco, Kuna Police Chief
ACTION ITEM

Mike Fratusco, Chief of Kuna Police reviewed the request and stood for questions.

Council Members asked about the current supervision of SRO officers.

Chief Fratusco responded.

Motion To: Approve \$113,690.54 Contingency request.

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Absent: None

Motion Passed: 4-0-0

8. Ordinances:

(Timestamp 00:13:02)

- A. Consideration to approve Ordinance 2022-07 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 M3 ID RISING SUN 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

Motion To: Waive three readings of Ordinance 2022-07

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 2022-07

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Approved by the Following Roll Call Vote:

Voting Aye: Council Members McPherson, Christensen, Laraway, and Bruce

Voting No: None

Absent: None

Motion Passed: 4-0-0

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment: 6:17



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



Minutes prepared by Nathan Stanley, Deputy City Clerk

Date Approved: CCM 04.05.2022