

**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, April 19, 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 00:00:13)*

**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 00:00:30)*

**Consideration to Amend the Agenda**

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

**Add item 4.A. Update from Ada County Assessor, Robert McQuade.**

**Motion To:** Amend the Agenda to add item 4.A.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

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.

**Further Discussion:** None

Council Members Bruce, Christensen, Laraway and McPherson

**Voting No:** None

**Absent:** None

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

#### 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 00:01:11)*

A. Regular City Council Meeting Minutes Dated April 5, 2022

B. Accounts Payable Dated April 14, 2022, in the amount of \$1,417,974.60

C. Resolutions

1. Resolution R27-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH KELLER ASSOCIATES, INC. FOR AVALON AND KAY TRAFFIC SIGNAL WARRANT STUDY FOR 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:

*(Timestamp 00:32:55)*

A. Update from Ada County Assessor, Robert McQuade.

Robert McQuade reviewed his report and stood for questions.

#### 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 00:02:05)*

**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 & Zoning Director ACTION ITEM

Planning & Zoning Director Doug Hansen provided the background of the matter and reviewed the application. Mr. Hansen stood for questions.

Chase Craig... Presented the project of the density of net R-4 that would result in 150 homes and stood for questions.

Council Member Laraway asked about the pressurized irrigation.

Mr. Craig clarified his comments on irrigation.

Council Member Laraway clarified if the neighborhood meeting comments concerns have been met.

Mr. Craig explained that there is no plat yet and they have addressed the comments from the neighborhood meeting.

David Reinhart, Kuna School District satisfied that the School District can serve the project if a plat comes forward.

*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:** None

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

**Motion To:** Approve Case No. 21-12-AN (Annexation) Boise Basin-Markovetz

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Voting No:** None

**Absent:** None

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

**B. Case Nos. 20-03-ZC (Rezone) & 20-06-S (Preliminary Plat) Ledgestone Plaza:** 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 buildable 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 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 be tabled to a date uncertain.*

**Motion To:** Table Case Nos. 20-03-ZC (Rezone) & 20-06-S (Preliminary Plat) Ledgestone Plaza

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Absent:** None

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

#### **7. Business Items:**

*(Timestamp 00:17:00)*

**A.** Consideration to approve \$300,000 from General Fund Contingency to start work on the Kuna Police Station. Bobby Withrow, Parks / Facilities Director **ACTION ITEM**

Parks/Facilities Director Bobby Withrow explained the need of the request and full-time employee on site stood for questions

Council Member Laraway asked about the cost being added in the next years budget.

Mr. Withrow responded yes

City Attorney Marc Byee asked if staff was performing the work or if its being contracted out.

Mr. Withrow explained the plan.

**Motion To:** Approve \$300,000 Contingency request.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Absent:** None

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

Police Chief Fratusco commented that he thanked all the City Directors along with the Mayor and the Council Members on the Law Enforcement friendliness they receive from everyone.

- B.** Consideration to approve \$18,000 from General Fund Contingency for a forklift. Bobby Withrow, Parks / Facilities Director ACTION ITEM  
(Timestamp 00:24:28)

Parks/Facilities Director Bobby Withrow explained the need of the request.

**Motion To:** Approve \$18,000 Contingency request.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Absent:** None

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

- C.** Case No. 22-01-TE (Time Extension) Merlin Pointe Subdivision No. 2. Jessica Reid, Planning & Zoning Specialist. ACTION ITEM  
(Timestamp 00:25:48)

A Team Land Consultants, requests Final Plat Time Extension approval for the Merlin Pointe Subdivision No. 2, to allow for the market demands to warrant the need for commercial lots in this part of Kuna; the parcel is located near the N Sailer Place and Avalon Road intersection.

Doug Hansen, Planning & Zoning Director presented the request and details. He pointed out that staff recommend under conditions that this is the last time extension if approved.

Council Member Christensen asked about the reasoning of the developer wanting a time extension.

Doug Hansen responded.

**Motion To:** Approve Case No. 22-01-TE (Time Extension) Merlin Pointe Subdivision No. 2 as a final extension

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Absent:** None

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

- D.** Denim Day for Sexual Assault Awareness Month. Mayor Stear.  
(Timestamp 00:29:47)

## **8. Ordinances:**

(Timestamp 00:46:20)

A. Consideration to approve Ordinance 2022-14 **ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

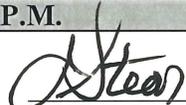
- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. R2404340200 OWNED BY T & J GOODE PROPERTIES LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings  
Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance 2022-14  
**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Further Discussion:** None  
**Absent:** None  
**Motion Passed:** 4-0-0

**Motion To:** Approve Ordinance 2022-14  
**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:	6:56 P.M.

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

ATTEST:

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



*Minutes prepared by Nathan Stanley, Deputy City Clerk  
Date Approved: CCM 05.03.2022*



**IN FAVOR**

**NEUTRAL**

**IN OPPOSITION**

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