

**OFFICIALS**  
Joe Stear, Mayor  
Greg McPherson, Council President  
Chris Bruce, Council Member  
**Vacant Position, 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, September 20, 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 September 6, 2022**

**B. Accounts Payable Dated September 14, 2022, in the amount of \$1,568,764.71**

**C. Plats**

1. Case No. 22-10-FP (Final Plat) Ledgestone Subdivision No. 3
2. Case No. 22-01-CPF (Combination Plat) Findings of Fact and Conclusions of Law.

**D. Resolutions**

1. Resolution R69-2022

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO ACCEPT THE PUBLIC WORKS PROFESSIONAL QUALIFICATIONS ROSTER AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.**

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.

2. Resolution R70-2022

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

3. Resolution R72-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE JOINT POWERS AGREEMENT BETWEEN THE ADA COUNTY SHERIFF'S OFFICE AND THE CITY OF KUNA RELATING TO LAW ENFORCEMENT SERVICES AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

4. Resolution R73-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT FROM FALCON CREST CLUB PARTNERS, LLC.

**5. External Reports:**

**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.*

**A. Case No. 22-04-AN (Annexation) 300 S Stroebel Road – Jessica Reid, Planner II ACTION ITEM**

Applicant requests to Annex approx.. 9.22 acres into Kuna City Limits with an R-4 zone, then split the original parcel into three (3) total parcels; Parcel A – 1.22 acres, Parcel B – 3.4 acres, and Parcel C – 4.5 acres. The subject site is located at 300 S Stroebel Road (APN: R0615250160); Section 30, Township 2 North, Range 1 East.

<http://kunacity.id.gov/DocumentCenter/View/8179/22-04-AN-300-S-Stroebel-CC-Staff-Packet-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

- B.** Case No. 22-06-AN (Annexation) 14375 S Cole Road: The Land Group, Inc, requests approval to annex approximately 42.46 acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zoning district classification. The subject site is located at 14375 S Cole Road, Kuna, ID 83634 (APNs: S1531222400). Doug Hansen, Planning and Zoning Director **ACTION ITEM**

<http://kunacity.id.gov/DocumentCenter/View/8180/22-06-AN-14375-S-Cole-Road-Staff-Packet-CC-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

- C.** Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-01-DA (Development Agreement) for Sabino's Rocky Ridge Subdivision: Providence Properties LLC requests Annexation for approximately (approx.) 55 acres, and Planned Unit Development approval for approximately 136.17 acres, applying the C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning districts for a Mixed-Use project. The Applicant requests Pre-Plat approval in order to subdivide the approx. 136.17 acres into 724 total lots (604 single family, 114 common/private driveways, and 6 commercial). A Development Agreement accompanies this request. The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300). Troy Behunin, Planner III **ACTION ITEM**

<http://kunacity.id.gov/DocumentCenter/View/8181/Sabinos-Rocky-Ridge-CC-PACKET-92022-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

## **8. Business Items:**

- A.** Case No. 22-02-TE (Time Extension) Madrone Heights Subdivision No. 2 – Jessica Reid, Planner II **ACTION ITEM**

KM Engineering, on behalf of DB Development, LLC, requests Time Extension Approval for the Madrone Heights Subdivision No. 2 Final Plat. The project is northwest of the W Kuna Road and N Madrone Avenue intersection (APN: S1322438430); Section 2, Township 2 North, Range 1 West.

- B.** Case No. 22-02-LLA (Lot Line Adjustment) 6990 W Kuna Mora: Givens Pursley LLP, on behalf of Brisbie LLC, requests approval for Lot Line Adjustment on two (2) parcels located at 6990 W Kuna Mora Road and S Cole Road (APNs: S1531300000, S1531233600). Doug Hansen, Planning and Zoning Director **ACTION ITEM**

C. Consideration to accept Resolution R67-2022. ACTION ITEM

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

- Making Certain Findings;
- Accepting Resignation of Warren Christensen and declaring his City Council position vacant;
- Directing the City Clerk; and
- Providing an Effective Date.

D. Consideration to select a candidate to fill the Council Member vacancy. Mayor Stear ACTION ITEM

- Jeff Marler
- Tyson Garten
- Matt Biggs

E. Consideration to accept Resolution R68-2022. ACTION ITEM

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

- Making Certain Findings;
- Approval of the Mayor's appointment to fill City Council vacancy;
- Directing the City Clerk; and
- Providing an Effective Date.

F. Consideration to accept Resolution R71-2022 ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, CONFIRMING THE CITY COUNCIL'S COMMITMENT TO MAKE NO FINAL DECISION ON THE USE OF EMINENT DOMAIN, CONDEMNATION OR OTHER METHOD OF TAKING PRIVATE PROPERTY PURSUANT TO IDAHO CODE §§ 50-2010(a) AND 7-701A(3) OR ANY OTHER APPLICABLE STATUTE, ADMINISTRATIVE OR REGULATORY RULE WITHOUT THE PRIOR WRITTEN CONSENT OF CS PROPERTY DEVELOPMENT LLC ("CS") AS IT RELATES TO CERTAIN REAL PROPERTY DESCRIBED AS ADA COUNTY ASSESSOR PARCEL NOS. S2006417205, S2006417265, S2006417500 AND TO BE INCLUDED IN THE PROPOSED URBAN RENEWAL PLAN FOR THE KUNA EAST DISTRICT URBAN RENEWAL PROJECT; AND PROVIDING AN EFFECTIVE DATE.

## 9. Ordinances:

A. Consideration to approve Ordinance 2022-26 ACTION ITEM

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. R5672430060, R5672430020 AND R5672430040 OWNED BY MERLIN POINTE 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*

**10. Executive Session:**

**10. Mayor/Council Announcements:**

**11. Adjournment:**