

OFFICIALS
Joe Stear, Mayor
Greg McPherson, Council President
Chris Bruce, Council Member
Matt Biggs, 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, December 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

(Timestamp 00:00:07)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear
Council President McPherson
Council Member Chris Bruce
Council Member Matt Biggs
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
Bobby Withrow, Parks Director - Absent
Morgan Treasure, Economic Development Director
Paul Stevens, City Engineer - Absent
Nancy Stauffer, Human Resource Director
Jessica Reid, Associate Planner

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:19)

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)

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 December 06, 2022

B. Accounts Payable Dated December 15, 2022, in the amount of \$534,630.43

C. Resolutions

1. Resolution R94-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE SCOPE OF WORK WITH T.O. ENGINEERS AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

Motion To: Approve the Consent Agenda

Motion By: Council President McPherson

Motion Seconded: Council Member Biggs

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members, Bruce, McPherson

Voting No: None

Absent: Laraway

Motion Passed: 3-0-1

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 00:01:18)

A. Consideration to approve Case Nos. 22-06-S (Preliminary Plat) – SH69 North33, LLC, requests Preliminary Plat approval in order to subdivide approx. 24.56 acres into 74 total lots (53 Residential Lots, 10 Commercial Lots and 11 Common lots). The subject site is located at 1925 N Meridian Rd, Section 13 Township 2 North, Range 1 West, Boise Meridian, (APN: S1313449905). Troy Behunin, Senior Planner **ACTION ITEM**

Troy Behunin, Senior Planner, reviewed the application and stood for questions.

T.J. Ackesman (SP), Applicant reviewed the application and stood for questions.

James Murphy, Kuna Resident, testified neutral of the project.

Danielle Horras, Kuna School District, testified in opposition of the project.

T.J. Ackesman (SP) responded to James Murphy's concerns.

Vincent Cavanaugh, Owner of Castle Gardens testified neutral in the project.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Motion To: Close Evidence presentation and proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Biggs

Voting Aye: McPherson, Biggs, Bruce

Voting No: None

Absent: Laraway

Motion Passed: 3-0-1

Motion To: Approve Case No. 22-06-S (Preliminary Plat)

Motion By: Council President McPherson

Motion Seconded: Council Member Biggs

Voting Aye: McPherson, Biggs, Bruce

Voting No: None

Absent: Laraway

Motion Passed: 3-1-0

B. Case Nos. 22-01-CPM (Comprehensive Plan Map Amendment) 22-03-ZC (Rezone), 22-02-S (Preliminary Plat) – Mark Hampton, requests approval to Amend the Comprehensive Plan Map (FLUM) from Commercial to High Density Residential (HDR), and to Rezone a combined approx. 8.93 total acres from R-6 (Medium Density Residential) and C-1 (Neighborhood Commercial) to R-20 (HDR); and approx. 2.88 ac. From R-6 to the C-1 zone; and requests Preliminary Plat approval to subdivide the same lands into 2 buildable lots, in Section 24, Township 2 North, Range 1 West (APN; S1324110095). Troy Behunin, Senior Planner. **ACTION ITEM** – *The applicant has requested this item be tabled to a date certain, of January 3, 2023.*

(Timestamp 00:29:13)

Motion To: Table Case Nos. 22-01-CPM, 22-03-ZC, 22-02-S until January 3, 2023

Motion By: Council President McPherson

Motion Seconded: Council Member Biggs

Voting Aye: McPherson, Biggs, Bruce

Voting No: Laraway

Absent: None

Motion Passed: 3-1-0

7. Business Items:

8. Ordinances:

9. Executive Session:

9. Mayor/Council Announcements:

10. Adjournment: 6:35 pm



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 01.03.2022



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

December 20, 2022 – City Council, Public Hearing

Case Name: Beltzarock Subdivision:

1. Case Type: Preliminary Plat Request

2. Case No's.: 22-06-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.

IN FAVOR NEUTRAL IN OPPOSITION

[X] Testify [] Not Testify
James Murphy
Print Name
852 E. Sweet Pearl
Print Address
Kuna ID 83634
City State, Zip

[] Testify [] Not Testify
Print Name
Print Address
City State, Zip

[X] Testify [] Not Testify
Print Name
Print Address
City State, Zip

[] Testify [] Not Testify
Ron & Kathy Heberger
Print Name
1301 E Timber Trail Drive
Print Address
Kuna ID 83634
City State, Zip

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City State, Zip

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City State, Zip

[] Testify [X] Not Testify
Becky Miller
Print Name
1708 N. Side Ave
Print Address
Kuna ID 83634
City State, Zip

[] Testify [] Not Testify
Print Name
Print Address
City State, Zip

[] Testify [] Not Testify
Print Name
Print Address
City State, Zip

[X] Testify [] Not Testify
Vincent Quam
Print Name
2050 N. Meridian Rd
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Kuna ID 83634
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