



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, January 03, 2023

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 00:00:05)

COUNCIL MEMBERS PRESENT:

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

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:21)

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 00:00:45)

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 20, 2022

B. Accounts Payable Dated December 28, 2022, in the amount of \$733,669.59

C. Resolutions

1. Resolution R01-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY DATUM CONSTRUCTION FOR ARBY'S FOR UNCOMPLETED WORK LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Resolution R02-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR FALCON CREST SUBDIVISION NO. 5 FOR UNCOMPLETED WORK STREETLIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R03-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR FALCON CREST SUBDIVISION NO. 5 FOR UNCOMPLETED WORK LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution R04-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID RISING SUN, LLC, FOR RISING SUN SUBDIVISION NO. 3 FOR UNCOMPLETED WORK FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution R05-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID RISING SUN, LLC, FOR RISING SUN SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R06-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID RISING SUN, LLC, FOR RISING SUN SUBDIVISION NO. 3 FOR UNCOMPLETED WORK STREETLIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

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, Laraway, Biggs, McPherson

Voting No: None

Absent: Bruce

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 00:01:16)

A. Consideration to approve 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 acres from R-6 to the C-1 zone; and requests Preliminary Plat approval to subdivide the same land into 2 buildable lots, in Section 24, Township 2 North, Range 1 West (APN; S1324110095). – Troy Behunin, Senior Planner ACTION ITEM

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

Mark Hampton, applicant, reviewed the application and stood for questions.

Councilman Laraway asked about affordable housing.

Mark Hampton responded.

Council members and Mark Hampton continue to discuss the project.

Council deliberates.

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 Laraway
Voting Aye: McPherson, Biggs, Laraway
Voting No: None
Absent: Bruce
Motion Passed: 3-0-1

Motion To: Approve Case Nos. 22-01-CPM (Comprehensive Plan Map Amendment) 22-03-ZC (Rezone), 22-02-S (Preliminary Plat) with staff conditions listed in the packet.
Motion By: Council President McPherson
Motion Seconded: Council Member Laraway
Voting Aye: McPherson, Laraway
Voting No: Biggs
Absent: Bruce
Motion Passed: 2-1-1

7. Business Items:

(Timestamp 00:37:39)

A. Election of Council President for 2023. ACTION ITEMS

Motion To: Approve Election of Council member McPherson as Council President
Motion By: Council Member Laraway
Motion Seconded: Council Member Biggs
Voting No: None
Absent: Bruce
Motion Passed: 3-0-1

B. Consideration to propose Idaho Development Impact Fee Act amendments to the state legislature that would authorize school district impact fees. Marc J. Bybee, City Attorney
ACTION ITEM
(Timestamp 00:38:29)

Mark Bybee, City Attorney, reviewed the consideration.

Motion To: Approve proposal of Idaho Development Impact Fee Act amendments to the state legislature.
Motion By: Council President McPherson
Motion Seconded: Council Member Laraway
Voting No: None
Absent: Bruce
Motion Passed: 3-0-1

8. Ordinances:

9. Executive Session:

9. Mayor/Council Announcements:

(Timestamp 00:48:00)

Matt Biggs asked about Kuna Rodeo details.

Chris Engels, City Clerk explained that media releases and correspondence will go through Gail Cutsforth, Committee Member of the Kuna Rodeo.

10. Adjournment: 7:02



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



*Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 01.17.2022*



CITY OF KUNA

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SIGN-UP SHEET

January 3, 2023 – City Council, Public Hearing

Case Name: **Kuna Apartments Subdivision:**

Case Type: Comp Plan Map Amendment, Rezone, Preliminary Plat & Design Review Request

Case No's.: 22-01-CPM (Comp Plan Map Amendment), 22-03-ZC (Rezone), and 22-02-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
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Mark Haysta

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