



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, March 21, 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 00:00:07)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear
Council President McPherson - Absent
Council Member Chris Bruce
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 - Absent
Doug Hanson, P & Z Director
Bobby Withrow, Parks Director
Morgan Treasure, Economic Development Director
Nancy Stauffer, Human Resource Director
Paul Stevens, City Engineer
Troy Behunin, Planning and Zoning

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 00:00:39)

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 and BOC Minutes Dated March 7, 2023

B. Accounts Payable Dated March 16, 2023, in the amount of \$1,075,315.70

C. Findings of Fact

1. Case Nos. 22-05-CPF and 22-05-ZC Recreation Subdivision
2. Case No. 23-01-TE Ardell Estates Subdivision No. 6
3. Case No. 22-14-S (Pre-Plat) Griffons Point Subdivision
4. Case No. 22-03-ZC (Rezone) Bodahl Farm, LLC

D. Final Plats

1. Case No. 23-02-FP Merlin Pointe Subdivision No. 2
<http://kunacity.id.gov/DocumentCenter/View/8547/23-02-FP-Merlin-Pointe-No-2-Packet-PDF>
2. Case No. 23-03-FP Merlin Cottages Subdivision
<http://kunacity.id.gov/DocumentCenter/View/8548/23-03-FP-Merlin-Cottages-Packet-PDF>

E. Resolutions

1. Resolution R31-2023

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE AGREEMENT FOR PERMANENT EASEMENT FROM KUNA RURAL FIRE DISTRICT.

2. Resolution 32-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT, FOR FOSSIL CREEK SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

Motion To: Approve the Consent Agenda

Motion By: Council Member Laraway

Motion Seconded: Council Member Biggs

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members, Bruce, Laraway, Biggs,

Voting No: None

Absent: McPherson

Motion Passed: 3-0-1

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.

(Timestamp 00:01:19)

- A. Consideration to approve Case No. 22-13-S (Pre Plat) – Bill Hicks, and CRMM, LLC requests Preliminary Plat approval in order to subdivide approximately 16.26 acres into 12 commercial lots. The site is zoned as C-2 and is located within Section 13 T 2 N, R 1 W) Accessor Parcel Number S1313449910). – Troy Behunin, Senior Planner **ACTION ITEM** <http://kunacity.id.gov/DocumentCenter/View/8549/22-13-S-Paul-Bunyan-PACKET-Council-32123-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Troy Behunin, Senior Planner, P&Z reviewed the pre-plat application and stood for questions.

Jake Elbogen, Las Vegas, Nevada on behalf of Bill Hicks, and CRMM LLC stood for questions.

Motion To: Close Evidence presentation and proceed to deliberation

Motion By: Council Member Biggs

Motion Seconded: Council Member Laraway

Voting Aye: Biggs, Bruce, Laraway

Voting No: None

Absent: McPherson

Motion Passed: 3-0-1

Motion To: Approve Case No. 22-13-S (Pre-Plat)

Motion By: Council Member Laraway

Motion Seconded: Council Member Biggs

Voting Aye: Biggs, Bruce, Laraway

Voting No: None

Absent: McPherson

Motion Passed: 3-0-1

- B. Consideration to approve Case No. 22-03-CPF (Pre Plat) Ashville Acres Subdivision-Rocky Mountain Companies, requests Combination Preliminary Plat and Final Plat

approval near the southeast corner of the Meridian Road and Profile Drive, in Section 19, T 2 N, R1 E (APN: R0539771345, and R0539771365). – Troy Behunin, Senior Planner

ACTION ITEM

<http://kunacity.id.gov/DocumentCenter/View/8550/22-03-CPF-Ashville-Acres-COUNCIL-Packet-32123-PDF>

(Timestamp 00:11:34)

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

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

Josh Jantz, applicant representative stood for questions.

Motion To: Close Evidence presentation and proceed to deliberation

Motion By: Council Member Laraway

Motion Seconded: Council Member Bruce

Voting Aye: Biggs, Bruce, Laraway

Voting No: None

Absent: McPherson

Motion Passed: 3-0-1

Motion To: Approve Case No. 22-03-CPF (Pre-Plat)

Motion By: Council Member Biggs

Motion Seconded: Council Member Laraway

Voting Aye: Biggs, Bruce, Laraway

Voting No: None

Absent: McPherson

Motion Passed: 3-0-1

7. Business Items:

(Timestamp 00:17:49)

- A. 23-02-TE Falco Catena Subdivision Preliminary Plat Time Extension – Jessica Reid, Associate Planner **ACTION ITEM**

Applicants request Time Extension approval for the Falco Catena Subdivision Preliminary Plat; the subject site is located at 3224 S Swan Falls Road (APNs: S1336233700, S1336244200), Section 36, Township 2 North, Range 1 West.

Planning and Zoning Director Doug Hanson, reviewed the application and stood for questions.

Council Member Laraway asked if this was the first time extension request.

Doug Hanson responded.

Motion To: Approve Case No. 23-02-TE
Motion By: Council Member Laraway
Motion Seconded: Council Member Biggs
Voting Aye: Biggs, Bruce, Laraway
Voting No: None
Absent: McPherson
Motion Passed: 3-0-1

- B. Resolution R27-2014 Default – Consideration to move \$64,400 from the agency fund and place it in the general fund and be recognized as revenue for failure to construct an off-site bicycle/pedestrian pathway for the Profile Ridge/Merrell Family Center Subdivision. Doug Hanson, Planning and Zoning Director **ACTION ITEM**
(Timestamp 00:20:39)

Planning and Zoning Director Hanson reviewed the default of Resolution R27-2014 and stood for questions.

City Attorney Marc Bybee further explained the situation.

Motion To: Table Resolution R27-2014 Default until April 18, 2023
Motion By: Council Member Laraway
Motion Seconded: Council Member Bruce
Voting Aye: Biggs, Bruce, Laraway
Voting No: None
Absent: McPherson
Motion Passed: 3-0-1

- C. Notice – April 5, 2023 Open House for Kuna City Code Title 5 & 6 Ordinance Amendment. Doug Hanson, Planning and Zoning Director **DISCUSSION ITEM**
(Timestamp 00:29:01)

Doug Hanson, Planning and Zoning Director, explained the notice of Ordinance Amendment.

- D. Week of the Young Child Proclamation, Mayor Stear.
(Timestamp 00:30:01)

- E. Fair Housing Month Proclamation, Mayor Stear.
(Timestamp 00:32:25)

8. Ordinances:

9. Executive Session:

9. Mayor/Council Announcements:

Mayor Stear would like the Council to set a date to meet with the Ada County Commissioners.

10. Adjournment: 6:42



Joe L. Stear, Mayor

ATTEST:


Chris Engels, City Clerk

*Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 04.04.2023*



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274

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SIGN-UP SHEET

March 21, 2023 – City Council, Public Hearing

Case Name: **Paul Bunyan Plaza Request:**

Case Type: Subdivision.

Case Nos.: 22-13-S (Pre 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
<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Jake Elbogen</u> Print Name <u>Paul Bunyan Plaza</u> Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
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SIGN-UP SHEET

March 21, 2023 – City Council, Public Hearing

Case Name: **Ashville Acres Request:**

Case Type: Pre-Plat and Final Plat Combination Request.

Case Nos.: 22-03-CPF (Pre-Plat & Final Plat Combination).

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
<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Josh Jantz</u> Print Name <u>5725 N. DISCOVERY</u> Print Address <u>BOISE ID 83713</u> City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
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