

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, May 16, 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 00:00:11)

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
Doug Hanson, P & Z Director
Bobby Withrow, Parks Director - Absent
Morgan Treasure, Economic Development Director
Nancy Stauffer, Human Resource Director
Paul Stevens, City Engineer

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:28)

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 00:00:46)

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 May 2, 2023
- B. Accounts Payable Dated May 11, 2023, in the amount of \$810,044.91
- C. Findings of Fact and Conclusions of Law.
 - 1. Case No. 23-05-TE (Time Extension) Linrock Subdivision – Preliminary Plat Time Extension
 - 2. Case No. 23-03-TE (Time Extension) Springhill Subdivision No. 4 – Final Plat Time Extension

Motion To: Approve the Consent Agenda

Motion By: Council Member Laraway

Motion Seconded: Council Member Bruce

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:

- A. Disability Rights Idaho – Mike Ross, Board of Directors President

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 00:01:49)

- A. Consideration to approve Case Nos. 22-04-ZC (Rezone), 22-09-S (Preliminary Plat) and Project Infrastructure Agreement – Toll Southwest, LLC, requests Rezone, Preliminary Plat and Project Infrastructure Agreement approval near the NWC of Columbia and Meridian Roads in Section 1, Township 2 North, Range 1 West (APN: S1301438810). Troy Behunin, Senior Planner ACTION ITEM

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

Jeff Bower, on behalf of Toll Brothers, reviewed the application and stood for questions.

Council Member Laraway asked some clarifying questions.

Jeff Bower responded.

Council Member Biggs asked clarifying questions.

Jeff Bower responded.

Greg Rowe, Kuna Resident asked for clarification on the project and testified neutral on the project.

Laura Shaffer, Kuna Resident expressed concerns about the project.

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

Jeff Bower addressed concerns and clarifications expressed during the testimonies.

Doug Hanson, Planning & Zoning Director, clarifies Council questions in regards to access.

City Council, City Attorney and Toll Brother Representative clarify conditions for approval.

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 Member Biggs

Motion Seconded: Council Member Bruce

Voting Aye: Biggs, Bruce, Laraway

Voting No: None

Absent: McPherson

Motion Passed: 3-0-1

Motion To: Reopen the public hearing

Motion By: Council Member Biggs

Motion Seconded: Council Member Bruce

Voting Aye: Biggs, Bruce, Laraway

Voting No: None

Absent: McPherson

Motion Passed: 3-0-1

Motion To: Re-Close Evidence presentation and proceed to deliberation

Motion By: Council Member Bruce

Motion Seconded: Council Member Biggs

Voting Aye: Biggs, Bruce, Laraway

Voting No: None

Absent: McPherson

Motion Passed: 3-0-1

Motion To: Approve Case Nos. 22-04-ZC (Rezone), 22-09-S (Preliminary Plat) with the conditions identified and staff recommendations. Lots 4 and 5 blk 2 of phase 2 as stated by City Attorney, Marc Bybee.

Motion By: Council Member Bruce

Motion Seconded: Council Member Biggs

Voting Aye: Biggs, Bruce, Laraway

Voting No: None

Absent: McPherson

Motion Passed: 3-0-1

7. Business Items:

(Timestamp 01:05:19)

- A. Consideration to approve Resolution R37-2023 – Accepting the Conveyance of Property from GC Kuna Land Pursuant Infrastructure Agreement with Brisbie LLC – Morgan Treasure, Economic Development Director ACTION ITEM

Morgan Treasure, Economic Development Director reviewed Resolution R37-2023 and stood for questions.

Motion To: Approve Resolution R37-2023.

Motion By: Council Member Bruce

Motion Seconded: Council Member Biggs

Voting Aye: Biggs, Bruce, Laraway

Voting No: None

Absent: McPherson

Motion Passed: 3-0-1

8. Ordinances:

9. Executive Session:

(Timestamp 01:08:00)

- A. Executive Session under Idaho Code 74-206(1)(f) - To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Motion To: Enter into Executive Session

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

Council exited Executive Session at 7:32 PM. Information was received and no action taken.

10. Mayor/Council Announcements:

11. Adjournment: 7:33 PM



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 06.06.2023



CITY OF KUNA

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

May 16, 2023 – City Council, Public Hearing

Case Name: Aster Grove Subdivision Request:

Case Type: Rezone, Preliminary Plat, & Project Infrastructure Agreement Request.

Case Nos.: 22-04-ZC (Rezone) & 22-09-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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<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify Danielle Horras Print Name Kuna School Print Address City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify Print Name Print Address City State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify Laura Schaeffer Print Name 610 W, COLUMBIA RD Print Address MERIDIAN ID 83642 City State, Zip
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