

OFFICIALS
Joe Stear, Mayor
Chris Bruce, Council President
Greg McPherson, 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 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 00:00:06)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear -Present
Council President Greg McPherson -Present
Council Member John Laraway - Present
Council Member Matt Biggs -Present
Council Member Chris Bruce -Present

CITY STAFF PRESENT:

Marc Bybee, City Attorney
Jared Empey, City Treasurer
Mike Fratusco, Kuna Police Chief
Doug Hanson, P & Z Director
Bobby Withrow, Parks Director
Morgan Treasure, Economic Development Director
Nancy Stauffer, Human Resource Director
Nathan Stanley, City Clerk
Troy Behunin, City Senior Planner
Jessica Hall, Associate Planner

Mayor Stear All right. Welcome, everybody. We'll go ahead and call this meeting to order. Nathan, would you take the roll please?

City Clerk Nathan Stanley Council Member McPherson.

Councilmember McPherson Here.

City Clerk Nathan Stanley Council Member Biggs.

Councilmember Biggs Here.

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.

City Clerk Nathan Stanley Council Member Laraway.

Councilmember Laraway Here.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:25)

Mayor Stear And if you'll join me for the Pledge of Allegiance, please.

Multiple Speakers I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Mayor Stear Thank you.

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 00:00:50)

- A. Regular City Council Meeting Minutes Dated January 02, 2024
- B. Accounts Payable Dated January 11, 2024, in the amount of \$1,350,746.90
- C. New Alcohol Licensing
 - 1. Nocturno Latin Club & Lounge
- D. Resolutions
 - 1. Resolution R02-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A NEW FEE SCHEDULE FOR TRASH COLLECTION SERVICES THAT REFLECTS A FEE REDUCTION OF THE COMMERCIAL 6 YARD 2X WEEK (2) OWNERS RATE SERVICE RELATED TO THE CITY'S COLLECTION, HAULING AND REMOVAL OF SOLID WASTE WITH ITS CONTRACTOR J&M

SANITATION, AND AUTHORIZING THE MAYOR TO EXECUTE THE FEE SCHEDULE AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Resolution R03-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “ADMINISTRATION AND SUPPORT SERVICES AGREEMENT” WITH KUNA URBAN RENEWAL AGENCY; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

Mayor Stear First item is the consent agenda.

Council Member Laraway I got something I’d like to talk about, R03-2024.

Mayor Stear Okay, so we will put that as... under item 8, business items and make that ‘A’. So, Nathan, just for the record we're going, will you put R03-2024 under, as item 8A. Anything else?

Council Member Laraway No, sir.

Council President Bruce I make a motion that we approve the consent agenda minus Resolution 03-2024.

Council Member McPherson Second.

Mayor Stear Okay, motion and a second. Any discussion? All those in favor say aye.

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:02:15)

Motion To: Approve the Consent Agenda, Excluding Item D.2 “Resolution R03-2024”

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

5. Public Comment

(Timestamp 00:02:37)

Mayor Stear We have added to the agenda, “Public Comment.” Is there anybody who wishes to address the Council at this time? And I see we have Beverly Wolf signed in. And if you would just state your name and address for the record, please.

Beverly Wolf Beverly Wolf, 3420 W. Commemoration Ave. Meridian. I wanted to ask which of the public hearings is open tonight? I only saw one.

Mayor Stear I'm sorry?

Beverly Wolf The public hearings for the three properties that are up for discussion are those still open tonight, for discussion? Hazel Crest, Black Cat, are those still open? Will they still have open public hearings tonight?

Mayor Stear I believe they all are.

Council President Bruce Yes, Ma'am.

Beverly Wolf Okay, they didn't all have signup sheets. That's why I was asking.

Council President Bruce They should have.

Beverly Wolf But that's okay. I'll stand up and sign it when you call it. So, I'm just wondering what the city's plan is, as far as your growth path. Because taxes are going up, infrastructure fees are going up and it's happening at such a fast pace that it seems like, all due respect to the hard working City Council and City Staff, it's hard for them to even keep up all the details of each packet; as hundreds of pages have to be gone through, and that's not even accounting the attachments. Several of the projects I've looked through have had errors. I mean, no offense, it's the beginning of the year, but your agenda tonight doesn't even have the right year on it. So, I don't know how that plays with your legal documentation. When you approve things through Planning Commission. If documents are in error and there's actually wrong information that has not been caught, should that have been caught before it comes before City Council? One of those projects is on the agenda tonight and in that case only three of the Commissioners were present for their approval of that project, so...

Mayor Stear Maybe back away from the mic, just to touch.

Beverly Wolf Is that better? Is that better? Okay. So, I'm just wondering what the rules are. You know, what's a quorum for the Commission? What size projects can you approve with only three people when the chairman and vice chairman were not present at that meeting, neither one of them? So, I'm just wondering how you know things get processed here. I wonder when I sit in these meetings, I've been doing it for a while now, so I've learned a lot. I know I don't know everything. I'm no expert. But I am a new and very concerned citizen about the pace of what's going on here, because it's affecting a lot of people. I hear people come and stand and give concerns. And you hear them, we get 3 minutes. He gets 10, he gets to counter with another 5 or 10 and we don't have a rebuttal, you know, so there's issues that are serious issues. What do we do? We just have to roll and take it because every time another project gets approved, it's on our backs, the taxpayers, we the people.

Mayor Stear Well for majority in the Planning and Zoning meeting it's... there's 5, so 3 would be a majority, would be a quorum, I'm sorry. And then we established the rules for time for testimony, just the way that the law allows us to do that. Anybody else? Alright, thank you.

6. External Reports

7. 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 00:06:43)

- A.** Case No. 23-05-AN (Annexation) for 5200 S Black Cat Road – Applicant request approval to Annex 18.04 acres into Kuna City Limits with an R-4 (Medium Density Residential) zone, located at 5200 S Black Cat (APN: S1234233660); Section 34, Township 2 North, Range 1 West. Jessica Hall, Associate Planner **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Mayor Stear That takes us right to public hearings. First is case #23-05-AN or 5200 S Black Cat Rd.

Associate Planner Jessica Hall Good evening, Mayor and Council, for the record, Associate Planner Jessica Hall, 751 W 4th St. Kuna. Tonight, the applicant requests to annex approximately 18.04 acres located at 5200 S. Black Cat Rd. into Kuna City limits with an R-4 medium density residential zone. Staff notes this application is for annexation only. There is no development associated at this time, but the applicant has provided a conceptual layout for future development of the subject site. Originally, a development agreement was also proposed. However, after review and direction by the City Attorney, the development agreement was canceled, and staff utilized conditions of approval to capture the intent of the application. Specifically, section 9.1 A and B. Additionally, staff notes that Kuna Rural Fire District has been referenced throughout the staff memo as well as Public Works memo. However, the subject site lies within Meridian Fire Department jurisdiction. As such, the forthcoming findings of fact and conclusions of law will be updated to reflect the applicable fire jurisdiction. Upon review staff finds this application to be compliant with Kuna City Code Title 5, Comprehensive Plan, Idaho Code 50-222 annexation by cities and Idaho Code 67-65 Local Land Use Planning Act. With that I can answer any questions you have.

Mayor Stear Okay. Any questions for Jessica, at the moment?

Multiple Council Members No.

Mayor Stear And is the applicant...?

Associate Planner Jessica Hall He is.

Mayor Stear Okay. Yeah, if you would just state your name and address for the record, please.

Associate Planner Jessica Hall I think you have a presentation. It should be the very last item on the exhibit list. Next page.

Elizabeth Koeckeritz Right. And then do I just scroll? Okay. Good evening. My name is Elizabeth Koeckeritz. I am land use Council for the applicant. I'm with Givens Pursley, 601 Bannock in Boise, Idaho. With me tonight is John Steuart, excuse me, who is the property owner. We also have Jay Gibbons, who is our land use planner is here to answer any questions that I might not be able to. I'd first like to start by saying thank you to Jessica and the rest of the planning team for their assistance on this application. They were really helpful and sort of moving this through the process and making sure that we were coming up with things that made sense and with just a couple of minor clarifications that Jessica just mentioned, we are in full agreement with all of the conditions of approval.

Just to orient you to the site, we are located just South of Amity and to the east of Black Cat Rd. Grand Prado has been approved to the north and the east. You can also see that there is the confluence of two waterways on the property. The Mason Creek feeder and the Reidenbach Canal come together on this property, which is going to give it some really unique opportunities in the future for developing some open space and pathways along there. Here you can see the property is on the Future Land Use Map is designated medium density residential and it is surrounded on the north, east, and the south also by medium density residential across Black Cat to the west, it is that's the Meridian area of impact and that is designated low density residential on the Meridian Future Land Use Map. Also, as an aside, this is currently a little bit farther from your fire stations. It is in the Meridian Fire District, but right... Meridian Fire department. But right now, the city of Meridian at that northeast corner of Amity and Black Cat, they do show a future fire station in and around that vicinity. So, there will eventually be really close, really appropriate fire service to this property. We are asking for R-4 zoning for the property, which is for your medium density. The land use designations, it is the lowest of the three of the R-4, the R-6 and the R-8. That is also what Grand Prado directly to the east and the north is also designated.

The purpose of the R-4 district is to promote the development of residential living areas with low to moderate densities, not to exceed 4 dwelling units per net acre and one of the district connect requirements is connection to public sewer and water, which is something we'll talk about in just a minute because the sewer is not to this location yet. This annexation and zoning does fit well into, it meets many various comprehensive plan goals. It fits well into the surrounding areas. It's going to provide a really nice housing option for individuals. This is a little bit smaller subdivision. It's not one of the great big ones that you often see. So, it's really going to be a smaller close-knit community. And then with the canals going through it, there really are going to be some really nice connectivity through this, connecting through the Grand Prado that will take the sidewalk, the pathway all the way out through to Black Cat eventually, when they develop.

So, one of the questions that has been asked is 'why now'? 'Why do you want to annex into the City of Kuna before you're able to develop, before you know the services are there? And one of the really big reasons for our client team to move forward at this time is that it gives them certainty as they move forward. They're going to have certainty in knowing that they will be within the City limits of Kuna. They're certain that they will have the zoning designation that they want. In the past, there have been areas of impact changes and they want to be part of the city of Kuna. They don't want to be part of Meridian, were that to happen at some point in the future. The big benefit to the City is really that there is the increased tax revenue of having this property as part of the City of Kuna without needing to really worry about providing all those infrastructure services at this time. There is the increased tax revenue and there is currently, what really is for Kuna, no police requirement out on this property at this point in time. There's one individual there's a house out there, he'll continue to live there, but there really hasn't been. There's no real police need there. There also, this is not a big impact for the fire department and right now there's also no current school impact. I know that's one of the things that Kuna is always worried about.

One of the things that this ownership team has committed to is working with the school district in good faith as developments come forward in the future. And one of the things that we've been talking about and working with closely is coming up with some sort of ongoing funding mechanism to the School District. So, it helps really alleviate some of those concerns that do arise. Of course, there is no sewer water there. Now the developer obviously will commit to not developing until such time as they're able to get those extensions, and they will at that time also be paying all the impact fees at the time of development. There is a concept plan proposed. This likely will change some in the future, but this is just sort of to see how this could look, how it could be laid out, how it would connect through to surrounding subdivisions. As I mentioned along the way... The water bodies, the developer will also be connecting, constructing that greenbelt in the future.

We are in this is a blank slide because we are in agreement with all of the conditions of approval with those minor tweaks to just make sure that where appropriate, it says Meridian Fire Department, although in some circumstances the testing is done by Kuna, just that we agree to whatever appropriate Fire Department needs to be there. And with that, we are requesting approval of annexation of the property and zoning to R-4. The Planning and Zoning Commission unanimously recommended approval of this application and staff has also recommended approval of this application. And with that, I will stand for any questions.

Mayor Stear Okay, questions for the applicant?

Council Member Biggs I have one really quick.

Mayor Stear Sure.

Council Member Biggs So, ma'am, in the concept. So that'll be about 72 units.

Elizabeth Koeckeritz Yes.

Council Member Biggs Okay, thank you.

Mayor Stear Okay, anything further?

Council President Bruce I have a question.

Mayor Stear Okay.

Council President Bruce When it says commit to school funding through HOA. What's your... kind of your thought process on that?

Elizabeth Koeckeritz So one of the things that we've been talking about, and it happens in some of the... our other bigger developments is that there is funding that's committed to open space, like in Dry Creek Ranch and Avamore... Some of those developments and doing something similar where it is just part of the collection through an HOA Fee. We don't know how much it's been done to date, but we are looking into all of the legality of that and seeing what we can do in the future and just continuing to work with the school district to figure this out.

Council President Bruce Thank you.

Mayor Stear Anything further? Alright, thank you very much. Alright, this is a public hearing. And is there anybody who wishes to testify that didn't get a chance to sign up on this? Okay. Alright, I have Cathy Sherman. If you would just state your name and address for the record, please.

Cathy Sherman Hi, I'm Cathy Sherman, and I live at 3208 Treasure Drive in Boise, 83703 and I am Jon Steuart's little sister. My dad raised nine children here in the Treasure Valley and so in one way this is going to be a legacy to him, and we all want, you know, kind of good community in our communities and this is kind of a good example of how that can happen and how we can have housing available. I want my children to be able to come back to Idaho and live here, and I'm sure everyone in this room wants the same thing. So, to build good communities with some with a green belt and with, you know, some access to the city and to help that city grow. I think it's a good thing. So just wanted to give my support. Thank you.

Mayor Stear Alright. Thank you very much. John Steuart.

John Steuart Hi there, I'm John. I'm the owner. Thank you for letting me be here. I'll be brief.

Mayor Stear if you want to state your address and everything.

John Steuart Oh, 3208 Treasure in Boise.

Mayor Stear Thank you very much.

John Steuart The so, as Kathy said, this is a legacy project for me. I have a lot of family here and I would like to do something that I'm proud of for the community. The... I want to do a call out to Jessica Hall, who's been the... an amazing staffer for this project and supporter of the City Engineer of Kuna who has also been terrific. We've tried to get support from the Fire Department, Public Works, the School Department, the Police Department, everyone who would be associated with this project to make sure the impact is the... as positive for the Community as possible. Chris asked the question of how does the HOA fee structure work? And our proposal,

Chris, is that we would have all community members pay an annual assessment to the School District to support the schools. So as opposed to a one-time impact fee that is here and gone tomorrow, this would be a lifeline of permanent support for the schools and the this is a model that's used in other States. I think it's a good one. It's our proposal, the... and I think it has merit. The bottom line here is, I just want to do something I'm proud of. My brother Max is over here too. Max Koursey. He introduced me to the project, visited with my neighbor Hermes Sparks, who's 88, was in Japan in 1945. A veteran, my sister's associated with veteran housing and I'd like to do something that my sister and my neighbors will be proud of, thank you.

Council President Bruce Thank you.

Mayor Stear Thank you. Thank you very much.

Mayor Stear And Max Koursey.

Max Koursey Hi there. I'm Max Koursey. I'm John's brother, and I'm from Boise, 5th generation Idaho and add family that homesteaded out and kind of Wilder, Homedale area. But I am a real estate broker and have, you know, worked in that industry for a long time and I too, I just dropped my daughter off at College in Bozeman, Montana. I have another daughter at in Salt Lake at University and they both want to come back here. But one of the things they've talked about is how expensive this valley is and that, you know, a lot of people can't afford to even buy a house here anymore, or a lot of our kids are going to end up, who knows? Somewhere cheaper in Arco or Pocatello or something. And so, I just wanted to kind of put my support here because I do believe in supply and demand and if you create more housing, eventually it will make the cost less. I like this proposal because it's only four units. I think it could go up to 6- or 8-units density, but Kuna seems like a more, you know, it's more you don't want to be building a bunch of giant apartment complexes and stuff here. That could go on in Meridian or Boise where I live and so anyway, I just want to put my support here. I think it's... it moves in the direction that Kuna always has been, and you know love Kuna, love being out here and, you know, would like to see housing be more affordable for people. So, they support it so. Thanks.

Mayor Stear Alright, thank you.

Council Member Laraway Did you get his name and address?

Mayor Stear Oh, I'm sorry. Did you state your name and address?

Max Koursey It's Max Koursey, and I live at 1118 N. 13th St. in Boise, Idaho.

Mayor Stear Thank you. Alright, and that's all I had signed up to testify. Was there anybody else who wishes to testify that didn't get a chance to sign in? Alright, you may have the floor again if You would like. It's hard to do a rebuttal on all positive comments, isn't it?

Elizabeth Koeckeritz We would just stand for any questions.

Mayor Stear Okay. Alright, then the question is rightfully to council.

Council President Bruce I make a motion that we close evidence presentation and move to deliberation.

Council Member Laraway Second.

Mayor Stear Okay, motion is made and seconded any further discussion? All those in favor say aye.

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:23:59)

Motion To: Close Evidence Presentation and Proceed to Deliberation

Motion By: Council President Bruce

Seconded By: Council Member Laraway

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council President Bruce What do you think?

Council Member Laraway Well, I'll stick my foot in the kettle first. I appreciate the R-4. I've...it's been one of my biggest things since I've moved here. There needs to be more R-4, because when I lived here earlier to buy a bigger house, you had to leave Kuna and go live in Meridian. You couldn't stay here because there was no bigger houses, no bigger lots, no bigger color. Social upping. I don't have a problem with thinking said here. I like the R-4. I like the location of it. I like the future planning part of it. This is something that isn't going to start turning dirt tomorrow, or the next year, but it is eventually going to happen. So, I don't have any problem with it. Thank you.

Council Member Biggs There's not much not to like, R-4 designation, lift station going to be in the area. A new lift station it looks like. And I definitely like the HOA concept, with the supporting the schools.

Council President Bruce Yeah, in perpetuity.

Council Member McPherson That's a different concept. That's good.

Council Member Biggs Haven't heard that one before. That's good.

Council President Bruce Plus too, it's right here on the area of Meridian and Kuna, so they could have chose to go to Meridian, but like they said, they want to bring their project to Kuna, so. Anything else? I make a motion that we approve case #23-05-AN.

Council Member Biggs Second.

Mayor Stear Motion is made and seconded to approve case # 23-05-AN. Is there any further discussion? Would you like to add to that, with the conditions of...

Council President Bruce Yeah, the development agreement.

Council Member McPherson Conditions of approval.

Council President Bruce I was waiting for Marc, but...

Mayor Stear Okay, and the second would still stand?

Council Member Biggs Yes, sir.

Mayor Stear Alright, motion and a second. Any further discussion? All those in favor say aye.

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

Council Member Laraway Congratulations.

Council President Bruce Thank you.

(Timestamp 00:25:51)

Motion To: Approve Case # 23-05-AN With Conditions

Motion By: Council President Bruce

Seconded By: Council Member Biggs

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

- B.** Case Nos. 21-14-AN (Annexation), 21-01-CPM (Comprehensive Plan Map Amendment), and 21-10-S (Preliminary Plat) – Hazelcrest Estates Sub. Applicant requests Annexation, Comprehensive Plan Map Amendment and Preliminary Plat approval for the NWC of Lake Hazel and Ten Mile Roads in Section 34, Township 3 North, Range 1 West (APN's: S1234449600 & S1234449550). Troy Behunin, Senior Planner ACTION ITEM –
Continued from January 2, 2024 meeting.

(Timestamp 00:26:53)

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Mayor Stear Case #21-14-AN Annexation and 21-01-CPM Comprehensive Plan Map Amendment and 21-10-S Preliminary Plat. We have Troy. And I don't have a sign in sheet on that one. Oh, you have it. Is there anybody that wants to testify in this matter that didn't get a chance to sign in?

[Temporary Silence]

Mayor Stear Thank you.

Mayor Stear Alright, Troy, you may have the floor, sir.

Senior Planner Troy Behunin Thank you very much, Mr. Mayor. Good evening, everybody. Mr. Mayor, members of the Council. For the record. Troy Behunin, Senior Planner, Kuna Planning and Zoning staff, 751 W. 4th St. Here in the Planning and Zoning Department. So, on November 8th. Wednesday, November 8, 2023. The Council first heard this project and at the end of that meeting. The Council had requested that staff perform three tasks. The first one was to reach back out to the West Ada School District in order to clarify their position on the application. Second, was to reach out to the Birds of Prey about a possible nesting raptor on the subject site. Eric Hansen, with the Urban Wildlife Services and the Boy Scouts responded. And the third was a to craft a development agreement stating that the commercial element should be in phase one with residential to follow in future phases. And it was Staff's interpretation, that at the end of that meeting that if the Council chose and you have the right to do that, but if the Council chose that there would just be a public hearing on just those three items; however, it is up to the Council's decision and the Mayor if you want to open it up for a full public hearing. Therefore, that's why the sign-up sheet was not included outside because that was unaware council was going to open it or not. Staff has completed all three tasks and the exhibits are included in The Council's packet. Beginning on page 119 of 161 and the exhibits are 2.71, 2.72, and 2.73 respectively. I will be here if the Council has any questions or if you would like a presentation on any of those three items. I am here for that as well. I know that the applicant has also reached out to West Ada School District and they are here to answer any questions that the Council might have, as well.

Mayor Stear Alright, questions for Troy?

Council Member McPherson Not yet.

Mayor Stear I have one for legal. So, Troy said something about the public hearing portion of this. Can... if Council doesn't open this, can we still talk to the applicant?

City Attorney Marc Bybee If you invite the applicant and discuss things that are, I guess, new information compared to the last public hearing, then you should allow testimony on those subjects. Basically, anything that's new from the last public hearing, the testimony should be limited to that, as opposed to entirely redoing the hearing we had. Does that make sense?

Mayor Stear Yes. Alright, thank you very much, okay.

Council Member Laraway I got a question, but I don't know how to ask it without stepping over the border. So, I'll just do it. I thought when we've heard this before, I realized there were some conditions about the birds and the trees and stuff like that, but I thought, and to my remembrance the biggest problem we had with this was the townhouse and the apartment complexes. Is that not, right?

Senior Planner Troy Behunin Oh, I was just waiting for you to finish your question. Sorry for the record, Troy.

Council Member Laraway Question mark over my head because I'm like...

Senior Planner Troy Behunin So the way that staff remembers the record is that we were tasked with 3 different things. There was no task to accomplish anything beyond those things, so if there was concern of the Council about townhomes or the development in general, that wasn't part of what Council tasked staff to tackle.

Council Member Laraway Okay, my mistake.

Mayor Stear Okay.

Council Member Laraway Thank you.

Senior Planner Troy Behunin Sure.

Council Member Biggs I'd be curious to know the applicant the discussion with West Ada. I guess didn't have to answer but did say if you and if you want to volunteer that information of because they did mention in their letter about Meridian High School needing something within the next three to four years? I don't know exactly what they mean. I saw what they had on the list, but I'd be curious to hear if you want to volunteer that information.

Mayor Stear Okay, so you do want to open up the public hearing then, again?

Council Member Biggs If that does the whole thing, I thought it was just to this. These are just one of the three bulleted items.

Mayor Stear If it's new information, then if this is new. I believe that would...

City Attorney Marc Bybee Mayor, new information related to those subjects is what I meant. So yeah, I think it.

Council Member Biggs just, to those three?

City Attorney Marc Bybee I think it'd be appropriate. I mean if because this is still set for a public hearing, if you want to open it up to everything. The Council can do that. But right now, that's what you indicated the last time we were here is it would be about those three items, so.

Council Member Biggs So, can I ask if I ask a question about just one of those three items, is that is that appropriate or without opening the entire hearing?

City Attorney Marc Bybee Yes, and I'd just say if there's people that want to comment on those three items from the public, they're permitted to comment on that subject matter as well.

Mayor Stear Okay.

Council President Bruce Is West Ada here?

Jayden Schneider Just to clarify, I'm good to speak? Okay, sorry I'm the applicant, Jayden Schneider, 3770 N Jackie Lane, Boise. Specifically for the school district, you're right. We had that comment at the end of the meeting as... We as the developer or on behalf of Larry the developers here, had read the letter from Miranda, or sorry, Marcy, the first time as favorable.

Specifically in regard to the meetings that or the items that could be taken by the school district in order to support development and when we go through the original letter from Miranda or from Marcy, basically she suggested like this is how we do it. This is how we read it. So obviously from our side we read it as supportive, and we read it as something that like the school district can get behind. So, when Council brought up concerns about it, we were a bit surprised, but not, given the current state of the Kuna School District. And so, we understand that there's been comments before about the Kuna School District and comments from directly from the Kuna School District saying "hey, we're at capacity. It's really hard for us to deal with these students, especially with the fact that bonds had been not passed." I guess I'll say. So, just to be candid with you, the conversation that we had with Miranda is we basically said you have Marcy listed 4 items, you listed, transportation, transporting students to alternative school attendance areas, adjustments, passage of a bond. Portable classrooms placed on the property, and we basically just said "what do you need?" like, "how can we help?" So, it was a very convenient timing and kind of funny that it came like this and maybe a blessing in disguise that we got pushed back. But Council actually approved a site that used to be, just a month or so ago, that used to be a commercial... a school site. I think it was a Montessori school that had some portable classrooms. So, we basically just reached out to Miranda and say "Hey, we spoke to that developer that's now looking to get rid of these portable classrooms. You know, based off of the letters that Marcy gave us, the original, it's about 100 students for that area that we'd be bringing in." They said that they had three classrooms available. And basically, if I understand it correctly, is about 30 kids that they can fit in per classroom. You know, we'll buy them. Where do you need them? How can we get them to you? Because we had we had watched some previous meetings. We had not seen some previous developers talk and say, you know, "Hey, we're in a tough spot, we can't really help out the school district as much as we thought we can." and Larry, who's sitting here is the opposite of that, or maybe not the opposite, but just more willing to say "hey, I want to get this approved and I want to be a good neighbor" and trying to loop back to everything and I won't get into everything that we talked about, about the commercial and the residential, but that was basically where we came. So, we put it out to Miranda and said, "hey, what do you need?" Now again, it's the deferred residential. So, when her comments say it's in three to four years, that's basically where we're talking about, hey, we want to come in commercial first and we have that deferred residential. So, we were trying to say, you know, can we store portables on our site and then do you need them in three or four years? So, Miranda, who's taken over from Marcy recently, basically said "I'll run it up the chain and I'll get back to you if we need it." And that's kind of where we left it. She never got back to us from our side again, as she says, Meridian High School may also need one or more of the bulleted action items in the letter to accommodate the additional students.

And that's where I read it, as we'll do it. The school district. Hey, we want to accommodate students, and we want to help. And the developer wants to help too. So that's kind of the candid version of what happened. It was in a meeting with Miranda, and she was great to work with and it would be great if she could speak to it too. But that's kind of where we went. And like I said, it's kind of a blessing in disguise that Troy came up to us and said, "hey, there's a project that just got approved, they've got portables. They're looking to get rid of them" and we basically said, "you know, where do you need them? How can we help?"

Council Member Biggs Thank you.

Jayden Schneider Yeah.

Mayor Stear At some point, maybe if somebody could ask them to maybe move down to the other end or something if they're going to have a loud conversation. They don't have to leave; they can just go to the other end.

Council Member Biggs Go out in the cold.

Mayor Stear I wouldn't go outside. Thank you, alright, any other questions for?

Council President Bruce Do you have any other questions?

Mayor Stear Alright so, Beverly Wolf, did you have any comments that pertain to those three items?

Beverly Wolf I did see the issue on the raptor's nest that was interesting. So, they're looking to remove it. And they contact an agency that I guess doesn't really oversee that, but they were outsourced to go to Oregon to do it. So, you're going to bring in somebody from Oregon to remove a raptors nest in Idaho. I don't understand how that plays, but good for you. So, what do you do to the birds? do you do with the people who are bad mouthing me last time or we'll just shoot them, or just get rid of all the birds in general? I just, I don't get it. And then there is the fact that there are seven mature trees there. Now, I know I got ridiculed for one of them being dead, even though it has live leaves in the spring at the very top. But where is the permit to remove those seven mature trees? I thought I read in the City Bylaws or the Comprehensive plan that that's something they're supposed to have permit for, but I didn't find one. Sales tax and school tax and property tax. Tax is a big deal here. I didn't do my history lesson before I moved here, but boy, you guys have had some amazing stuff go on. In 2006 your State Legislature passed and slashed the sales tax to the schools. Your sales tax, the ones that we pay for everything including the ability to eat at 6% used to help fund the schools. When they cut that in 2006, it took 260 million. That's a little over of a quarter of a billion dollars out of your school funding.

So, then you have to come back after us for it, right? And they keep telling us that, well, the school bonds and levies are not a tax. It's different, it's not increasing my taxes. But funny enough, it's on the tax bill. And I appreciate that he wants to help. I do. But unfortunately, what he's bringing with him is gonna make it worse than it already is. And schools take years to build. So even if you got the building passed, it's going to take you three or four years. What happens to the kids now? What do you do with them now? How are you helping the kids now? And they're like, no places that have used the kids to own mom and dad got to vote for this. We could have a new classroom. Guess what Kid, if you have a sibling who's an infant or in kindergarten, maybe that school will be built in time for them when they get there. Maybe. I don't get it. I don't get your system. The tax... property taxes are hurting us more than the commercial, but you know, where's the quarter of a billion dollars? Maybe we should go get that.

Mayor Stear Okay, Cindy, you wanted to sign in. You want to sign in, Cindy?

Cindy Geisen Oh, yeah.

[Inaudible Background Conversation]

Mayor Stear Alright Cindy, if you would just state your name and address for the record, please.

Cindy Geisen Hello, my name is Cindy Giesen and I live at 1363 S. Ash Ave. Kuna, Idaho. I had a mostly question. I've already posed it in the past, so I don't need to pose it again. Anything on Ten Mile, I pretty much oppose right now, way up there. But because we aren't ready for them. But anyway, the... we asked for developer agreement because he put so much emphasis on the commercial part of the property at the last hearing. And we've learned that they like to just do all their residential and then later on come back to you and ask you to make the commercial, residential. So, we were hoping for a strong developer agreement, and I see that one is attached in there. But I'm a little confused. I'm assuming that we are expecting him to build and develop the land before he starts doing the residential, but I'm unclear if he says when the plat is approved, the commercial plat, which to me is a piece of paper then they will start residential. So, I'm wondering if you've, you know, looked this over and see how strong this development agreement is. That was my concern.

Mayor Stear Okay, thank you. Alright, that's all I had signed up. Is there anybody else who wanted to speak to any of those? Alright, do you want to?

Jaden Schneider Yeah, Jane Schneider, the applicant, again. Thank you to Beverly and Cindy for coming out and bringing their concerns. In regard to the raptor nest, I... we went through a lot of channels. We made a lot of phone calls. To put it plainly, it's a predator bird that's not protected, and if their habitat is moved or removed, or however it is, they nest somewhere else. And that was the comment that we got basically back from everybody that we spoke to and everyone that we talked to and that's where we got it back there. If there is somebody locally in Idaho that can remove a nest, I can't speak to the nest itself. I don't... I'm not saying Beverly's lying about this at all. I just. I haven't seen the nest personally. But if there is, or if there's something locally like great, you know have to work with them. The trees, I the think the term is 'trash trees'. We're, if you look at the landscaping plan, we're putting in a lot of trees. We're coming in, we're trying to replace a lot of that. So, I think that with the trees that are there, there's a lot of them that are dying or diseased and so just to speak to those two items I think we've done a lot that we could and tried to go through all the right channels. I don't think that we're trying to pull the wool over anybody's eyes about a potential raptor or anything there and like you said, it was a bit open-ended on that, how we go about it. And I think we tried to do the best we could there.

Cindy's comment is... Let me think about that, sorry, for a second. The commercial and the development agreement we worked with Troy went back and forth. This is what City staff has come up with and we're happy with it. We're in agreement with it to, you know, make commercial phase one that's basically you know we pitched. I stood up here in front of everybody and said commercials phase one, what we want to do. Anecdotally, we've got a lot of interest from people looking to buy pad sites and people looking to buy it. I think it gets a bit sticky if there's a development agreement that basically says, "Hey, you need to have a building

built,” well, is it the building needs to be built or is it needs to be occupied or is it needs to be selling cookies for a year or how do we do it? I think that the city has put together a really good development agreement that we're in agreement with. It speaks to the letter of what we're trying to say “Hey, phase one commercial, we want to bring it in, we want to do it and what we want to do there.” And so, I... if there's more comment or discussion about the wording of the development agreement, I'd be happy to try to bounce some ideas back and forth, what basically Troy and I spoke about and how we worded it. But I believe that with the rights of City Council and the limitations of what City Council can and can't say the development agreement can say, I think that we're basically within legal bounds of this is how it happens. This is how we do it. And like I said, we're happily in agreement with it and I have it in writing to Troy that, yeah, like thumbs up on our end.

Mayor Stear Okay. Alright, thank you.

Council President Bruce Thank you. Do you guys have any other questions, for anyone?

Mayor Stear Anything further?

Council Member McPherson I don't.

Council President Bruce I make a motion that we close evidence presentation and move to deliberation.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded, any further discussion? All in favor say aye.

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:49:34)

Motion To: Close Evidence Presentation and Proceed to Deliberation

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council Member Biggs Well, the way I see it is, if it does come back or if there was a change to the development agreement or they wanted to break it, I guess, it still has to come back to us for reclassification if they wanted to hypothetically go residential. So, I feel pretty secure in the fact that they're going to go commercial. Otherwise, if it doesn't, then we will have to review it again for a rezone.

Council President Bruce Yeah.

Council Member Biggs So.

Council Member Laraway And if I remember right, there was only 33 sewage units available.

Multiple Council Members 30.

Council President Bruce Yeah, and that...So, I'm assuming once those 30 are allocated, it's... Mr. Paul, after the 30 EDU's are allocated and it's first come first serve, for the rest of the developments in the area. I'm going to take that as yes.

City Engineer Paul Stevens Not really. This isn't part of the Danskin basin. We had 30, we gave them 30.

Mayor Stear And that was from Paul Stephens, City Engineer.

Council President Bruce So like with what you were saying, Matt, I mean they only have 30 allocated, they can't use anything more than that until we have it available.

Council Member Biggs I'm just wondering, same kind of area as the Grand Prado, the one the last case we just talked about future lift station coming into there. We'll probably help with that. It would be probably fair to say, I don't know what the time for timeline is. But, for the further development anyway, not just the first 30, which will take care of the commercial.

Council President Bruce What are your thoughts, Mr. Greg?

Council Member McPherson Well, I mean we addressed the three that were the big concern, or Troy did, I guess. I mean that was the whole hold up last time was those 3 topics.

Council President Bruce Right. And letter from the school district.

Council Member Laraway Yeah, I guess I'm comfortable with it. I just... as far as the birds concerned, and I think common sense, when they're feeding ground is gone and it's full of buildings, they're gonna move on to a different hunting ground. That's the way animals do.

Council Member Biggs It's inactive anyway too right now, or at least right now it is.

Council President Bruce I mean, we have a letter from the schools, the sewer they've met the, you know, the needs that we requested last time.

Council Member Biggs The development agreement.

Council President Bruce Yeah, and they'll do the commercial first. Alright, I'll make a motion that we approve case #21-14-AN and 21-01-CPM and 21-10-S

Council Member McPherson I'll second it, sorry.

Mayor Stear Okay, we have a motion and a second. Any further discussion? All those in favor say aye.

All Council Members Aye.

Mayor Stear Is there anyone opposed?

Council Member Laraway Nay.

Mayor Stear Nathan, would you do a roll call on that one, please?

City Clerk Nathan Stanley Council Member McPherson.

Councilmember McPherson Aye.

City Clerk Nathan Stanley Council Member Biggs.

Councilmember Biggs Aye.

City Clerk Nathan Stanley Council Member Laraway.

Councilmember Laraway Nay.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Aye.

Mayor Stear And that motion carries.

(Timestamp 00:53:46)

Motion to: Approve Case #21-14-AN and 21-01-CPM and 21-10-S

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Roll Call Vote

3-1-0

- C. Case Nos. 20-03-ZC (Rezone), 20-06-S (Preliminary Plat), 20-14-DR (Design Review) Ledgestone Plaza – Applicant proposes to rezone approx. 76.03 acres from C-1 (Neighborhood Commercial) to C-3 (Service Commercial), R-12 and R-6 zones, and to subdivide the site into 269 total lots; 233 single-family lots, eight (8) multi-family lots, 22 common lots, and six (6) commercial lots. The subject sites are located at or near 2400 N Meridian Road, within Section 18, T2n, R1E. Parcel Numbers: S1418233660, S1418233670 and S1418234000). – Troy Behunin, Senior Planner. ACTION ITEM
(Timestamp 00:54:48)

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Mayor Stear Alright, that takes us to case #20-3-ZC, 20-6-S, 20-14-DR. Let's don't bother Troy.

Senior Planner Troy Behunin Good evening, Mr. Mayor, and Council Members. For the record, Troy Behunin, Senior Planner here, Kuna Planning and Zoning staff, 751 W 4th St. here in Kuna. The application that is before you this evening is a request to first rezone property that's already in the city, and that's approximately 76.03 acres. And they would like to rezone part of the property to R-6, R-12 and the remainder with C-2 zones and to subdivide the same land into 233 total residential lots 8 multifamily lots and 22 common lots with 6 commercial lots. The applicant proposes approximately 18.81 acres, or nearly 25% of the project is open space and 10.46 Acres will actually be usable open space. The gross density is proposed at 7.3 dwelling units per acre, and the net density is proposed at 5.21 dwelling units per acre. The Ledgestone Plaza project was originally presented to the Planning and Zoning Commission in October of 2020. After the Commission's recommendation of approval and prior to being heard by the Council, a sewer service disc deficit was discovered and the developer decided to wait for the 2023 Danskin Lift Station sewer upgrade to be constructed before bringing this to Council, which would then be able to service the subdivision once completed. The Danskin lift station upgrades are now complete and there is capacity to serve according to the Engineers memo rather than going straight to Council when sewer became available, staff felt that this needed to go back to the Commission for reapproval. The Commission reissued their previous recommendation for approval on August 8th of 2023.

The public works staff can support approval of this application as stated in their updated memo, which is exhibit 2.34. And will be able to provide a limited QLPE or a slash will serve for up to 40 EDU's for the...for each phase of the Ledgestone Plaza. Planning and Zoning staff agrees with Public Works assessment and the Planning and Zoning department, sorry, staff has reviewed the proposed rezone and the pre-plat for technical compliance with Kuna City Code Title 5 and Title 6 and also Idaho State Statutes and the Kuna Comprehensive Plan. And should the Council approve the rezone and the pre-plat, staff recommends the applicant be subject to the proposed recommended conditions of approval that are listed in Staffs memo. The applicant is present tonight and they have a small presentation that is also in your packet, but it's also on the big screen and I'll be here for if you have any questions.

Council Member Laraway I guess I have one, Troy. And that...I don't know if my eyes are bad, but on the site location. To the north, you have Hubbard and to the South it looks like it says Kay Ave. should that be Ardell?

Senior Planner Troy Behunin I don't know what map you're looking at, sorry.

Council Member Laraway It's the... that one right, coming up. Keep going down. No. Well, you went too far.

Council Member McPherson I saw too. It's just the map that you printed off or whatever is labeled wrong.

Senior Planner Troy Behunin Yeah, it should be just east of Meridian Rd. between Hubbard and Ardell. So, if it says Kay then yes, that would be a misprint.

Council Member Laraway It didn't make sense. That's why I was asking.

Senior Planner Troy Behunin Yeah.

Council Member Laraway Thank you.

Senior Planner Troy Behunin Yep.

Mayor Stear Anything further for Troy?

Council Member McPherson Not yet.

Mayor Stear Okay, and if the applicant would like to.

David Bailey Thank you, Troy. Mr. Mayor, Council, my name is David Bailey with Bailey Engineering. My office address is 1119 E. State Street in Eagle, representing Trilogy Development for the Ledgestone Plaza. So, who does the... Oh, I can do it here. So, the Ledgestone Plaza, as Troy described, we originally worked on and brought in 2020. You know prior to the sewer deficiencies coming through here and the project was master planned at that point. We brought it in, and it was already annexed into the city before the developer purchased the property and was zoned as a C-1 property within the city. The city's mix, the city's comprehensive plan, shows the area as being mixed-use with this, and C-1 for 76 acres in that area was not something that that we thought was consistent with the city's plan, nor was it something that would, you know, we could fill up a whole 76 acres with the C-1 use on this. So, with that, we're requesting that this be zoned and it's not a PUD because we can just achieve the zones. You know that we need to make this a good mixed-use project and the intent is to bring in the commercial adjacent to Meridian Rd. That have some higher density including some apartments adjacent to that that have great access to Highway 69. They don't go through other neighbors. And in that area a little smaller homes in the R-6 area, R-12 area next to that with some alley loaded products. So, we have a real variety of homes. And then as we go to the east, the project opens up into an R-6 zone. But those properties are much larger than the minimum R-6 as we go there and get closer to R-4 sizes on those lots to the east. So, we have a great transition through the project.

Coming from Meridian Rd. which should be the commercial and the higher density and then all the way through Ardell Rd. which of course is one of the major you know collectors that we've been working on forever from all the way from Linder all the way east and west of there for the mid mile collectors for the city. This gets it off of Highway 69 and into the area to the east which has developed quite a bit. This takes a lot of that... a lot of that pressure and provides internal circulation for the properties from Hubbard Rd. for Ledgestone and for Patagonia to the north of that and the future Ledgestone South project down there and projects for Patagonia Lakes to the east, as well. So, we think it's well situated within this area. It provides a big advantage to the, to the city and getting Ardell put in there in the intersection within their Strobel continues north-south, which is the other mid mile collector to that end. So, we're really following really following the city's transportation plan associated with this.

The project layout is intended, as I said, to give that transition as we go along that direction; but also, was intended to provide some really good large central open space. It's really good usable space. And I know you see a lot of projects that have, you know, a couple acres here and there

we get up to the 8% or the 10% based on the size of the subdivisions, whatever required. And our intent was to really make this really make this pop out in that direction. And that large park in the center is I think it's over 5 acres. It's on that we have an exhibit for that a little later. So, I guess I'll wait for a second to drop into that. So, we are asking for a rezone from C-1 to the C-3, C-2. I'm sorry, I think is that right, Katie? C-2 I apologize for that, R-12 and then R-6 density. We have preliminary plat and tonight is of course goes with this project design and review landscape which we have presented here tonight.

We have worked with and what I wanted to say on that is, is that we provided the traffic study and since submitted that to Idaho Transportation Department and of course all the information to Ada County Highway District. We have comments from them, and we have recently gone back to them because now it's three years down the road since when we originally worked at that and updated. Those and make sure that they're all consistent with that. We're in agreement with the conditions of ITD and Ada County Highway District, basically as planned, that we do have some commitment for monies to ITD for improvement of the intersection at Hubbard and Highway 69. They would provide a cash donation for that and then commitment to the intersection of Ardell and Highway 69 turn lanes that are required for that and then with ACHD for updated traffic study at the 226th lot within the project that would provide for possible intersection improvements at, excuse me, Locust Grove and Hubbard Rd. to the northeast and then less likely, but still possible improvements at Columbia Rd. and Locust Grove to the southeast. So, we're fully aware of those and agree with those conditions. This will just really improve the whole traffic pattern and everything going on to the east of Highway 69 here and will not be a burden on any of the other developments in the in the traffic area that that goes on in that.

ACHD did have an outstanding condition that your staff mentions in the report for some traffic calming on some of the streets within the project, and we did it in in one area here already. So, we see what we do. We'll do these bump outs or called a chicane that will provide that, that traffic calming. And we also want to make sure that this east-west pathway that runs through here goes all the way through the project east and west and that we have these protected crossings at the intersections that go through there. So, this makes a good path pathway to go around drops down this way goes all the way around the site includes through the park, you know, connecting north and south. So, we have a really great circulation pattern for the, for the landscape area within the subdivision and good access points that are all been approved by the by the Highway district and here for ITD.

Like I said already, 233 single family lots ranging from some smaller, they're all detached homes here, but they're at there's no townhouse product here. These are all detached and, but alley load here and then larger as we get to the east. So, they're closer to R-4 size, although we're asking for a single R-6 zone on that and then six commercial lots on the on the project, as well, C-2. On the amenities said we have 18.8 acres of open space, almost 25% total and 10.46 acres usable, open space, pool and a clubhouse for the apartment area here, plus a larger open space in this area to the south of that as well. Big, large, centrally located open space with connectivity between those and the access for everyone to those easy access for those amenities to everyone. Community

playground, picnic shelter within that park and then walking paths and the connectivity throughout.

We're proposing for the project, and we understand the 40-lot limit, that that comes with the sewer system and are working on you know the Communities working on obviously to improve that for everybody. But we understand that that limitation applies to this project, so construction phasing would start on the southeast, excuse me, on the east side of this project, we built continued Strobel from the north, from Hubbard and it would come down to into the project here and build half plus road there and then from there it would move down through the project here and then the fifth phase would be the would be the apartments and the sixth phase to be the commercial is what we're proposing at this point. You know there may be a demand for that. But when there is, we'd be ready to build that piece too, obviously Ardell's got to be built very early on in the in the process.

Yeah, I think it gets in with phase three. The connection there and then the construction timing, you know, if we could, we're obviously past the October 2024 already to be able to actually start construction in phase one at this point and we had figured a six to eight-year build out for the project, so about 50 lots per phase and one lot one phase each year and a half is typically the way we would figure for the project. Some product elevations of the of the items we propose in here. So, these are that would be the would be the alley load product. Here the single family detached and there's the some more of those narrow lots in the single family detached with the alley load. And then the front load product with driveway, some single, some two-story, within this weren't adjacent to any other residential development at this point and to the southeast of us would be the La Guarano sub, which I think is approved but on hold, to the east, it would be the Ledgestone, which is just about finishing up and then Ledgestone South, which is on hold right now in that area. I think I about covered everything there, so I'd be glad to stand for any questions you might have.

Mayor Stear Okay, questions for the applicant?

Council Member Laraway Yes, please.

Mayor Stear Yeah.

Council Member Laraway Any certain reason why you're leaving the commercial part of this for the last phase?

David Bailey It would be generally on utilities that we would that we would bring the utilities over to that side. So, we wouldn't have utilities and then users for those would be in our project. So typically, you know the commercial phase could be available if we had a demand for users, but we'd have to bring the sewer all the way over there comes from the east on this project, so it would be the last piece we get to from a construction phasing time point and then for, you know, for the timing of commercial on any project is that it's when you have a demand for users. So, this developer doesn't build, it doesn't build the commercial stuff and they make, they'll make the lots available and then and then try to sell those and as they're they've sold the pads, we'll make the lots available to them on that end. So that's the reason it's phased that way.

Council Member Laraway The reason we asked that is we just had a case come in front of us from another developer and he's going to build a commercial first.

David Bailey And I heard that in the previous one there and I don't think that anybody has any problem building the commercial when we do that. But it... in almost all the projects I do, you don't build the commercial until, I mean we could build the pads, but since this developer doesn't build the buildings, you can't force someone to build a or... I mean you could make it a condition to build that first. But to actually build a building and get it occupied with the business before there's a demand for the business use is kind of a recipe for disaster. So, we do reserve that and then and then have that available. So, if you want that in a different direction for something different reason, I suppose you could add that as a condition. But we think this provides for reasonable development and in the direction that we that we normally do on that, on these projects. And in this specific case, we would have to build the sewer and the water utilities all the way down to that end to provide that

Council Member Laraway And follow up question, the phase one which seems to be off of Ardell. Ardell is a problem now, because there is no traffic control device there except for a stop sign on the West side. Adding this road in there and adding all that traffic onto Ardell to exit out onto Highway 69 that seems a little problematic; that we're forcing more traffic into that intersection without any traffic control device and we're right here. I don't disagree with you, but we seem to be relying on ATD, I mean ADHD, and ITD to fix this problem.

David Bailey So Councilman Laraway, the traffic study on this showed that we could provide the intersection there and we...that we... the intersection would work there, and it did not show specifically any impact on Ardell to the west. So, I'm not sure that there's from an engineering perspective that that connection of the traffic to the west, but I see your point on the on the turn, the turning movements that go there. So, there is a center turn lane in Highway 69 out there and ITD actually in their conditions of approval says that we can make this connection and that we will probably need to have right turn lanes from Highway 69 into Hubbard Rd. to the north, but that this did not warrant the turn lanes. If it did, they would add them on there on the and they also added that while they will approve this initially as a full intersection, that they would reserve the right to at any time to block that and stop that cross traffic. And so left turns out of this site would not be allowed anymore and that the same thing from the from the west end is even worse. Really, although I don't think that from an engineering standpoint, traffic from here expect would impact those left turns coming out of Ardell from the west going north because they would go into the center, turn lane and then merge, these would be going into the right lane and merging going north. That said, that will probably be a prohibited movement at some point. And ITD has some really big picture plans on this in the future to do these chicanes. You know, these turnaround extra turnarounds at the intersections like they got on Eagle Rd. And I know nobody likes that stuff, but one more point to add on that is that Ardell has been for 25 years, as far as I know, the first time I saw Ardell is one of the east-west collector roads in the city that's in it this mid mile collector has been an important piece of... Kay Ave. is another one of them, but you know these have been an important piece that they've pushed for that whole time and been

consistent with so there's no choice not to connect Ardell to Highway 69 how we do it and how we maintain track safe Traffic Safety doing that is important, I agree.

Council Member Laraway It's just that... and it seems odd because ITD already knows the picture this is going to be just another Eagle Rd. eventually. That's where it's building out with all the commercial that's coming on that that pipeline. And I guess my question if it's predictable, it's preventable. We know it's coming. So why don't we do something about traffic control devices now? And I know it's deep in your pocket when you start talking about stuff like that because ITD is not going to pay for it.

David Bailey Well, it's a little more complicated than just the money. Is that ITD, One: we do the traffic studies and provide them the information to do the work with, plus they do their own traffic, you know, work as well. And they're longer-range plans between all the cities. COMPASS is highly involved in that; Ada County Highway district is highly involved in that. So, from that perspective they are doing the things that they said they do, which is limiting all of the intersections to these state. You know, they blew it on Eagle Rd. a long time ago. The number of intersections and driveways and roads that come in on Eagle Rd. make it a nightmare. So, we're doing it right down here. We're only making these connections at each half mile and we're only planning on, right now, signaling the whole mile distances along Highway 69 and that's working pretty well. You know that ITD is doing that work and they're building all those intersections for you guys down here far ahead of when we got them built on some of the roads up in north of Meridian. So, they're really planning ahead and doing a better job on Highway 69 at least, ITD is in in Eagle, than we had done on Chinden. And then and certainly than we had done on Eagle in the past. I know you live here, and you drive the roads every day, so you probably understand them better than I do and see what that is. But the improvements that they've done and the restrictions they place on everybody up and down Highway 6, we're doing stuff in Meridian just north of here, as well. And they just are not letting anybody get away with putting stuff in that that we can't deal with in the future, I think the planning is pretty good, actually.

Council Member Laraway Thank you.

Council Member Biggs I did want to say, to kind of follow up. We had a project a month or two ago on the opposite side of Meridian, where Ardell was going to be a right turn only. So, I don't know when the I guess the study comparison here, it was going to be right turn only, which tells me there's going to be no left turn out of Ardell for this one is what ITD had on the books or what was going to be required eventually. But I did want to go back to your comment though. When you said that through the build-out with the new traffic improvements that you had mentioned, how it's going to make everything better. Because it's about 4000 additional trips per day down Meridian Rd. When this is at full maturity, I guess I don't see... I guess, could you explain that a little more?

David Bailey What I was referring to specifically in that comment is within this section from Hubbard down to Columbia from Highway 69 out to Locust Grove where we have a lot of development going on in this area in north and south of there, that the circulation within this area

is better and it will actually make Hubbard and Columbia perform better. As far as adding traffic for all of the traffic that gets added from all the projects you approved in Kuna, it has no, no less impact than the other ones do or no more impact than those others. It does have, for the density that's proposed here, it does have a better impact on all of the local roads in Kuna, and it also provides excellent access to Highway 69, which is programmed for the development that you have provided in your comprehensive plan. So, you have a Comp Plan that says here's what we can develop within our area. Here's the amount of traffic we're going to be running up Highway 69. When Ada County Highway District does their 30-year plan or that or Idaho Transportation, does their thirty, Transportation Department does their 30-year plan. They take all of the numbers that from your comprehensive plan, COMPASS builds a traffic model for those and says here's what we got a plan for. So, for example, the plan and the traffic study plans for the 2025 and then they plan for the 2040 traffic, you know, I think it's 2040. Maybe off on the numbers, but it's 20 years in advance, right? On the traffic there those numbers which are held by ACHD and COMPASS and ITD are based on the comprehensive plan that you write. And in fact, I'll plug in another thing here on that case, is that Land Pro Data put out a report just recently saying what your density is and what your numbers are and what the area that's in your comp plan and could add in numbers to your city over the next time that your comprehensive plan is put out. So, all those numbers are in the mix. They're all thought about already. I was on the committee with ACHD writing the capital improvement plan for three different terms on that end of it. And those numbers are really being planned for. You may not like the current results. I can't speak to that, but really there there's a lot of planning going on that's based on your input, on your comprehensive plan.

Council Member Biggs And I'd like to go also to something else that Councilman Laraway was talking about with the front loading the commercial, which isn't normal. But I would also, I guess, argue that Kuna isn't normal with a 90% residential to 10% commercial ratio. It's...I guess I can sympathize with what he was just saying. So, I don't know that that Kuna normally fits the model of, say, a Meridian or Boise, you, which are more like a 70-30, so. Thank you for your time.

David Bailey Thank you.

Mayor Stear And then just a notation COMPASS is actually on the CIM 'Communities in Motion' 2050.

David Bailey Yeah, they're working on that, right. Thank you.

Council President Bruce I have a question. Did you...you mentioned LedgeStone Properties was on Paul's next to it, is that what you said?

David Bailey LedgeStone is to the northeast and then LedgeStone South is another development that that was brought into the city approved by the P and Z and then put on hold...

Council President Bruce Okay.

David Bailey At that point.

Mayor Stear Okay.

Council President Bruce Thank you, sir.

Mayor Stear Anything further? Alright, thank you.

David Bailey Thank you.

Mayor Stear And this is a public hearing, did anybody want to testify that didn't get a chance to sign in?

Kuna Planning and Zoning Director Doug Hanson Mr. Mayor, if I may, and Council for the record, Doug Hanson, Kuna Planning and Zoning. I just want to clarify that they are proposing a C-3 zone, not a C-2 zone. And it was advertised appropriately, and it made it on the agenda as C-3.

Council Member Biggs Thanks, Doug.

Council Member McPherson Thank you, Doug.

[Temporary Silence]

Mayor Stear Alright, go ahead Larry.

Larry Mingus Good evening, Council. My name is Larry Mingus. I live at 4153 E. Deer flat Rd. This development right here is about half a mile south or I'm sorry, half a mile north of Deer Flat. If any folks are familiar with that part of town, a lot of people are using Deer Flat Rd. currently as a cut off route to get to the City of Boise. So, there's quite a bit congestion now just coming here tonight. There's probably 20 cars, or so, stacked up to Deer Flat and Meridian Rd. They were heading west and in the morning they head east, so they use Deer Flat, I think, as a cut off to get to Cloverdale, perhaps Dry Creek Rd. to get into downtown, probably due to the fact that Meridian Rd. it does get pretty crowded and freeway access to get on to the on ramp is completely backed up at rush hour times in the morning. So, I heard a lot of talk of traffic plans being done by ITD, ACHD, whatever entities are doing those. I just wonder if any consideration is being given to Deer Flat Rd. As soon as these people figure out that route, they're going to start taking it, too. Right now, it's a two-lane road, 50 mile an hour. There is some homes in there, there's a couple new subdivisions just east of D&B Supply at Deer Flat, Meridian Rd. Yeah, I just, I don't think this is good for Deer Flat Rd. It's already getting a lot of pressure and people are going to use that and not Meridian Rd. to the freeway, so.

Mayor Stear Okay, good. Thank you.

Council President Bruce Thank you.

Mayor Stear Beverly Wolf.

Beverly Wolf Beverly Wolf, 3420 W. Commemoration Ave. Meridian. As compared to a lot of the other developments, this one looks nicer, has more green space, which would be great to maintain some of that in Kuna, since we're losing it faster than locusts take out of field. But, traffic, taxes, schools. Broken record. Does anybody sit down and look at the big, deep like, are

you soon going to be able to slow down and see what you've already done and see if it was good? I know you have to bow to the laws of the... and the attorneys. Oh, "we'll get sued", but at what point is it too much, too fast? Remember something called the Peter principle? I mean, just the cost alone. I moved here. And I'm paying on a school bill from 2017, a fair amount of money. That bill was marketed, I believe, as a 10-year bill. So 2027 yay it's going to mature. Well, no, when you get into the fine print, the interest on that is going to take us till 2035. I don't know, maybe I'll live that long. My daughter won't be able to pay it off. And then when you pass the next over \$100 million bond. You're adding to people you're imposing taxes, levies, whatever word you want to use that are going to outlast our 30-year mortgages. When's enough? When do you go back to the State and go "Hey, we're the 'We, the people.' You're us. You're part of it. You're paying it too." When do we go back and say "enough" and "stop"?

You know, I get it. People need homes, but how many three-story, five-story, and four-story multi-complexes are already being built in Meridian? I mean, how much more do you need? Do you take care of what you got? Because you're going to start running out of water. Have you ever been in L.A. when the smog is really bad? You're going to make this valley to the point where the smog will be you won't see those mountains on a bad day. Nobody will know they're there until the wind clears it away. That is not a fun place to be. I just... I don't get the speed. Why do you need to need be in the 97 percentile of growth as a small city? You're not able to keep up with the fire department and you're bouncing the fire services, and the school district numbers back and forth, but you don't have to. Just stop, and look for a bit, and just see, can we do it better? Can we do more of them like this? I'm not trying to beat up all the developers I get it, I get progress. Just, can we do it smarter?

Mayor Stear Okay. Thank you, Cindy Giesen.

Cindy Giesen Good evening, Cindy Giesen. I live at 1363 S. Ash Ave. Kuna, Idaho. I mostly have a few questions about this. He's taking 76 acres of what we planned for as commercial, so every COMPASS report you got probably considered that was going to be commercial. So that's a big dent in that and I just can't find it how much of that is commercial? How many acres? I'm wondering that. And I know that the demand on our environment, I mean on our utilities, everything is like exponential when you take, you take 76 acres that was C-1 and you planned for that with all your sewer etcetera, etcetera and you go and put in something that's going to take far more than that. You know, I've seen it on Ten Mile where that's happened and it's went from like 30 to 200 or something when it went from commercial property, so that's a consideration. There's 400 around 430 homes and I don't see it anywhere in the report about the schools and children, but that's for at least 430 more kids. So where are they going to go? would be a question I do know they made a bargain with the school district and gave them some land. I'm kind of curious of how much land is, where is it and what are their plans for it? Will they have it developed or capacity and time for all these, version 1 through 5 residential people that are coming in, so that seems a little fast. And are they going to help them run some electricity things like that to that land that lives nearby? And so, in the past when we've seen this little strip of commercial like on Ten Mile, you'll see a Jackson sign, 2 times you'll see a Jackson's sign.

As since I moved to Kuna, there's always been a Jackson sign, so they've been able to, the Developers been able to tell us "We're going to give you commercial." They put in a Jackson sign. They advertise about how wonderful it's going to be, and then they come in here and get our residential again. So, I'd just like to ask that you consider all those things, find out more about the kids and try to move some of that commercial to where we really need it. We need commercial, we need jobs. We need to keep people in Kuna. Thank You.

Mayor Stear Thank you.

Council Member Biggs Thank you.

Council Member Bruce Thank you.

Mayor Stear Alright. And that's all I had signed up testify. Was there anybody else who wish to? Okay, alright. Rebuttal?

David Bailey Thank you, Mr. Mayor and Council, David Bailey again. So, the two issues that came up there with the commercial and the schools on this. So, on the commercial thing, while it was in, it was C-1, it was already annexed into the city and the C-1, Your comprehensive plan has been mixed-use on this property for a long time. The density that we're showing here is about 5.8 total units per acre, I'm guessing range on that. So, don't get me on that. So, the amount of commercial we have here is what we feel is appropriate for the demand in this particular area, consider what's already built around there. So, we're not going to get another DMV here. We're not going to get a, you know, a large store here. I guess they probably plan for a Fred Meyers across the street here or some kind of grocery store in the I know that project got denied, but I'm sure you'll get your commercial out of that eventually on the west side of the street here. So, we didn't see that there was a place here for a really big box user of some sort on this property. And we think that your mixed-use plan, which is by the way your comprehensive plan, is what's used for your traffic planning.

I can't speak exactly what's used for the for the sewer planning. But, so, I suppose you'd have to ask your City Engineer what was used for that, but from what I understand is that this is in the current idea of what we're going to serve for sewer for this area, for what the current city plans are. And then of course, we have the restrictions based on getting the big trunk line to go from Patagonia up to up to the north through Spring Hill to the Spring Hill Lift station is what's going to open up the sewer capacity in this area and get it out of the out of the short-term solution here.

So, I don't think that we're switching things from the big, long-range planning, whether it comes to traffic or for or for the use of this property. As far as you know that this is out of line with what the city had planned for this. This property in the long run and that as I've said before, the higher density you know the apartment stuff and then limited commercial for that and then the transition and density on this is appropriate for this area and is appropriate with the mixed-use use plan that's in the comprehensive plan. And I guess I'd add to that, as I said, I just repeat again, is that all of this traffic is in the big picture plans, you know for what we're doing with this. And we do have the appropriate, you know, work done in this to make this be a good addition to the city.

As far as what you're going to do with your long-range plan and how you're going to do that, that's certainly up to you guys as to the schools. I don't know how to answer it and I don't think you guys do either.

And the schools don't know exactly how to answer it, but we do have a mess, of course, about how the schools are funded and that the City Council, you know, in the city doesn't have as much say in that. Nor that to do, the developers have much say in how that happens. So that planning happens at the school district level. Happens in advance. I know there's a lot of initiatives and things going on and in Kuna and in other cities for that matter. By the way, this developer has been cooperating with the with the school district on this. They did get a school site east of Locust Grove. Of course, you're probably aware of all this, so I'll just talk about what I know east of Locust Grove, which will be developed. As we go along here, they are identifying a need for another elementary school site in this area, and the developers cooperating on this. I don't think they have deals worked out yet, but I know they've been talking about it, and it'll probably be on the property to the east of this project. That said, we have talked to the school district representative on this and said that that school site is not needed within this property specifically here and this developer being cooperating on another school site is going to get them what they need in this area. So, we make sure we meet the school's needs and that's the intent of everybody, I think. In this we make sure the school's needs are met and that things are funded appropriately, and they are doing the planning in advance to again to serve the kids in this area and build those schools. So that's all I know about that.

Mayor Stear Okay, thank you.

Council President Bruce Thank you.

David Bailey Thank you.

Mayor Stear Alright. The question is rightfully before Council.

Council President Bruce Do you guys have any more questions?

Council Member Biggs No.

Council President Bruce I make a motion that we close evidence presentation and move to deliberation.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded, any further discussion? All those in favor say aye.

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 01:36:18)

Motion to: Close Evidence Presentation and Proceed to Deliberation

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Mayor Stear Traffic

Council Member Laraway Yeah, if I can step in on that one. I keep hearing a lot about the comprehensive plan and COMPASS. We're judging it, but I think we're shooting ourselves in the foot by, and we've brought this up before that for, that for every time we bring in a proposed commercial, we have to back load the next 40 acres with apartment complexes to support the commercial that's upfront. I don't agree with that. The traffic is becoming more and if you look at Meridian and you look at Boise, they're throwing up apartment complexes everywhere which is causing the traffic problem. So, I don't know how this can be the answer to our growth if we're how we're having to put apartment complexes to support the commercial that's up front. D&B doesn't have apartments. Ridley's doesn't have apartments. I don't understand why we have to have this type of development that is going to create, personal opinion, a headache for traffic on Highway 69 when we're counting on ACHD, ITD, and COMPASS to look at this in 2050. You can't predict that far out unless you keep doing what you're doing. You're not going to change anything. And we keep doing trying this and no offense against developers and please don't misunderstand. I don't mean to insult. I don't. But I don't know why developers are bringing in these commercial going "Hey, look what we've got for you", but we need all these apartment complexes. It's just money pocketing the money for some people, has nothing to do with Kuna that's comment number 1, I'll save 2 for later.

Council Member Biggs Well, look at this. Just like the project across the street was this very similar traffic issues on Ardell and 69. We had the commercial at the far back end with this one's actually more units than the other one had. So, the other one had our 20 designation on a couple, a couple of things. But you know, I don't need a traffic study from ITD or ACHD to drive up and down Meridian and we were just talking about earlier Hubbard to know that adding more, I don't know what short of putting stuff in Interstate through there, is going to make things better. So, I'm really hesitant on that, on, on the positive side, love the cooperation with the school district and that the school district gave their support to this. And also, some of the improvements that will be coming to Locust Grove and Hubbard. And then Hubbard and 69. But I just don't know that the little bit of commercial is worth. I guess that little bit of itch is worth the scratch for that much residential on top of what's already pending, which is 3 to 4000 units, I think still.

Council President Bruce 6

Council Member Biggs 6000, okay.

Council Member Laraway Well, if I could add in about the school district, I think it's great that developers willing to work with them. But here's the fourfold problem. The developer donates 5 to 10 acres. And if we don't get the bomb pass, it just sits there. In an empty lot.

Council Member Bruce That's what I was going to say. I look at it like the same thing you said with the you did donate land, but unless they pass a bond, they're not going to be able to do anything on it. The sewer we know we're still working through the trunk line agreement that has to be put forth before you know, we can add anything else to the sewer there. Traffic obviously is going to be an issue. What we're having is everybody that's leaving up in front of Kuna and now everybody that's built down here. Is just going to sit. And that traffic until they get lights at Ardell or overpasses. But that may be a while down the road. I'd rather see the commercial, the main thing that I talked to in our community is more jobs say hey, having to leave here to go to work. I'd rather leave it the commercial that it is but that's just me.

Council Member McPherson Traffic, traffic, traffic to the Mr. Mingus that brought up. You know when Hubbard gets bad and then Meridian Rd. gets bad like he said, they start pushing on the other Mile roads, deer flat in the morning going up and down it personally it's like a 50 mile an hour zone. If you're going 50 or you get ran over. It's crazy and it's that push to get around the other traffic taking this back road. while pretty soon we have all the other back roads.

Council President Bruce And there wasn't a there was a project that was approved a year ago. Maybe a year and a half ago that was behind Ridley's. That hasn't been built yet, right? And that's going to add to all that, as well.

Council Member Biggs I just don't know that there's the demand I guess with as much as pending. We've had projects that are delayed because of the market and such for this much new development.

Council President Bruce Anyone have a motion? Do you have something?

Kuna Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning staff. I just wanted to just as a quick point as a reminder, this is a rezone. This is already in Kuna city limits, so this isn't an annexation, so we will need a very deliberate motion as to what your basis in decision making is for the project and while our planning staff understands traffic, we're not the traffic experts. That is why ITD and ADHD comments on these projects and sets limitations to the projects and requires that the developers make these improvements as they go along, and they build out their phases and the intent for roads like Deer Flat and Hubbard and State Highway 69 is for mass amounts of traffic. That's why they're being constructed. While it's somewhat counterintuitive right now as these developments gets approved, we will have greater connectivity at these roads, which will actually reduce the traffic on some of these main roads because it will be more dispersed throughout the Community.

Mayor Stear Thank you.

Council President Bruce Well, traffic wasn't the only thing for me it was sewer connectivity to School. I mean, there's all three of things that play into effect. I think we should take a look at.

Council Member Biggs We talked about the development agreement before with the other one about having this on the front end, the commercial on the front end. It's always totally opposed to, but it wouldn't be practical the way I understood it.

Council President Bruce Anything else?

Council Member Laraway I just kind of feel like my hands are tied.

Council President Bruce I mean, it's still in the city. We can just deny the rezone.

Mayor Stear We still didn't close public hearing...

Council President Bruce Yeah, we did,

Mayor Stear If you're not done with that. Oh, did we?

Council Member Bruce Yeah.

Mayor Stear Was I sleeping?

[Laughter]

Council President Bruce It's like me with the pledge that day. He said with the denial you had to have specific Reason, right? Which obviously traffic would not be. Sewer, schools, what? What actually was he saying if we deny it?

City Attorney Marc Bybee Mark Bybee, City Attorney. I would be looking to the language and in either your ordinance or in State Code related to when you're considering zoning rezone requests, and this is actually from let's see 67-65-11 Subsection C of Idaho State Code and it talks about some of the things that the board can consider, says the board analyze, or the Council, which in this year referred to as the governing board, The Council is, shall analyze proposed changes to zoning ordinances to ensure they are not in conflict. Conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts within the planning jurisdiction. The governing board may require the request. Maybe require the request to be resubmitted to planning and zoning Commission, or in absence of a Commission, the governing board may consider an amendment to the comp plan pursuant to the procedures. Sorry, I'm going to skip that, after the plan has been amending, the zoning ordinance may then be considered for amendment pursuant to the paragraph of this section. It doesn't really. It's kind of one of those oddities in how it's written. It doesn't really say it talks about going and amending your comp plan for the comp plan issues. It doesn't really answer. How to deal with the demonstrable adverse impacts on the delivery of services but up higher? Sorry, I'm bouncing around here a little in code. Another part of this subsection 2A request submitted for amendment to the Zoning ordinance, which this technically as shall be submitted to the zoning or planning and Zoning committee, or sorry, zoning or planning and Zoning Commission, which shall

evaluate the request to determine the extent, the nature of the amendment requested particular consideration shall be given to the adverse effects. Of any proposed zone change upon the delivery of service by any political subdivision, including school districts within the planning jurisdiction, so that repeats again when you're considering zoning changes. You have to consider those adverse impacts to political subdivisions. They specifically emphasize school districts. But Political other political subdivisions would include ITD would include ACHD, would include the Fire District would include. I don't know if I said school district already, but you get the idea. So, if you're going to say there's a denial based on those adverse impacts, what are the adverse impacts that were?

Council President Bruce Did you say Public Works?

City Attorney Marc Bybee Public works is a department of the city, and we are political subdivision too, so we can, I guess, consider those the effects on ourselves, obviously. And so, if there's a sewer issue, what precisely is the problem that we're talking about?

Council President Bruce So, we can allocate 40 EDU's to it, that means they can't build anything more than that. So, we can't really service that that project.

Kuna Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning, just as a touch point on that, currently this is in the Danskin Sewer basin. There is more than 40 sewer connections available at this time. However, based upon the resolution from 2022, we determined that we would only allocate sewer connections 40 at a time. It there this, this sewer basin is isn't 40 sewer connections away from being full. There's actually a significant amount of capacity within the Danskin Sewer Basin, after the fix was completed.

Council President Bruce But what the one that we just approved right is in Danskin also.

City Attorney Marc Bybee Sorry, Marc Bybee, City Attorney again. I think what that goes to Councilman Bruce is just the timing of development. I *gotta* double check, but if I'm looking up there, I think I'm looking at that image that's up there. Sorry, I should probably for the record refer to the right page of it. So, it's a map that's on. It looks like on page 136 of the packet, and we're taught we're we have a preliminary plat not for that whole thing, but for a phase. And so, these will serve letters tend to be issued by phases and phases can't come forward until there's new additional capacity. And so, I do understand the issue with the sewer city sewer issue, but it's also if they wanted to come forward with phase 2, they're not going to be able to until there's capacity to serve. And so, it's limiting their ability to grow at, I guess, the pace that that maybe that like because if the facilities aren't there and they try and bring another plat, the next plates not going to get approval because there's just not capacity. And so, we see this six-phase plan. That's not what's like, ultimately that's the objective for this developer, if they get this reason, but that's not. The whole thing's not being decided tonight. It's one phase of it. Am I getting that wrong or is it the whole it is a preliminary plot? I guess I should say so. The final plats can't come forward for recording. You'll have this preliminary plat. I don't know if everybody realizes preliminary plats are not recorded, they can't expire. That's why you get some renewal motions on them at times is because they can expire, and you know if there's never sewer capacity. This could ultimately result in the situation where preliminary the remainder of the preliminary plat

expires and so you have one developed portion and then the other phase has never come to fruition, it can't happen. I don't know if I made sense in all that rambling.

Mayor Stear Well, that makes it tough if you got the school district that supports it and you got ITD and ACHD that give requirements. They don't say they can't do it and they just say this is what you got to do, to do it. Fire district and they just have requirements of what they want for turnarounds and.

Council President Bruce And I get what the school district saying. They got land. But you know, as we sit and look, we know that that's...Right. I mean it, we're not...

Mayor Stear Yeah, I know.

Council President Bruce It still falls on the taxpayer to carry that burden.

Mayor Stear Sure.

Council President Bruce You know.

Council Member Biggs Obviously, they...it meets all the minimums. There's not a whole lot we can say about it, it sounds like to me.

Council President Bruce Well, that's what he's saying. But what are we here for then?

Council Member Biggs The massive apartment complex, you know?

Council President Bruce Yeah, I mean.

Council Member Biggs Underneath the main building there.

Council Member Laraway Looks like we shot ourselves in the foot.

Council Member Biggs I mean, because it's already zoned, I mean already annexed.

Council President Bruce Well, but annexations and rezones are where we have the most power. So, if he's just saying he needs a reason.

Council Member Biggs But, but that's The thing is all the reasons they meet all the minimums, the bare, you know, as long as it meets the bare minimums, there's. I don't think there's a whole lot we can say.

Council Member McPherson Right, because our personal belief that the schools are overcrowded, which they are, they have been for, I don't even remember how long I've been out of school now for 30 years. They were bad then, but the school saying we're in support of this. So how can we say "well", you know?

Mayor Stear Are you really?

Council President Bruce Yeah, but we've had sometimes I get it. It's still a no for me. You guys can... I'll entertain a motion.

Council Member Laraway To do what? We can't. It doesn't sound like we can deny the rezone, but.

Council President Bruce Yeah. I mean, we like it as commercial.

Council Member Biggs So, I guess that goes back to I guess I go back to Marc and ask the question. We'd like to see one designation. But are we, is our hand forced? That we couldn't save R-1 or C, I'm sorry C-1.

City Attorney Marc Bybee If you make the decision to deny the rezone, you're going to have to provide some. We're going to need to identify the adverse impacts of political subdivisions that essentially prompted that decision.

Council Member Biggs Of all the development.

Council President Bruce The letter from the school district. Is there an updated one?

[Unintelligible Background Conversation]

Senior Planner Troy Behunin For the record, Troy Behunin, Senior planner the school district was notified in 2020, for official comment. And then they were also notified last year in June for comment, which they did provide a comment letter, where they did offer their support. That is in your packet.

Council Member Laraway It just seems odd that. I'm just shooting in the dark here, but it seems odd that, probably be a majority of us sitting up here don't want this and we can't do anything about it.

Mayor Stear First time you've been there?

Council Member Laraway Pardon me?

Mayor Stear First time you've been there?

Council Member Laraway Yeah, normally, I'm pretty defiant about rules, but.

Mayor Stear We've had lots of those, yeah.

Council Member Laraway This project just does not sit well with me. I mean, I could. I could speak off the cuff and I said I don't really agree with ACHD traffic speed or traffic studies.

Council Member Biggs Just, it's interesting. We're going from 76 acres of commercial down to 10 and 66 residential.

Council President Bruce High-Dense.

Council Member Biggs And that's also one of the reasons why we are looking at redoing the future land use.

Council Member Laraway Yes.

Council President Bruce Yeah, when the mixed-use came through, I didn't realize that these projects were rolling like everything from commercial to high-dense.

Council Member Biggs That's definitely the way it is.

Council President Bruce You guys got a motion?

Council Member Laraway Well, just so we understand this right, what Mark is saying that there we have no reason to deny this, and if we do we're in trouble.

City Attorney Marc Bybee I don't want to over... am I? I guess what I'm saying to be overstated. We just need to actually identify what those adverse impacts are. I think it's important to understand from my position, I'm not an expert on the contents of the packet. That's what your other staff is for. And so, if you want to mine them as the concerns as to compliance with the, you know, like comp plan or these adverse impacts on school districts. On Troy, I'd pick on him and he's the one that worked with the applicant. And so, he would be the more knowledgeable one on the contents of the submission. I'm just getting out really legally, what's there less expert on what's in the contents of the packet.

Council Member Laraway What confuses me about this is the comprehensive plan is a guide. It's not a Bible, but yet now we can't change it. We can't decipher what goes into that, even though it's a guide.

City Attorney Marc Bybee What are you ask...? Sorry, Mark Bybee, City Attorney.

Council Member Laraway I'm not really asking, I guess I'm making a statement, but.

City Attorney Marc Bybee And you can amend your comp plan. Yes, you can. But I think what it's getting at is if you're to amend your comp plan, you'd have to go back through the notice and hearing procedures to do that before you could deny on basis for noncompliance with the comp plan.

Council Member Laraway Right. I understand. That's what I'm saying for the comprehensive plan, just being a guide. It pretty much backs us into a corner.

City Attorney Marc Bybee I do agree comp plans are significant planning document, yes, if you or your predecessor set, you know... Because I've described comp plans particularly future land use maps almost like an advertisement to saying, "hey this is what we want our what to happen with our city, this is our plan for the future." And so, landowners, developers will come in on and reliance on what the city has put out there as it's plan. And so, the comp plan is very significant planning document the future land use map particularly as part of that and there's other goals in the comp plan that could be, you know, at issue again. I've looked to your planning staff for the particulars of what the goals and plans are in your comp plan, but there are there's more than just the future land use maps are we had to step in other ways. We'd have to kind of go through and look, are there other issues with the comp plan that we're not satisfying?

Council Member Laraway Thank you.

Council President Bruce Unless we just issue a moratorium until we figure out the comp plan on annexations, that will solve it. I'll entertain a motion from any of you gentlemen.

Council member Biggs I just don't know if that would help in this case though with the...

Council President Bruce Oh,

Council Member Laraway Yeah.

Mayor Stear It's up to you, Council President.

Council President Bruce Nobody's got anything, huh?

Council Member Laraway Well we can't, I can give you a shot, I just got blanks in it. We can make a bunch of bunch of noise.

Council President Bruce I just. I just think, we're... we were elected to look out for the people who live here currently, right? And how is this going to affect them? And I get what he's saying. But we zoned it, we made it commercial. That's what we thought was going to put there. This changes it completely to say that our hands are tied.

Council Member McPherson But, unfortunately that's a right that's in our rules and regulations. That, "hey, that's the way it was, but it doesn't fit now, and we need to change it to this." I mean, it's already in the city. You know, and I agree it, it's a drastic change from what it was to now, yes. I mean it affects a lot of people. Yes, traffic. Yes, schools. I mean all around the big picture, but they followed the letter. That's the very unfortunate part. I mean, for us, not them.

Council President Bruce So, I have a question then, if applications like this, if it doesn't matter what you know, if you're saying that. Never mind, never mind, I figured it out.

Council Member McPherson I think there's, I know what you're saying. I know where you're going with this. There's been instances where something came up and we had just cause to squash it or get it revamped to get it a development agreement in place like we did with the previous one this evening. This one is in the state where I don't think we can do that.

Council Member Laraway Well, hypothetically speaking, can we as part of the development agreement, say we want the commercial done first to approve this?

City Attorney Marc Bybee Sorry, I just, I heard something that may not have been legally correct about development agreements. Development agreements, they can be required as a condition of rezoning. I don't know if that resolves concerns of the Council. I just wanted to offer that as a point of legal clarification that there are often people thinking of as annexation and rezoning. But it's actually the rezoning that triggers development agreements as a possible requirement.

Council Member Biggs And does it have to have the same stipulation? I guess that the reason why we're going to do this is because Kuna is 90% residential, we want more commercial. Was that a simple enough reason or?

City Attorney Marc Bybee Development agreements are a contract. You can't impose them on a developer. They have to agree to it as a condition of like of the rezone. You are... You have the power though to basically require... the language is "Each governing board made by ordinance adopt or amended its accordance with the notice and hearing". Sorry, let me get to the "require or permit as a condition of rezoning, that an owner, developer, maker and commitment concerning the use or development of the subject parcel" and so the development agreement is something as a condition of rezoning. So you can require as a condition of rezoning, that they make a written commitment regarding the use of the parcel. Now, I'm trying to think through this on the fly here a little bit, if they won't agree to your conditions, is that a basis to deny? I think that's the question. Ultimately, it's a contract that the parties have to come to, but it does say you have...or you can require or permit as a condition of rezoning. You can require. So, I think the board, the Council, can require commitments in the development agreement, yes.

Council President Bruce Can we require a different density?

City Attorney Marc Bybee No, that's not a... that's... That's completely changing the application.

Mayor Stear But in the end, does that actually change anything?

Council President Bruce No.

Council Member Laraway That's what I'm saying is, you know we sit up here as a group and always complain that there's only 10% tax on commercial and 90% and then we turn around and we put in 90% housing and 10% the numbers don't ever change.

Mayor Stear Yeah, that's right.

Council Member Biggs Right. Well, so I mean, it sounded to me from what the way Marc just explained it, then that is a possible... I guess that's something we can play is the... We want the development agreement because if they say, if they were to not agree to that, then that is the reason to deny rezone, do I understand that correctly, Marc?

City Attorney Marc Bybee I believe it could be, yes. I need after I need have to identify what the conditions are that you're looking for and they have to be actually consistent with your comp plan and you know LLUPA [Local Land Use Planning Act]. But as long as they are, yes.

Council President Bruce Where he's just saying have the commercial done first, right?

Mayor Stear But again, in the end, does that do anything for us? And why would you want to make it harder on the developer, just because we can? I mean that's how we're getting out of it is we're going to make them do this first, so they can do the other and it just puts a burden on them to...

Council Member Laraway Yeah, I don't want to be a bully.

Mayor Stear To get through the project and I'm you know, I'm either way, here but.

Council President Bruce Yeah, I get it. We don't want to put a burden on him. But I'm thinking about the people that is actually going to affect.

Mayor Stear Oh, I know everybody's going to get a burden. Yeah, I understand that completely.

Council Member Biggs It feels like If we're going to have to do it, like the commercial, that was that was my thoughts on it. I do understand it's a burden to the to the developer because of the physical location.

Council President Bruce I think we should address that mixed-use. However, we need to address that mixed-use when We updated it in '22. Was it '22 that we updated it? We should address that sooner, rather than later. Because it's obviously been a consistent problem, every time we see it.

Council Member Biggs I just saw the advertisement for the committee meeting.

Mayor Stear Yeah, I'll announce that here at the end.

Council Member Laraway How many years can we table it?

City Attorney Marc Bybee I don't recommend a moratorium, by just not taking action, I'll say that.

Council Member Laraway My thinking and I'm trying to come up with ways to do it, serve the citizens better.

Mayor Stear Ask your mom.

Council Member Laraway She did. She left me alone, unsupervised.

Mayor Stear I'm just talking about in the old days and see If they ask Dad, dad and say go out And then you don't get an answer.

Council President Bruce Do you have anything else?

Council Member Laraway No. Not much we can do.

Council President Bruce I make a motion that we approve case #20-O3-ZC, 20-06-S, 20-14-DR.

Council Member Laraway I'll second it under protest.

Mayor Stear Motion is made and seconded, any further discussion? All those in favor say aye.

All Council Members Aye.

Mayor Stear Did you say aye?

Council President Bruce He seconded it.

Council Member Laraway I was looking for that dramatic pause.

Mayor Stear Okay, that motion carries.

City Clerk Nathan Stanley Mayor, can we do a roll call vote, please?

Mayor Stear It was unanimous, but...

City Clerk Nathan Stanley Was it?

Mayor Stear Yeah.

City Clerk Nathan Stanley Okay, because I didn't hear certain people, so.

Council Member Laraway Did you need me to say 'aye' again?

Mayor Stear It was the dramatic pause just for you.

(Timestamp 02:07:03)

Motion to: Approve Case #20-O3-ZC, 20-06-S, and 20-14-DR.

Motion By: Council President Bruce

Seconded By: Council Member Laraway

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

8. Business Items:

(Timestamp 02:08:15)

A. Resolution R03-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "ADMINISTRATION AND SUPPORT SERVICES AGREEMENT" WITH KUNA URBAN RENEWAL AGENCY; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

- Moved From the Consent Agenda

Mayor Stear Alright, that takes us to item 8A, Resolution 03-2024.

Mayor Stear Did you have questions on it?

Council Member Laraway I did.

Mayor Stear Okay.

Council Member Laraway This is this is kind of confusing to me and I'm sure Morgan's going to be able to fix me. Why are... why do we need for the City Council of Idaho approving the Administrative and Support Service Agreement with Urban Renewal District when we have nothing to say about it?

Mayor Stear That's because, this is...

Kuna Economic Development Director Morgan Treasure That is, because you have nothing to say about it. The two agencies have to have a contractual agreement because you share administrative staff.

Council Member Laraway Let me tell you... let me throw you a conflict.

Kuna Economic Development Director Morgan Treasure Okay.

Council Member Laraway City Council's not... cannot have anything to say about this, correct? But yet you have a City Councilman on the board.

Kuna Economic Development Director Morgan Treasure State statute...

Council Member Laraway His first job is City Council.

Kuna Economic Development Director Morgan Treasure So, State statute allows City Council to sit on the urban renewal board as long as it doesn't make up more than 50% of whatever the total governing body is. So, you can't have a quorum of City Council members, but it is customary in most Urban renewal agencies to have at least one City Council member sitting to provide a level of continuity. So, you can never have it... so there's always kind of city representation. And again, this isn't codified, but it's customary. But you can never have this city be able to completely outvote the independence of the agency, does that make sense? The City Council can never totally overrule the agency. It's kind of checks and balances.

Council Member Laraway Yeah, I understand it, but again I have I have the issue with Councilman McPherson having knowledge, authority, and power over something that I'm not able to vote on or deal with.

Kuna Economic Development Director Morgan Treasure So the...

Council Member Laraway As a fair as a fair playing field.

Kuna Economic Development Director Morgan Treasure Okay.

Mayor Stear Do you want to be on the?

Council Member Laraway No.

Kuna Economic Development Director Morgan Treasure About this, are you speaking about in general or about this contract specifically?

Council President Bruce In general, I think.

Council Member Laraway I'm just talking about in general.

Kuna Economic Development Director Morgan Treasure Okay, in general, the goals and objectives of City Council and the Urban Renewal Agency are entirely different. That's why you guys voted on that urban renewal plan because all the urban renewal can take up is what's in that plan. They don't... So, you approved their list of tasks.

Council Member Laraway But I don't get to approve where the money is spent.

Kuna Economic Development Director Morgan Treasure You appoint that urban renewal agency to look at those projects on that list.

Council Member Laraway We didn't appoint them.

Kuna Economic Development Director Morgan Treasure Yes, you do.

Council Member Biggs You told me a couple weeks ago that we don't.

Council Member Laraway Yeah.

Kuna Economic Development Director Morgan Treasure You. Well, you. The urban renewal is you guys...

Council President Bruce Set it up.

Council Member Biggs There was someone that was that was interested in it. You said that we don't confirm them.

Kuna Economic Development Director Morgan Treasure Mayor appoints, and Council confirms on urban renewal.

Council Member Biggs Oh, well I thought, You and I both were having that discussion

Council Member Laraway Yeah.

Council Member Biggs Because I knew someone who wanted to fly, and they said we had nothing to do with that.

Council Member Laraway That's why that's why this is confusing.

Kuna Economic Development Director Morgan Treasure Yeah. The urban renewal seat is up for call with the other two that are going to be announced later.

Council President Bruce So, we'll confirm whoever's...

Mayor Stear Next.

Kuna Economic Development Director Morgan Treasure Yes, he has confirmed the urban renewal commissioner a couple months ago.

Council Member McPherson That's how it works. That's how I got *[unintelligible.]*

Mayor Stear That's why I asked if you wanted to be on it.

Council Member Laraway No, he's on me. You don't need me on it. What a waste of talent.

Council Member McPherson No, I mean, I've been there, so, you should do it now. No?

Council Member Laraway You're doing great. Oh, thanks. So procedurally, this is for what?

Kuna Economic Development Director Morgan Treasure So procedurally, because urban renewal and the city have separate budgets, because urban renewal receives that tax increment.

Council Member Laraway From the renewal district, yes.

Kuna Economic Development Director Morgan Treasure From the renewal district, but in Kuna, our work and our project list, especially because our districts are some so new, our miniscule not really a staff-able level. So, we utilize city staff, so this contract is set up to clarify those roles and it sets the rate at which the urban renewal district budget reimburses back the city's budget to keep essentially the city whole.

Council Member Laraway So are you saying that somebody from the city will be working to do administration for the urban renewal district and the urban renewal district is going to pay for that?

Kuna Economic Development Director Morgan Treasure Yes, So the Urban renewal district pays the city back.

Council Member McPherson like currently Jared, does the books.

Council President Bruce We they're contracting with them.

Kuna Economic Development Director Morgan Treasure Yeah

Council Member McPherson Yeah, basically.

Council Member Laraway I understand that. Thank you for being gentle.

Council President Bruce Do you have anything, Matt? I make a motion that we approve Resolution R03-2024.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded, any further discussion? All those in favor say aye.

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 02:13:47)

Motion to: Approve Resolution R03-2024

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

9. Ordinances:

10. Executive Session:

11. Mayor/Council Announcements:

(Timestamp 02:14:07)

A Recognition of the Citizens of Kuna for Kindness and Willingness to Help Neighbors in Need and Ada County Highway District

Mayor Stear And that's all we had on the agenda. But I would just like to make mention, over the last few days I've seen a lot of people out, neighbors helping neighbors and clearing snow and doing all kinds of good things, helping cars get unstuck and whatever is needed to actually run into the store and getting stuff for people to that can't and it's has been very good to see. There's been a lot of that going on ACHD as soon as they got done with the priority roads, they hired on some contract help to help assist them. So that not only could they get through the priority roads first, but they could get into neighborhood subdivisions this time, at a much quicker rate. So, I don't know that everybody's got... everybody's subdivision is done yet, but they're working their way through. Big shout out to those folks that have been working 12-hour days to make that happen and really appreciate that. So, but it's just been good to see the community coming together and we're all helping each other out, that's been awesome.

Council President Bruce Maybe they were just all bored, so they came out to help. Stuck in the house of the family.

Council Member Biggs I saw the ACHD plow going up and down along earlier today.

Mayor Stear Oh yeah, yeah.

Council President Bruce Yeah, it was awesome.

A Discussion on Current City Commissions, Boards, and Committees Vacancies

Mayor Stear And then we do have current vacancies. If you have a passion to help and make want to make Kuna one of the best places to live, consider applying to serve on a city board or Commission. This is advertised. We do have spots on planning and zoning Commission, urban renewal agency and Future Land Use Map Advisory Committee so you can go on to kunacityidaho.gov/committees and commissions and sign up to put your name in the hat.

A Discussion on Changes to The Agenda Format

Council President Bruce And thank you for putting public comment on there.

Mayor Stear Oh yeah, yeah. No, I think that's a good thing, that's something that someone should have done a long time ago but.

Council Member McPherson A long time ago we didn't get anybody show up to meetings, so.

Mayor Stear Well, that's and that's kind of why but, you know.

Council Member McPherson Thank you to our critics that bring us a lot of knowledge. No, it's good. It's good that we have input literally for the first four years of my Council. If you had

anyone come, it was *cause*, you know, it was his wife or his mom was in town or something, like that was it. That was that was it, so.

Mayor Stear My kids came one time for the suckers. Alright. Anybody else have anything?

General Discussion

Council Member McPherson I was going to wish the old man that fell through the door when he left Happy Birthday on the record,

Mayor Stear Oh, did he have a Birthday today?

Council Member McPherson He. Yeah, but he didn't even stick around for it.

Council Member Laraway Mine was yesterday.

Multiple Speakers Happy birthday.

Council Member Laraway That's why I'm senile.

12. Adjournment:

(Timestamp 02:17:31)

Mayor Stear With that meeting is adjourned. Thank you all.



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Kuna City Clerk's Office
Date Approved: CCM 01.30.2024





CITY OF KUNA

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SIGN-UP SHEET

January 16, 2024 – City Council Public Comment

The City of Kuna welcomes Public Questions and/or Comments during the Public Comment Session, as noted in the agenda. In accordance with Idaho State Code, Public Comments may NOT include specific land use issues or cases. All comments regarding specific land use issues or cases **MUST** be heard in their associated Public Hearing(s). Idaho State Code also requires all comments and/or complaints regarding City personnel to be heard in Executive Session.

In all instances, The Mayor and City Council may determine if your comments are appropriate for the Open Comment Session and may notify you accordingly. If you are recognized to speak, you may "have the floor" for up to three (3) Minutes, unless a separate time duration is determined by The Mayor and/or City Council.

Public Comment Sign Up

Beverly Wolf
Print Name
3420 W. Comm
Print Address
Meridian
City State, Zip

Print Name
Print Address
City State, Zip

Print Name
Print Address
City State, Zip

Topic

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City Council Public Hearing Sign-in Sheet

January 16, 2024

Case No.: 23-05-AN (Annexation)

Case Name: 5610 S Ten Mile – Ten Mile Storage

Clerk's Note: The Case Name Address is 5200 S Black Cat Rd.

IN FAVOR	NEUTRAL	OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <u>Cathy Sherman</u> Name <u>3208 Treasure Dr</u> Address <u>Boise 83703</u> City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <u>JOHN STEWART</u> Name <u>1118 N. 15TH ST</u> Address <u>BOISE 83702</u> City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <u>Max Coursey</u> Name <u>1118 N 15th</u> Address <u>Boise, ID</u> City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip
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SIGN-UP SHEET- CONTINUED HEARING
Tuesday, January 16, 2024 – City Council

Case Name: **3430 W Lake Hazel Road – Hazelcrest Estates Sub.**

Case Type: Annexation, Comp Plan Map Amendment, Preliminary Plat and Development Agreement.

Case Nos.: 21-14-AN (Annexation), 21-01-CPM (Comp Plan Map Amendment), and 21-10-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**.

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
Print Name _____		Print Name _____		Print Name <u>BEVERLY WOLF</u>	
Print Address _____		Print Address _____		Print Address <u>3430 W. Comm</u>	
City _____	State, Zip _____	City _____	State, Zip _____	City <u>Meridian</u>	State, Zip _____
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
Print Name _____		Print Name _____		Print Name <u>Cindy Green</u>	
Print Address _____		Print Address _____		Print Address <u>1303 S A N</u>	
City _____	State, Zip _____	City _____	State, Zip _____	City <u>130 Kuna ID</u>	State, Zip _____
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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SIGN-UP SHEET

January 16, 2024 – City Council Public Hearing

Case Name: Ledgestone Plaza

Case No: 20-03-ZC (Rezone) and 20-06-S (Preliminary Plat)

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission or **City Council**.

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify **Not Testify**

LARRY MENOES
Print Name
4155 E DEEP FLAT
Print Address
KUNA
City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Cindy Green
Print Name
1363 S. Ash
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