

**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, June 4<sup>th</sup>, 2024**

**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 00:00:15)*

**COUNCIL MEMBERS PRESENT:**

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

**Council President Bruce** All right. We'll go ahead and call this meeting to order. Nate, if you'll call roll.

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Here.

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**City Clerk Nathan Stanley** Council Member Biggs.

**Council Member Biggs** Here.

**City Clerk Nathan Stanley** Council Member Laraway.

**Council Member Laraway** Yes.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Here.

## 2. Pledge of Allegiance:

(Timestamp 00:00:30)

**Council President Bruce** And if you'll stand with me for the Pledge of Allegiance.

**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.

### **Consideration to Amend the Agenda**

*(Council must move to amend the agenda per IC 74-204 (4)(b))*

**Amending Item 6.A. from a date certain of June, 4<sup>th</sup>, 2024 to June 18<sup>th</sup>, 2024**

*(Timestamp 00:00:54)*

**Council President Bruce** Do you guys see anything in the consent agenda that you?

**Council Member Biggs** No, Sir.

**City Clerk Nathan Stanley** Council President, we need to have a motion to amend the agenda before we do... go to consent.

**Council Member McPherson** I would so move we amend the consent agenda as published to remove Item 6A to a date certain of June 18th, 2024.

**Council Member Biggs** Second.

**Council President Bruce** All in favor?

**All Council Members** Aye.

**Council President Bruce** Any opposed? That motion carries.

(Timestamp 00:01:07)

**Motion To:** Amend the Agenda As Publishe

**Motion By:** Council Member McPherson

**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**

### **3. 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 00:01:32)

**A.** Regular City Council Meeting Minutes Dated May 21, 2024

**B.** Accounts Payable Dated May 29, 2024, in the amount of \$445,919.49

**Council President Bruce** Now we can move to the consent agenda #3.

**Council Member McPherson** Any discussion? No. okay, I would move we approve the consent agenda as published.

**Council Member Laraway** Second.

**Council President Bruce** We have a first and a second. Do you need a roll call vote on that one? If you'd call the roll.

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Yes.

**City Clerk Nathan Stanley** Council Member Biggs.

**Council Member Biggs** Yes.

**City Clerk Nathan Stanley** Council Member Laraway.

**Council Member Laraway** Yes.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Yes.

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(Timestamp 00:01:37)

**Motion To:** Approve the Consent Agenda As Published

**Motion By:** Council Member McPherson

**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:** Roll Call Vote

**4-0-0**

#### 4. Public Comment

(Timestamp 00:02:02)

**Council President Bruce** And that takes us to public comment. I didn't have anyone on the sign-up sheet. Was there anyone that I missed?

#### 5. External Reports

#### 6. Public Hearings:

*Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.*

*City Council members may ask questions throughout the public hearing process.*

*Once the public hearing is closed, no further testimony or comments are heard.*

*City Council may move to continue the application to a future meeting or approve or deny the application.*

(Timestamp 00:2:12)

**A.** Consideration to approve Case Nos. 23-04-AN (Annexation) and 23-04-S (Preliminary Plat): Aermotor Cove; Applicant requests to annex 4.83 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone, and to subdivide the site into 12 lots (9 buildable, 3 common) with the existing home & outbuildings remaining as an outparcel. The subject site is located at 855 W Hubbard Road (APN: S1313212400); Section 13, Township 2 North, Range 1 West. ++ ***Staff requests this item be tabled to a date certain of June 18, 2024.*** ++ – Troy Behunin, Senior Planner

**Council President Bruce** All right, next thing is. We already amended 6A, so we'll go to business item number 7, which is the Ad Hoc FLUM Advisory Committee vacancy, Doug.

**City Clerk Nathan Stanley** Council President, we would just still need a motion to table that to the date certain.

**Council Member McPherson** Oh on 6? Okay.

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**City Clerk Nathan Stanley** So the amendment was changing the date certain from June 4th to June 18th. The original agenda that was published had the wrong date.

**Council Member McPherson** Okay, got you. Okay, I would move that we table, or yeah... table case #23-04-... my mouse just moved... AN and 23-04-S to the date certain of June 18<sup>th</sup>, 2024.

**Council Member Laraway** Second.

**Council President Bruce** A first and a second, all in favor?

**All Council Members** Aye.

**Council President Bruce** Any opposed? That motion carries.

*(Timestamp 00:02:46)*

**Motion To:** Table Case #'s 23-04-AN and 23-04-S To A Date Certain Of June 18<sup>th</sup>, 2024

**Motion By:** Council Member McPherson

**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**

## **7. Business Items:**

*(Timestamp 00:03:15)*

**A. Ad Hoc FLUM Advisory Committee Vacancy – Doug Hanson ACTION ITEM**

**Council President Bruce** All right now, business items #7, Doug Hanson.

**Planning and Zoning Director Doug Hanson** Good evening, members of the Council. Per Resolution R23-2024, the City Council may appoint members to the Ad Hoc committee who are alternates and or may appoint new members to the Ad Hoc committee when vacancies of their appointed members occur. There is a vacancy for one of the Ada County resident seats. Two applications were submitted, the applicant's letters of interest and resumes are in your packet. The request from you this evening is seeking an appointment from the Council to fill the vacancy and both applicants are here this evening to address any questions you might have, with that all stand by for any questions.

**Council President Bruce** Questions for Doug?

**Council Member McPherson** Nothing,

**Council Memer Laraway** Question.

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**Council President Bruce** You go ahead.

**Council Member Laraway** Doug, are we electing... selecting one person to fill one spot and alternative?

**Planning and Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning and Zoning at this point, we are just seeking to fill one spot.

**Council Member Laraway** Okay, thank you.

**Council President Bruce** Are both gentlemen here? I'll have them come up one at a time. We can start with....

**Council Member Laraway** Mr. Queen.

**Council President Bruce** Mr. Queen. If you'll come up and just give us a brief explanation about yourself.

**City Clerk Nathan Stanley** If you'll hit the light until it turns green.

**Council Member Laraway** The red light.

**Chad Queen** Great. Thank you.

**Council President Bruce** Please state your name for the record name and address.

**Chad Queen** Hi, my name is Chad Queen. I'm an Ada County resident. We are in the Kuna impact zone. My children go to Kuna schools, but we don't live within the City of Kuna.

**Council President Bruce** And you can just tell us about yourself and unless you had any questions?

**Chad Queen** Specifically, I've been a Kuna resident since 2001. We lived inside the City of Kuna until 2008, when we moved just outside. We own a couple rental properties in the City of Kuna. I like the community. I like the growth rate to be managed and I would love to see a little more influence on how the outlying areas that aren't Kuna yet, but are slowly getting annexed are managed and looked at in the future. I think that there's some great solutions for land use in the immediate area as Kuna grows into Nampa, grows in the Meridian in those areas. So I'd like to be part of that...

**Council President Bruce** Awesome.

**Chad Queen** and have a voice.

**Council President Bruce** Thank you. Do you gentlemen have any questions?

**Council Member Laraway** Question for you; you live in Kuna?

**Chad Queen** I live on the corner of Amity and Black Cat.

**Council Member Biggs** So he's in the impact area. Area of Impact.

**Council President Bruce** Because this is the Ada County seat, right, Doug?... Okay. All right. Thank you, Mr. Queen.

**Council Member Laraway** Thank you, Sir.

**Chad Queen** Thank you.

**Council President Bruce** And that's the next one. Mr. Tanner.

**Corey Tanner** Well, I think we're about sixes. My name is Corey Tanner and I live in the area of impact. I live on Lake Hazel and Ten Mile. So, I'm in the county. Have lived here since 2010, but I'm native to the valley, grew up. My dad was a land developer and so I grew up doing construction and I have a property management company. My son is going to be a senior at Kuna next year and so we've been very oriented towards Kuna and the growth of the city, which has been so much in the last 14 years that we've seen. I so in, you know, thinking about, you know, participating in this committee, I have done some other participating in the city. I've been on the art Commission, previously. I have volunteered and led the charge on the Kuna Food Bank numerous, numerous times. It's a great town. A year and a half ago, in addition to my other business, my wife and I started a soda shop, *Snirk's Soda Shop* downtown. What we really want to see is just. Just the town continue to grow in a positive and good way. I'm not much for grumbling. I'm. I'm not. I'm not a huge fan of grumbling. I think growth will happen. It has been happening and that's okay. But I think what's important is that it is informed growth and that we talk about it and we voice our opinions and we stand behind those opinions and we have smart growth and we pursue the best possible solution. So my effort is really positive. I'm an irrational optimist. I get that from my father and my effort in participating in this committee really is just... is to be a resource and to be a help and to, you know, strengthen the inside of that I do manage a handful of HOA's inside the city currently in our management company, and we have about 250 rental properties that we manage across the valley. So I'm very involved in real estate and developments and you know communities I'm in and out all across the valley just because of what I do, but I have a vested interest in Kuna and wanting Kuna to grow in the right way?

**Council President Bruce** Thank you. Do you gentlemen have any questions? Thank you, Mr. Tanner.

**Planning and Zoning Director Doug Hanson** Just for the record, Doug Hanson, Kuna Planning and Zoning. For the record Mr. Queen, his parcel that he lives at is actually just outside of the area of city impact. But as he mentioned, he does own property within the City of Kuna.

**Council President Bruce** Okay, thank you. You guys have reviewed all the information. I'll accept a motion when you guys are ready. If or if you have any discussion or thoughts or...

**Council Member Biggs** Both seem very qualified. I do... Actually I do have... Mr. Queen, do you have a second? I have a question for you that just came up, sorry.

**Chad Queen** I apologize this is all kind of new to me.

**Council President Bruce** Yeah, no, no worries.

**Council Member Biggs** So, my question is just about your National Guard, is that going to interfere possibly in sitting on the committee, you think?

**Chad Queen** I am in my final year. This is my 36<sup>th</sup> year of service. I've been in the Army, active Army for 31 years, 36 years with the guard time and I'm retiring at the end of... I'll be completely retired by the end of '25. I don't have a deployable position anymore. I'm kind of. I'm at state headquarters, so they don't send guys of my tenure over the pond as they say. So I don't see where that would have any challenges.

**Council President Bruce** Thank you for your service.

**Council Member Biggs** Thank you very much.

**Council Member Laraway** Thank you for your Service.

**Chad Queen** Any other questions?

**Council Member McPherson** No.

**Council Member Biggs** No.

**Chad Queen** And I'm not sure about the impact. I know that we pay to the schools and our children go to The schools, so. And as you mentioned We have several properties inside city limits.

**Council Member Laraway** Quick question before you leave, your construction project engineering. Do you think that's going to help you in understanding what we're trying to put together?

**Chad Queen** I think it'll have an influence on it for sure. That was all that I worked for the Air Force at that time. So that was making bases work, which is congested and has different challenges and. You know, they pay for the runway first and then they pay for the mess hall and the O Club, and then they figure out where to put the barracks. That's kind of how that goes. But I had a lot of a lot of time with that. I worked with some large contractors and did some large projects. So I have some construction experience. Albeit a little older because of the positions I'm in now, I do manage a facility with 60 employees and 28 helicopters, and I'm the primary maintenance manager for all of that fleet of aircraft they're worth of out \$14,000,000 apiece. So I do handle a lot of equipment. High dollar stuff. Managed a lot of large assets, but yeah, the weakness I would probably have is I'm not in the real estate business, but I do think I have a good vision of what the community can grow to. I grew up in this area. I grew up in Weiser, [*unintelligible*] St. to be specific. Weiser not growing quite at the rate, but we used to be really competitive in football if you remember back in the '80s?

**Council Member Laraway** Yeah, just I see. I noticed that you have mechanical engineering and some... you seem to be on the engineering side. That's why I asked you about the construction project engineer.

**Chad Queen** Full Disclosure all that ever got me was in the flight school I never really operated as an engineer.

**Council Member Laraway** That's okay, thank you.

**Council Member Biggs** And the lack of background in real estate, I wouldn't exactly say that's a weakness either. I mean, because we want, You know, perspective of the community for this committee, so...

**Chad Queen** And I didn't mention it and I apologize for my attire, but I'm very active in coaching baseball and we're working on a 13 U All Star team right now, so.

**Council Member Laraway** I was looking at that.

**Council President Bruce** Actually, I think they're practicing at the new fields, right?

**Chad Queen** They are at the new fields, which are awesome.

**Council President Bruce** Mr. Bobby over there. Thank you, Bobby.

**Council Member McPherson** We won't knock you for your wardrobe. I mean, look at *[unintelligible]*

**Council Member Laraway** One more question before you leave; your NTSB in Transportation Safety Accident Investigation, is that more air related?

**Chad Queen** 100% Aviation, yeah.

**Council Member Laraway** Thank you.

**Council President Bruce** Thank you Mr. Queen. Thoughts? Comments?

**Council Member Laraway** Do we close the Public Hearing?

**Council President Bruce** Yeah, it's not a public hearing. It's just a conversation and then an appointment, so.

**Council Member Laraway** They both qualified and just. I think they're both very involved in Kuna. They've been involved in Kuna.

**Council President Bruce** Anyone want to make a motion to accept one? Flip a coin?

**Council Member Laraway** It's just my two cents if I'm going to flip a coin, I'm going to make a motion that we involve Mr. Chad Queen.

**Council President Bruce** I have a motion.

**Council Member McPherson** I'll second that.

**Council President Bruce** I have a motion and a second, all in favor?

**Council Members** Aye.

**Council President Bruce** Any opposed?

**Council Member Biggs** Nay.

**Council President Bruce** Thank you, Mr. Queen. And, sorry I got to go back to your name. Mr. Tanner, thank you guys for at least stepping up and we'll have a... We can still keep his information if we...

**Planning and Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning and Zoning, we'll keep that information on file. And just so everybody in the audience hears, anybody can come to these future land use map advisory committee meetings. You won't

necessarily have a vote or be a voting member, but you can listen in to any of the information and provide some input.

**Council President Bruce** And all the input is welcome. That's when we set that up. That was the important thing is to have community input on what our city is going to look like in the future, so...

*(Timestamp 00:14:24)*

**Motion To:** Appoint Chad Queen To The Ad Hoc Future Land Use Map Advisory Committee

**Motion By:** Council Member Laraway

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** Council Member Biggs

**Members Absent:** None

**Approved Via:** Voice Vote

**3-1-0**

## **8. Ordinances:**

*(Timestamp 00:15:23)*

### A. Consideration to approve Ordinance 2024-09 ACTION ITEM

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NOS. R4313530400 AND R4313530300 OWNED BY COTTONWOOD CROSSING FARM LLC, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings.*

*Consideration to approve Ordinance.*

**Council President Bruce** Now we'll move to #8 ordinances. Do you need me to read it?

**Council Member Laraway** Yes.

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**Council President Bruce** Yeah, well, I was...I'm still new at running the meetings. Yeah, it's going to make one of you run it, read it. Consideration to approve ordinance 2024-09 municipal annexations and zoning ordinance of the City Council of the City of Kuna. Making concerning findings and declaration of authority and annexing certain real property to wit, Ada County Assessor's parcel number R4343530400 and R3R4 313530300 owned by Cottonwood Crossing Farms LLC, within unincorporated area of Ada County, Idaho, and contiguous to the corporate limits of the City of Kuna into the City of Kuna. ID and establishing a zoning classification of said real property and directing the City Engineer and City Clerk and providing an effective date.

**Council Member McPherson** I'd move we waive three readings of Ordinance 2024-09

**Council Member Laraway** Second.

**Council President Bruce** I have a person, a motion and a second. All in favor?

**All Council Members** Aye.

**Council President Bruce** That motion carries.

*(Timestamp 00:16:36)*

**Motion To:** Waive three (3) readings of Ordinance 2024-09

**Motion By:** Council Member McPherson

**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 Member McPherson** I would move we approve Ordinance 2024-09.

**Council Member Laraway** Second.

**Council President Bruce** I have a first and a second. Mr. Nate, you want to do a roll call vote?

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Yes.

**City Clerk Nathan Stanley** Council Member Biggs.

**Council Member Biggs** Yes.

**City Clerk Nathan Stanley** Council Member Laraway.

**Council Member Laraway** Yes.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Yes

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*(Timestamp 00:16:50)*

**Motion To:** Approve Ordinance 2024-09

**Motion By:** Council Member McPherson

**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:** Roll Call Vote

**4-0-0**

## **9. Executive Session:**

## **10. Mayor/Council Announcements:**

*(Timestamp 00:17:07)*

**Council President Bruce** And with that, I think we're, does anyone have any comments or any notifications?

**Council Member McPherson** Touch the truck event for the kids is a Saturday in the park... other than that...

**Council Member Laraway** What is it?

**Council Member McPherson** Touch the truck. Terra-Tactile.

**Council President Bruce** And that's all weekend?

**Council Member McPherson** It's Saturday.

**Council President Bruce** Mr. Treasurer, anything? No. All right, with that, I'll a...

**Council Member Laraway** Wait, I'd like to let everybody congratulate Councilman Bruce on his election to District 23A.

**Council President Bruce** Yeah, nomination.

**Council Member Biggs** Yeah, nomination. He still has to win the next one.

**Council President Bruce** I'm through one step, So yeah. thank you.

## **11. Adjournment:**

*(Timestamp 00:17:49)*

**Council President Bruce** With that, meeting adjourned.

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Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk

*Minutes prepared by Garrett Michaelson, Deputy City Clerk*  
*Date Approved: CCM 06.18.2024*



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# CITY OF KUNA

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Fax: (208) 922-5989 • [www.Kunacity.Id.gov](http://www.Kunacity.Id.gov)

## SIGN-UP SHEET

**June 4<sup>th</sup>, 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, particularly if your comments are covered by Idaho Code § 74-206(1) 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

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City State, Zip

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