

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
AGENDA
Tuesday, January 21, 2025

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

2. Pledge of Allegiance: Mayor Stear

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.

A. Regular City Council Meeting Minutes Dated January 07, 2024

B. Accounts Payable Dated January 16, 2025, in the amount of \$1,227,786.42

C. Resolutions

1. Resolution R02-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR FALCON CREST, LLC, FOR FALCON CREST 7 FOR UNCOMPLETED WORK FOR STREET LIGHTS PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Resolution R03-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR FALCON CREST, LLC, FOR FALCON CREST 7 FOR UNCOMPLETED WORK FOR LANDSCAPE PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R04-2025

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at (208) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;

- Setting Forth Findings; and
- Appointing Tyson Garten, Kaylie Stanley, Kara Larson, William Howe, and Andy Kahl to the City’s Impact Fee Advisory Committee; and
- Directing the City Clerk; and
- Setting an Effective Date.

4. Resolution R05-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO REPEALING AND REPLACING RESOLUTION NO. R70-2020 AND REAPPOINTING MEMBERS OF THE KUNA ARTS COMMISSION.

5. Resolution R06-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “*PARK USE AGREEMENT*” WITH THE KUNA YOUTH SOFTBALL AND BASEBALL ASSOCIATION, INC., PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

6. Resolution R07-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:

- SETTING FORTH CERTAIN PURPOSES;
- AUTHORIZING THE MAYOR TO EXECUTE THE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF KUNA AND DURRANT HOME PLACE, LLC
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE

7. Resolution R08-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPOINTING CERTAIN CITY OF KUNA, IDAHO OFFICIALS AS PERSONS AUTHORIZED TO SIGN FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA, IDAHO AND PROVIDING THAT THE SIGNATURES ARE VALID FOR THE 2025 YEAR OR UNTIL REVOKED BY ACTION OF THE MAYOR, AS PROVIDED FOR IN RESOLUTION NO. R08-2025.

8. Resolution R13-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HK CAPITAL LLC, FOR ROCKAWAY COVE SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPE PURSUANT TO THE TERMS OF THIS RESOLUTION.

9. Resolution R14-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE SUBDIVISION NO. 5 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Public Comment

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.

A. Case No. 24-04-AN (Annexation) – Applicant requests approval to Annex approx. 1.38 acres. Into Kuna City Limits with an R-2 (Low Density Residential) zone. The subject site is at the intersection of N Arroyo Vista Way and W Hubbard Roads and is currently zoned RR (Rural Residential) in Ada County; Section 10, Township 1 North, Range 2 West. – Troy Behunin, Senior Planner **ACTION ITEM**

B. Case No. 24-05-AN (Annexation), 24-02-DA (Development Agreement) Kuna Mora Business Center – Applicant requests annexation with a development agreement for a M-1 (Light Industrial/Manufacturing) zone. The site is located at 5895 W Kuna Mora Road (SWC of W Kuna Mora Road and S Curtis Road) within Sec 6, T1N, R2E. Doug Hanson, Planning and Zoning Director **ACTION ITEM** *Tabled from January 7, 2025.*

C. Case No. 24-01-CPF (Combination Plat), 22-02-DA MOD (Development Agreement Modification) Lamp District – Applicant requests combination plat approval to consolidate six (6) lots into one (1). The applicant also requests a development agreement modification to dissolve the existing development agreement on the subject site. The site is located at the NEC of N Meridian Road and E Deer Flat Road within Sec 18, T2N, R1E. Doug Hanson, Planning and Zoning Director. **ACTION ITEM** *Tabled from January 7, 2025.*

- D. Case No. 24-06-AN Kuna Rural Fire District Station No. 2 – Applicant requests annexation with a P (Public) zone for the Kuna Rural Fire District (KRFD) Station No. 2. The site is located at 2021 W Kuna Road within SEC 27, T2N, R1W. Doug Hanson, Planning and Zoning Director **ACTION ITEM**
- E. Consideration to approve Resolution R09-2025, New Planning and Zoning, Building, and Parks Fee Schedule. Doug Hanson, Planning and Zoning Director **ACTION ITEM**

7. Business Items:

- A. Election of Council President for 2025. **ACTION ITEM**
- B. Consideration to approve Resolution R10-2025, Authorizing Scope of Work and Contract with TischlerBise/Galena Consulting for Development Impact Fee Study. Nathan Stanley, City Clerk **ACTION ITEM**
- C. Consideration to approve Resolution R11-2025, Authorizing the Mayor to sign the Second Amendment to the Water and Wastewater Service Agreement with Brisbie, LLC. Morgan Treasure, Economic Development Director. **ACTION ITEM**
- D. Consideration to approve Resolution R12-2025 Accepting the Resignation of City Council Member Matt Biggs and Declaring a City Council Seat Vacancy. Nathan Stanley, City Clerk **ACTION ITEM**

8. Ordinances:

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment: