

**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 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**

*(Timestamp 00:00:36)*

**COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear - Present  
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  
Adam Wenger, Public Works Director  
Doug Hanson, P & Z Director  
Troy Behunin, Senior Planner  
Bobby Withrow, Parks Director  
Morgan Webb, Deputy Parks Director  
Morgan Treasure, Economic Development Director  
Nancy Stauffer, Human Resource Director  
Nathan Stanley, City Clerk

**Mayor Stear** All right, welcome everybody, we will go ahead and call this meeting to order.  
Nathan, would you take the roll please?

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

**Council Member McPherson** 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 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** Yes.

**City Clerk Nathan Stanley** Mayor Stear.

**Mayor Stear** And, here.

## **2. Pledge of Allegiance: Mayor Stear**

*(Timestamp 00:00:50)*

**Mayor Stear** And if you'll join 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.

**Mayor Stear** Thank you.

## **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 00:01:14)*

**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

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.

**Mayor Stear** First item is the consent agenda. Any questions or comments or motions?

**Council President Bruce** I make a motion that we approve the consent agenda, as published.

**Council Member McPherson** Second.

**Mayor Stear** Motion's made and seconded to approve the consent agenda as published. Is there any discussion on that motion? Hearing none, Nathan, would you poll the Council?

**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.

**Mayor Stear** And that motion carries.

(Timestamp 00:01:22)

**Motion To:** Approve The Consent Agenda, As Published

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Roll Call Vote

**4-0-0**

#### **4. Public Comment**

(Timestamp 00:01:50)

**Mayor Stear** Public comment, did we have anybody sign in to? Oh, Troy's on it?

**Council Member McPherson** Troy's always on it.

**City Clerk Nathan Stanley** There's no one signed up for Public Comment.

**Mayor Stear** Oh, okay. Is there anybody who wishes to address the board tonight? All right, thank you.

#### **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 00:02:22)

**Mayor Stear** Well, that'll take us right to public hearings.

- 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**

(Timestamp 00:02:26)

**Mayor Stear** First one is case #24-04-AN, annexation, Troy.

**Senior Planner Troy Behunin** Good evening, Mr. Mayor, and Members of the Council. For the record, Troy Behunin, Senior Planner, Kuna Development Services Department. So, the application before this evening is requesting a simple annexation, approximately for 1.3 acres. It is adjacent to city limits and they are requesting the R-2 zone, which is the lowest residential zone that we have. They are not proposing any development, they just want to annex into the city so that they can connect into the city utilities. Staff has reviewed their proposed annexation for qualification, and also its compliance with Kuna City Codes and Idaho State Statutes, the Kuna Comprehensive Plan. And should the Council decide that they want to approve the application, staff does recommend that the applicant be subject to the proposed recommended conditions as outlined in staff's memo. This did get a recommendation of approval from the Commission late last year. And with that, I'll stand for any questions that you might have. The applicant wanted to be here tonight, but due to family matters, they can't make it.

**Mayor Stear** Okay. Questions for Troy?

**Council Member Laraway** No, just a comment. When you click on the action for this project, this goes out to 24-05-AN, instead of 24-04-AN.

**Senior Planner Troy Behunin** *Hm*, okay.

**Council Member Laraway** Just so you know.

**Senior Planner Troy Behunin** All right, thank you for the pointer. I'll look into that.

**Mayor Stear** All right, thank you. And I didn't have anybody sign in. This is a public hearing. Is there anybody who wishes to testify in this matter, 24-04-AN? All right, well, seeing none. That opened the public hearing, but we don't have any testimony on that, is there questions that you have for staff before you close the public hearing?

**Council Member Laraway** I have nothing.

**Mayor Stear** Okay...

**Council President Bruce** Well, actually I do. For the...for Marc. With the link going to a different case file. Is that going to be an issue with the publishing requirement?

**City Attorney Marc Bybee** I guess, I want to vet that's actually going to the wrong place. Because I... once that was brought up, I actually followed in my packet it took me right to the correct packet, so I'm not sure what's going on.

**Mayor Stear** I didn't have any trouble with it when I was reading through it.

**Council Member Laraway** Yeah see, mine goes out to the M-1 site.

**Mayor Stear** It's in the packet, though ahead of it, right?

**Planning & Zoning Director Doug Hanson** Yeah, it's 2 pages ahead. *[Inaudible]*

**Mayor Stear** It's just a short guy.

**Council President Bruce** I see what it did. Yeah, so it's open. Thank you, Marc.

**Council Member Biggs** Yeah, 04 goes to 05.

**Council President Bruce** There's just one page. You see it?

**Council Member Biggs** Because there's also 24-05-AN, which is right after it.

**Council Member McPherson** Well, if only one page off, that's pretty good for our average. So it's probably...

**Council President Bruce** I make a motion that we....

**City Attorney Marc Bybee** I was going to say so to answer the question if it's actually there and available to public, I don't that presents a concern, no.

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

**Council Member McPherson** Second.

**Mayor Stear** I have a motion and a second. Is there any discussion on that motion? All in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? That motion carries.

*(Timestamp 00:06:37)*

**Motion To:** Close Evidence Presentation And Proceed To Deliberation

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council Member Laraway** I don't have anything.

**Council Member Bruce** Yeah.

**Mayor Stear** Yeah, it seems like just pretty standard. Somebody has a property they want to connect to services and at most they would build one more house there, maybe at some point in time.

**Council President Bruce** Yeah. Do you have anything? Matt? Councilman? Yeah. I make a motion that we approve case #24-04-AN.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made for approval of the annexation. Is there any further discussion? All those in favor say ‘aye.’

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries.

*(Timestamp 00:07:22)*

**Motion To:** Approve Case #24-04-AN

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

- 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.

*(Timestamp 00:07:40)*

**Mayor Stear** That takes us to case #24-05-AN. It's an annexation and development agreement for Kuna Mora Business Center, Doug Hanson.

**Planning & Zoning Director Doug Hanson** Good evening, Mayor and Council. For the record, Doug Hanson, Kuna Planning & Zoning Director, 751 W. 4<sup>th</sup> St. Kuna, ID. The applicant requests annexation with a development agreement for an M-1 light industrial manufacturing zone on 4 acres. The site is located at 5895 W Kuna Mora Rd. The southwest corner of W Kuna Mora Rd., and S Curtis Rd. The Future Land Use Map designates the site as industrial and it is located within the East Kuna Industrial Overlay District. The application was initially proposed with approximately 28,800 square feet of industrial flex space. The applicant withdrew this request and any proposed development in the future will be required to return before the appropriate decision-making body for approvals. The development agreement will ensure that any change in the existing uses and existing improvements shall not impose additional burdens upon the city property tax supported services, ability to provide services which will result in a reduction of the level of those services, and will result in the orderly development of the city in a manner that allows for the efficiency and economic viability of both tax supported and fee supported city services ,and equitably allocate the cost of public services in the management and development of the urban fringe of the city. Upon review, staff finds the application to be in

compliance with Kuna City Code, the Comprehensive plan, and Idaho code. Staff recommends the Council approve case #24-05-AN and #24-02-DA with the applicant being subject to the conditions as listed in staff's report. And with that I will stand by for any questions.

**Mayor Stear** Okay, questions for Doug? All right hearing none, this is a public hearing. I didn't have anybody sign in to testify in this matter. Is there anybody who wishes to testify in this matter? Okay if you would just sign in on this sheet here. Thank you. *[Brief Silence]* And Mr. Hatch, you may have the floor, Sir.

**Jeff Hatch, Hatch Design Architecture** Jeff Hatch with Hatch Design Architecture. Our address is 200 W. 36th St. Boise, ID. Good evening, Mayor Stear and Council Members. Thank you for your consideration of our annexation this evening. At this time I think staff did a great job, kind of recapping what our proposal is and we are looking for, you know, direction and feedback as far as the use of the site. We feel the M-1 is appropriate and appropriate for this area. So at this time we would be open to really anything that is suitable in that allowed use table for M-1, but mostly just wanting to annex this land to further develop the site sometime in the near future. And I will stand for any questions.

**Mayor Stear** Okay. Questions for Mr. Hatch?

**Council President Bruce** I don't have any. No, Sir.

**Jeff Hatch, Hatch Design Architecture** Thank you.

**Mayor Stear** Okay. Thank you very much.

**Council President Bruce** Thank you, Sir.

**Mayor Stear** Was there anybody else who wished to testify in this matter? All right.

**Council Member Biggs** Hey Doug, I just want to point out page 182. Just as M-1 development agreement says M-2 development agreement right after. Just a minor thing.

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning & Zoning Director. What page are you referring to of the overall packet?

**Council Member Biggs** 182 of 443.

**Mayor Stear** It's titled as M-1, but then it talks to the M-2.

**Planning & Zoning Director Doug Hanson** Okay, for the record, Doug Hanson, Kuna Planning & Zoning. We can update that before the final copy is signed. Thanks for pointing that out.

**Council President Bruce** It's back on that, that side of the industrial. Do we need to close the public hearing?

**Mayor Stear** Yeah.

**Council President Bruce** I make a motion that we close the public hearing and move to deliberation.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded to close the public hearing and go to deliberation. Is there any discussion on that motion? All those in favor say ‘aye.’

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries.

*(Timestamp 00:12:50)*

**Motion To:** Close Evidence Presentation And Proceed To Deliberation

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council President Bruce** I think this fits in with our industrial zone out there. The goal out there was to bring more jobs to Kuna, so.

**Council Member Biggs** I’m interested to see if there's people interested to develop the...I’m sure there will be a lot of interest.

**Council President Bruce** John? I make a motion we approve case #24-05-AN and #24-02-DA with the update on page 183.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval. Is there any further discussion? All those in favor say ‘aye.’

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries.

*(Timestamp 00:13:28)*

**Motion To:** Approve Case #24-05-AN And #24-02-DA With An Update

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

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.

(Timestamp 00:13:54)

**Mayor Stear** All right, next is case #24-01-CPF, a combination plat and development agreement for the Lamp District, Doug Hanson.

**Planning & Zoning Director Doug Hanson** Mayor and Council for the record, Doug Hanson, Planning & Zoning Director, 751.W 4th St. Kuna. The applicant request combination plot approval to consolidate 6 lots into 1 commercial lot, zoned C-2 area commercial; located at the northeast corner of N Meridian Rd. and E Deer Flat Rd. The applicant also requests a development agreement modification to dissolve the existing development agreement on the subject site. With the dissolution of the development agreement, the site will not move forward as a Mixed-Use development as initially proposed, but as one commercially zoned 34-acre parcel. Upon review, staff finds the application to be in compliance with Kuna City Code, the Comprehensive Plan, and Idaho Code staff recommends the Council approve case #24-01-CPF and #22-02-DA modification, with the applicant being subject to the conditions as listed in Staff's report. And I will stand by for any questions.

**Mayor Stear** Questions for Doug?

**Council Member Laraway** Yes, if you would.

**Mayor Stear** Okay.

**Council Member Laraway** What is the old development agreement that we're dissolving?

**Planning & Zoning Director Doug Hanson** For the record...

**Council Member Laraway** What's the difference?

**Planning & Zoning Director Doug Hanson** Doug Hanson, Kuna Planning & Zoning. So, the old development agreement is what is in your packet. The method to terminate development agreements is a modification. So there will not be a new development agreement on the property. The only thing they'll be entitled to is C-2 zoning. So they could bring forward a project that is in line with what's permitted in a C-2 zone on our land use table.

**Council Member Laraway** Now, if I remember right, which normally doesn't go right, that was going to be a little village. And I'm assuming the original developer has since sold that to somebody else and it's not going to be a little village anymore?

**Planning & Zoning Director Doug Hanson** So that may be able to be addressed by the applicant, but at this point in time they have expressed they essentially want a clean slate for development with one commercial lot. That's as far as we've gotten in the process with this proposal.

**Council Member Laraway** I apologize, but the reason we approved that was because we all wanted that little village. The way they came in and gave us that big presentation and what it was going to look like and how it was going to mimic the one in Meridian. That was a good deal. Now, that's gone? That's off the table?

**Planning & Zoning Director Doug Hanson** That is what they are... The applicant is proposing, yes.

**Council President Bruce** And so now they want just commercial.

**Council Member Biggs** Is the applicant here?

**Mayor Stear** Yeah, we're gonna start in.

*[Inaudible Background Conversation]*

**Council Member Laraway** I didn't hear what he said.

**Council President Bruce** He said he can't hear the discussion, so speak louder.

**Council Member Laraway** Oh, my apologies. I'm looking that way where my mouth is. Okay, I'm assuming the developer is going to get up and give a presentation, I'll hold my comments until then.

**Mayor Stear** All right. Would the applicant like to come forward?

**Penelope Constantikes, Riley Planning Services** Thank you, Mayor. For the record, Penelope Constantikes with Riley Planning Services, post office box 405, Boise, ID 83702. The project team does appreciate the insight that the Planning Department provided to make the process that we're going through on the site, which will last over a fairly long period of time, practical and efficient, with the objective of positioning the site for future development consistent with the intended uses that are a part of the C-2 zone. And I will get to your question in just a minute. We have reviewed the staff report and concur with the findings and conditions of approval. So this group of six lots is being combined into one lot and it has a zoning designation of C-2. And the future land use designation is Commercial and Mixed-Use. I understand your question about the concept of the village. Villages require residents. So part of the problem was we had substantial resistance from the neighborhood and the school district was not excited about it either. So, being mindful of the comments that we got when we pulled back and started in a different direction. That doesn't mean that there won't be a village there. It just means that at this time we're creating one lot. So the purpose of that one parcel is to simplify the site. We've eliminated lot lines and

we've removed all the non-functional easements that are there now. And new standard easements is required by Kuna Code will be implemented or are implemented on the final plat. So there will be easements for Public Utilities. It's just one big lot at this point in time. Another reason for doing this is some of the parcels are still section land and some of the parcels are actually planted lots. So this simplifies that apples and kumquats problem and just turns everything into oranges instead. So relocation of the Kuna Canal has been fully approved by the Corps of Engineers. General requirements of ACHD have been identified in their preliminary staff report and we do expect refinement of requirements in the future as the site moves forward. Some of the benefits from doing it this way is that future development of the site will be much smoother. This will include some different types of permitting and/or entitlements, so the City of Kuna will be seeing the site again. Just more specifics: it will be easier for staff and less complicated with only one lot; we won't be trying to figure out how to vacate easements. There were quite a few of them and I think I turned in some like 8 easement releases as a part of the application; and removal of the existing DA through modification will provide a clean slate so that the new DA, when there is one or if there is one, it will be less difficult for staff to figure out a way to modify it. It just really cleans the slate up. So what's in the future? There's substantial interest in the site. I don't have any specifics at this time. The City of Kuna will have additional oversight through the various application processes that will occur. As staff indicated, we are asking to keep the non-conforming house on the site; it provides some level of security. And in conclusion this site has been about providing jobs in Kuna for Kuna residents, and for keeping Kuna dollars in Kuna instead of sending them north to Meridian. So the project team is really excited about the potential of the site, and with that I'd be happy to answer any questions or dialogue more with you about the old view and the new view, whatever you got.

**Mayor Stear** Okay, further questions?

**Council Member Biggs** Ma'am, I have a question about the ACHD recommendations and comments. Have you agreed to their conditions or I guess their recommendations for the sidewalks and the pavement that's abuts the site?

**Penelope Constantikes, Riley Planning Services** Boy, that's a great question and I know there's been some talk about it. Hopefully the sidewalk and the right-of-way dedication will take place with the recording of the plat. So any new right away that would be dedicated to the district along Deer Flat would occur with recording of the plat. With regard to sidewalks, we anticipate that those will occur as development... It comes forward on the site. That's a great question. I would have to say that it would be better to wait to do sidewalks with development as it occurs along the frontage if that's an option for the City Council to do that, that would be great.

**Council Member Biggs** This site, my biggest thing about this site is, that's a very traffic heavy site. And so anything that can be done to mitigate this, I mean, sidewalks are kind of beside the point. But the other improvements that would absolutely need to be done there, I guess I'm a little sensitive to that and saying it'll be done. Anticipating it have to be done in, it'll come back before the Council, ultimately during development in the plat but it was just a recommendation from ACHD on this project so.

**Penelope Constantikes, Riley Planning Services** Mayor...

**Mayor Stear** Okay, yes.

**Penelope Constantikes, Riley Planning Services** Council Member, I understand. That's why I brought up the right-of-way. ITD will have additional comments on road improvements and we're sensitive to the fact that that is a heavily used intersection. So all of those improvements will come online as the site fills out or we in order to do a traffic impact study, we have to have a user and so that they can estimate the number of trips that would be generated and which direction they would be going. There's a lot that goes into a TIS. So, at this point in time, we just want to create the one lot subdivision so that we have a clean slate to move forward with what comes next.

**Council Member Biggs** Well, and then so that leads to my other question, why go from 6 to 1, if we still don't know what it's going to be? Instead of 6 C-2 designations instead of just one big one. It seems to me like that sounds like a big box store or something like that is already kind of the idea or something. I don't know. It's just odd to me that we're just going to combine if we aren't sure what we're going to do with it later.

**Penelope Constantikes, Riley Planning Services** Understood. And Mayor...

**Mayor Stear** Yes.

**Penelope Constantikes, Riley Planning Services** Councilman. Like I mentioned earlier, we've got apples and kumquats on that site. We've got section land and platted lots which represents somewhat of a challenge for surveyors when they try to... I mean, we can't just re-subdivide a subdivision because we've got 2 pieces that are section land. It makes the site more attractive to different kinds of development because if someone... If we leave the lot lines where they are now, there will be a variety of extra steps that would need to occur in order for anything to occur on the site. I believe that's correct. You can certainly ask Doug about that. But, you can't build buildings over lot lines. There's just some obstacles... I don't like... I said know there's interest in the site. I don't know what kind. I don't know if it's been solidified or not. The idea was to make it one big piece so that it's more attractive. So that we don't have some of the technical difficulties that would occur with developing a site that's got 6 properties on it.

**Mayor Stear** Okay.

**Council Member Laraway** Can I reiterate a question that Councilman Biggs was talking about the sidewalks?

**Penelope Constantikes, Riley Planning Services** Yes, sir.

**Council Member Laraway** And you mentioned ITD.

**Penelope Constantikes, Riley Planning Services** Yes, sir.

**Council Member Laraway** Well, ITD doesn't control Hubbard.

**Council Member Biggs** Deer Flat.

**Council Member Laraway** Or, Deer Flat. I'm sorry.

**Penelope Constantikes, Riley Planning Services** Mayor, Councilman. We understand that we do have a state highway along the western boundary of the site. So we'll be dealing with two different traffic agencies; transportation agencies.

**Council Member Laraway** Yeah, I was just looking at the fact that, you know, kids walking to high school now, have a sidewalk to walk on.

**Penelope Constantikes, Riley Planning Services** Understood. Well, I'm not quite sure where to go with this...

**Mayor Stear** Well, I think I think the sidewalks and everything have to come as the development occurs. So, they're not going to put sidewalks in before development, if that's the question. But sidewalks will be required. They'll have to put in sidewalks.

**Council Member Laraway** It just sounded like to me and I could be wrong that the conversation was we're going to postpone this 'til later. Until ACHD comes up with something more affirmative. And I just wanted to point out that the sidewalks were important to me.

**Mayor Stear** Oh, Okay.

**Council Member Laraway** I didn't want them forgotten or pushed off, or trying to blame ITD for it.

**Penelope Constantikes, Riley Planning Services** Mayor, if I may. Councilman. Of course there'll be sidewalks constructed on the site. As the mayor indicated, as the as the new users come online and make application for specific uses, those sidewalks will absolutely be constructed, no question.

**Council Member Laraway** And maybe you could educate me.

**Penelope Constantikes, Riley Planning Services** Yes, sir.

**Council Member Laraway** I don't mean to keep going down this road, but you said that incoming interest in the development find it easier when there's less lot lines, I guess you were talking about. But and I guess this is my education part, the last developer that sold us on this village obviously it wasn't a big deal because nobody wanted to get involved in it. So I'm wondering how, how do we know this isn't going to go down a dead-end road again?

**Penelope Constantikes, Riley Planning Services** Mayor, Councilman. First of all, the owner...property owner is the same individual that it was when I was here last time. There are some... because I had to study surveying and I've been doing this for a while. The idea of dodging all those lot lines and all the easements that would still have to be vacated with any kind of new development that would come in on that site and I fully anticipate there's going to be multiple users on the site. It's not just going to be one user. It makes it makes a clean slate, which makes it more attractive because any company or I've heard from any number of small, medium, and large companies about this site. It just makes it easier for them to develop a plan and come forward to the City of Kuna, just from a technical perspective.

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

**Mayor Stear** Okay. Anything further for the applicant?

**Ron Perkins** Could I interrupt please?

**Mayor Stear** Did you want to. If you want to sign in, you can testify. Did you sign in?

**Ron Perkins** No, sir.

**Mayor Stear** Well, I'll let you sign in and then you can testify. So, any further questions for the applicant?

**Council Member Biggs** Not at this time.

**Council Member Laraway** No, sir.

**Mayor Stear** All right.

**Penelope Constantikes, Riley Planning Services** Thank you, Mayor and Council.

**Mayor Stear** Thank you. Next, we have Vincent Cavanagh.

**Vincent Cavanagh** I'm just here to observe, Sir.

**Mayor Stear** Becky Miller. Oh, you said 'not testify'. I'm sorry, I'm not paying attention to my little boxes. All right. If you would like to sign in, you may testify.

*[Brief Silence]*

**Mayor Stear** Very good, thank you. And you may take the floor there.

**Ron Perkins** Thank you for allowing me to interrupt. About a week ago, I observed a truck in the area of discussion, it looked like it was a driller, a drilling truck of some device. I originally thought it was there to drill for water, but that could be completely inaccurate. But I want to ask a question about that activity to the lady that was just standing at the podium. Was it a drilling truck? Was it a truck drilling for water or some other purpose, please?

**Mayor Stear** Well, I can answer that part that of it. It wouldn't be for a well because the city's not going to allow a well to be drilled, that's not a municipal well, so that that won't happen. She can answer when she's come back up for it might be that they take soil samples and do testing to see how far down lava rock is and that kind of thing. But, I'll let her answer to that part, okay.

**Ron Perkins** Thank you, Mr. Mayor

**Mayor Stear** You're welcome.

**Council Member McPherson** We didn't get his name and address on the record, unless you're just going off that.

**Mayor Stear** I'm just going off this. Yeah, he got that. All right. Was there anybody else who wished to testify? Alright, seeing none. If you would like to come back up.

**Penelope Constantikes, Riley Planning Services** Thank you, Mayor and Council. For the record, Penelope Constantikes, post office box 405, Boise, Idaho 83701. I don't know...I don't have any first-hand knowledge of the truck. Obviously we wouldn't be drilling for a well. There is... has been a geo-tech done on the site already. My thought is that it may have something to do with the relocation of the Kuna Canal. The Kuna Canal...

**Mayor Stear** Oh, that's possible.

**Penelope Constantikes, Riley Planning Services** The relocation has been fully approved by the Corps of Engineers. And it may be that they're just doing some front investigation work in preparation for that; or perhaps they were just lost and thought they'd drive around on the sites for a few minutes.

*[Laughter]*

**Mayor Stear** They went to the wrong address. All right, did anybody have any other questions for any?

**Council President Bruce** No. Thank you Ma'am. Thank you.

**Penelope Constantikes, Riley Planning Services** Thank you.

**Mayor Stear** All right. The question is rightfully before Council.

**Council President Bruce** I make a motion that we close the public hearing and move to deliberation.

**Council Member McPherson** Second.

**Mayor Stear** Okay, motions is made and seconded to close the public hearing and move on to deliberation. Is there any discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? That motion carries.

*(Timestamp 00:33:45)*

**Motion To:** Close Evidence Presentation And Proceed To Deliberation

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council President Bruce** Do you want me to start?

**Council Member Biggs** Go ahead.

**Council President Bruce** My thought is that we've already annexed this property. Anything that they designed or want to build will have to come back before us. I understand what she's saying to, you know, if she wants to do away with the property she has to make some edits and multiple pieces of property into one. But that's just my thought. I don't see what gives us, you know, once it's annexed into the into the property,0 or annexed into the city...

**Mayor Stear** Yeah, it makes perfect sense that you would want to have a big square to design within, rather than a square that has dividers in it, so that that all makes sense. They will have to come back with whatever they want to do from there, so....

**Council Member Biggs** Or they're going to slice the pie, I guess.

**Council President Bruce** Well, I mean ACHD they'd love to put in sidewalks and tear them up later and put in new ones. Do you have any thoughts?

**Council Member Laraway** Not intelligent ones. I just I hope you understand the reason I was going that direction is, I've been up here not very long probably about four years, and we get ...Excuse the French, we get sold this bill of goods on a piece of property. Not your fault. My misunderstanding's the problem and here it comes two, three years later. All of a sudden that whole project is gone and another developer comes in and we're like, "why did we waste our time?" I know Planning & Zoning has to do a lot of work to do all this stuff. And now they're having to redo it again. So I'm sticking up for you, Doug. I'm here for you. But I understand the one the one lot line. I just hate to see projects that were planned two and three years ago now be set back another two or three years. I know Morgan's probably just fit to be tied over this. I've said enough.

**Mayor Stear** All right. Thank you.

**Council President Bruce** What are your thoughts?

**Council Member Biggs** So the traffic impact was about a hundred additional trips on Deer Flat Rd. but it didn't say anything about Meridian Rd. That gets... the bottom line is this is commercial and it seems like most of the projects we've had on Meridian Rd. have all been mixed-use: Little bit of commercial, lot of residential. This is totally the opposite. All commercial, I'm totally for it.

**Council President Bruce** Well, and I think honest, I think too that anything they bring forward will have an in-depth traffic study that may change our mind of what we want to let be put there, so...

**Council Member Biggs** A giant traffic circle.

**Council President Bruce** Yeah.

*[Laughter]*

**Mayor Stear** Yeah, right in the middle of the highway.

**Council Member Laraway** A five lane roundabout.

**Council Member Biggs** The tax base needs it.

**Mayor Stear** Okay.

**Council President Bruce** Councilman Laraway?

**Council Member Laraway** I have no problem with it.

**Council President Bruce** I make a motion that we approve, case #24-01-CPF and #22-02-DA Mod.

**Council Member McPherson** Second.

**Mayor Stear** Motion's made and seconded for approval. Is there any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 00:37:16)*

**Motion To:** Approve Case # 24-01-CPF And #22-02-DA MOD

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

- 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**

*(Timestamp 00:37:43)*

**Council Member McPherson** Mayor, we have a bunch of firemen that are really anticipating this. Should we move it to the end of the agenda? Postpone it a little?

*[Laughter]*

**Mayor Stear** We could table it.

**Council Member McPherson** We could table it, yes.

**Mayor Stear** All right, that takes us to case #24-06-AN for Kuna Fire District Station #2, Doug Hanson.

**Planning & Zoning Director Doug Hanson** Mayor and Council, for the record, Doug Hanson, Planning & Zoning Director, 751 W. 4th St. Kuna. The applicant request annexation with a public zone for the Kuna Fire District Station #2. The site is located at 2021 W Kuna Rd. If the annexation is approved, Kuna Rural Fire District will return before the Planning & Zoning Commission with a Design Review application for the building, parking lot, and landscaping. Upon review, staff finds the application to be in compliance with Kuna City Code, The Comprehensive Plan, and Idaho Code and staff recommends the Council approve case #24-06-AN, with the applicant being subject to the conditions as listed in staff report and I will stand by for any questions.

**Mayor Stear** Okay. Questions for Doug?

**Council President Bruce** No. None.

**Mayor Stear** And this is a public hearing. I didn't have anybody sign in to testify in this matter. Is there anybody who wishes to testify in this matter?

**Council President Bruce** I thought they were all going to testify.

**Council Member McPherson** We should have made them testify.

**Mayor Stear** Now they just said something about a riot.

**Council Member Laraway** They loaded the audience.

**Mayor Stear** All right, seeing none the question is rightfully before Council. So that was the opening of the hearing, so we do need to close.

**Council President Bruce** I make a motion that we close the public hearing and move to deliberation.

**Council Member McPherson** Second.

**Mayor Stear** Motion's made and seconded. All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? That motion carries.

*(Timestamp 00:39:29)*

**Motion To:** Close Evidence Presentation And Proceed To Deliberation

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council President Bruce** I'm just happy to see a second one.

**Mayor Stear** I'm happy to get this up too. I'm glad it's here tonight and that they can get going on that. I'm excited for him to get that belt, get moved in.

**Council President Bruce** How do they decide which ones get to stay there? Coin toss or?

**Council Member Biggs** So the only thing that I have... my only comment about this is very minor comment is, is that they don't have the intention to put an emergency signal there yet. Or is that normal? Because we do have fire experts on the Council, so...

**Council Member McPherson** The Fire experts are over there.

**Mayor Stear** That's one thing that would have to be funded. And I think that, that will probably come with future development, so...I don't... If the fire district doesn't feel that they need it, I don't think we should try to push for them to have to pay for it.

**Council Member Biggs** That some ACHD do you help out with it on me with? Are they just gonna put up a sign with a fire truck on it?

**Council Member Laraway** "Watch out for red thing."

**Council Member Biggs** Yep.

**Mayor Stear** Usually developers have to pay. That type of stuff. So I don't think there'd be any difference here.

**Council Member Laraway** I was going to say on these developments like that, is the fire station required by ACHD to put that up? Or that an ACHD thing?

**Mayor Stear** I don't know. Doug, you got any answers to?

**Council Member Biggs** It says on here that they don't intend to, an ACHD doesn't have a problem with it.

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning & Zoning. I think ultimately the... if it needed to go up in the location of it would be determined by ACHD because it would affect traffic flow in the public right-of-way. I do not believe the ultimate driveway location determination has been finalized at this point in time either. That'll be finalized at the time of the design review, at which point ACHD might have additional comment on placement of an emergency signal.

**Council President Bruce** That's what I was...

**Council Member Biggs** I drive that way every day, so the traffic is picking up on the W Kuna Rd. there. So that's why I was kind of thinking maybe might not be a bad idea in the future.

**Council President Bruce** Thank you, Doug.

**Mayor Stear** Well, now the school district had to pay for the one at Linder and Columbia.

**Council Member Biggs** Is that when it exceeds a certain threshold, maybe? Or is it?

**Mayor Stear** Just the traffic count. They required... they put in a traffic light in school district, had to fund that, so.... Anyway, any further on that?

**Council President Bruce** Anything? I make a motion that we approve case #24-06-AN.

**Council Member McPherson** Second.

**Mayor Stear** Motions made and seconded for approval. Is there any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries.

**Council President Bruce** I'm looking forward to seeing the design review on it and see, you know, what a modern fire station comes out now. I see the ones in Meridian, so I'm pretty excited about it, especially south of the tracks.

**Mayor Stear** You guys have already got renderings of it.

*[Multiple Speakers; Inaudible]*

**Mayor Stear** All right. Thank you guys. Glad you didn't have to riot here tonight.

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

*(Timestamp 00:42:14)*

**Motion To:** Approve Case #24-06-AN

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**E.** Consideration to approve Resolution R09-2025, New Planning and Zoning, Building, and Parks Fee Schedule. Doug Hanson, Planning and Zoning Director **ACTION ITEM**  
*(Timestamp 00:43:03)*

**Mayor Stear** Consideration to approve resolution R09-2025, the new Planning & Zoning, Building, and Parks fee schedule, Doug Hanson.

**Planning & Zoning Director Doug Hanson** Mayor and Council for the record, Doug Hanson, Kuna Planning & Zoning Director, 751 W. 4th St. Kuna. This evening staff is proposing new and

amended fees for the Planning & Zoning Department, Building Department, and Parks Department. The proposed fees for the Planning & Zoning and Building Departments are highlighted within the packet. The Planning fees are proposed as a result of the recent code update providing fees for director level determination applications and special use permits for modifications and accessory dwelling units. The Building Fees proposed will ensure the city is covering its administrative costs that the department incurs while reviewing the building permit applications and Morgan Webb is here to address any questions you may have in regard to the new Parks volleyball fee. And with that, I will stand by for any questions.

**Mayor Stear** Okay. Questions for Doug? Okay, this is a public hearing and I didn't have anybody signed in to testify. Is there anybody who wishes to testify in this matter? All right, seeing none...

**Council Member Biggs** I just want to ask on the Parks and Rec, the differences, I guess the major increases because it didn't split them out on the graphic.

**Deputy Parks & Recreation Director Morgan Webb** So the only fee change on the Parks is adding the volleyball to our recreation portion, and that is just a team fee that's listed out.

**Council President Bruce** You're going to sign up for some team volleyball?

**Council Member Biggs** When I can raise my arm over my shoulder, but my shoulder level again, maybe.

**Council President Bruce** Did you see it?

**Council Member Biggs** *Mhm.*

**Council Member McPherson** I'm good.

**Council President Bruce** Anything else?

**Council Member McPherson** Nope.

**Council President Bruce** Councilman Laraway?...We had no one to testify?

**Mayor Stear** Nobody testified. Nobody wanted to, so...

**Council President Bruce** I make a motion that we close the public hearing and move to deliberation.

**Council Member McPherson** Second.

**Mayor Stear** Motion's made and seconded to close the Public hearing, any further discussion on that motion? All those in favor say 'aye.'

**All Council members** Aye.

**Mayor Stear** Any opposed? That motion carries.

*(Timestamp 00:45:46)*

**Motion To:** Close Evidence Presentation And Proceed To Deliberation

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

**Council President Bruce** I make a motion that we approve Resolution R09-2025.

**Council Member McPherson** Second.

**Mayor Stear** Motions made and seconded for approval. Is there any further discussion on that motion? All those in favor say 'aye.'

**All Council members** Aye.

**Mayor Stear** Any opposed? And that motion carries.

*(Timestamp 00:46:04)*

**Motion To:** Approve Resolution R09-2025

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

## **7. Business Items:**

*(Timestamp 00:46:23)*

### **A. Election of Council President for 2025. ACTION ITEM**

*(Timestamp 00:46:23)*

**Mayor Stear** That takes us to business items. We did need to elect a Council President. Normally we do that the first meeting in January. We skipped it, so we're going to do that tonight so the floor is open for nominations for Council President.

**Council Member McPherson** If we make Biggs President, then can't leave, right? I mean, we could roll with them, there's 3 votes right there.

**Council Member Laraway** I caused enough havoc You don't want me as a president.

**Council Member Biggs** I'll nominate Chris Bruce to continue.

**Council Member Laraway** I'll second. Okay. Well, just don't let this go to your head, please.

**Mayor Stear** So Chris Bruce for Council president, all in favor say 'aye'

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

**Council Member Biggs** Unless he voted against himself, you know.

**Council Member McPherson** Yeah.

**Council Member Biggs** Deadlock.

*(Timestamp 00:47:07)*

**Motion To:** Re-Elect Chris Bruce As Council President

**Motion By:** Council Member Biggs

**Seconded By:** Council Member Laraway

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

- 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

*(Timestamp 00:47:32)*

**Mayor Stear** All right. Consideration to approve resolution R10-2025. Authorizing the scope of work and contract with TischlerBise/Galena Consulting for development impact fee, Nathan Stanley. However, you say that.

**City Clerk Nathan Stanley** Good Evening, Mayor and Council. Nathan Stanley, City Clerk, 751 W. 4<sup>th</sup> Street. Before you is a resolution for the scope of work contract with TischlerBise for the impact fee study. Upon that time, every five years, we do a study to update impact fees. So I will stand for any questions.

**Council President Bruce** I saw that we confirmed the appointment of the Members. Did we just reconfirm them? Because most of them look the same.

**City Clerk Nathan Stanley** Yeah, they're the same members for Art Commission and Impact Fees Committee.

**Council Member Laraway** Nathan, I question this. Which impact fees does this entail?

**City Clerk Nathan Stanley** Police and Parks.

**Council Member Laraway** Just Parks?

**Council President Bruce** Police and Parks.

**City Clerk Nathan Stanley** Police and Parks. Fire District has a separate committee.

**Council Member Laraway** So it doesn't cross over to ACHD or anything like that, okay.

**Council President Bruce** I make a motion that we approve resolution R10-2025.

**Council Member McPherson** Second.

**Mayor Stear** Motions made and seconded for approval. Is there any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries.

**Council President Bruce** Thank you, Nathan.

*(Timestamp 00:48:53)*

**Motion To:** Approve Resolution R10-2025

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

- 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**

*(Timestamp 00:49:17)*

**Mayor Stear** Consideration to approve resolution R11-2025. Authorizing the Mayor to sign the Second Amendment to the Water and Wastewater Service Agreement with Brisbee, LLC, Morgan Treasure.

**Morgan, Treasure, Economic Development Director.** Thank you Mayor and Council. Morgan Treasure, Economic Development Director. This agreement before you tonight is the Second Amendment to the Water and Wastewater Service Agreement, which is the part of the three project agreements that stem off of our development agreement with META that in this one entails our water and wastewater reservation capacities. Brisbee has gone ahead and made their application to the Public Utilities Commission for their electrical service and we at the city want to go ahead and make sure that our utility reservations are in line to continue the orderly development of the East Kuna Overlay District. Just for some background on that, the power out... Well, kind of everywhere in the valley right now, for industrial projects is... there's pressure on that. So the companies are going ahead and making their reservations with the Public Utilities Commission. This agreement is set up to make sure that we don't end up with entitled power without water, wastewater or vice versa. We want to make sure that all of our development is happening in line out there, as we deal with that over 1500 acres in the desert. In this agreement, just to point out that we are making those reservations, but any infrastructure beyond what is already out there will be either constructed or funded by Brisbee, LLC. So there is no liability to the city. *[Inaudible]* Spend more money or build anything extra on the City's dime. And I'm happy to answer any additional questions.

**Council President Bruce** That's what I was going to ask was the fiscal impact payment, thank you.

**Mayor Stear** Okay. Questions?

**Multiple Council Members** No.

**Mayor Stear** Okay.

**Council President Bruce** Thank you for that, Morgan. I make a motion we approve resolution R11-2025.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval. Is there any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries.

*(Timestamp 00:51:42)*

**Motion To:** Approve Resolution R11-2025

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Voice Vote

**4-0-0**

- 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

*(Timestamp 00:51:58)*

**Council President Bruce** Mr. Mayor, I make a motion that we strike number D from 7.

**Mayor Stear** Okay. 7.D is no longer needed, so we will remove that.

*(Timestamp 00:51:58)*

**Motion To:** Indefinitely Table Resolution R12-2025

**Motion By:** Council Member Bruce

**Seconded By:** None

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Approved Via:** Unanimous Consent

**4-0-0**

**8. Ordinances:**

**9. Executive Session:**

**10. Mayor/Council Announcements:**

*(Timestamp 00:52:13)*

**Mayor Stear** And that takes us to the end of our agenda. Is there anything anybody wished to mention this week?

**Council President Bruce** Well, we did have, like I said, the catering group from the Kuna School District. Those kids do great with their food. I've seen it all over from the Statehouse to

other events. So if you get a chance to partake or hire, I don't know if you can hire them or not. Maybe for an event its worth it so. Maybe you'll get their culinary.

**Mayor Stear** The High School's Culinary...

**Council President Bruce** Yeah.

**Mayor Stear** So we have our Treasure Valley Partnership meeting is being hosted here this month so... with the other Mayors and Commissioners from the Treasure Valley come together. And we're bringing them in to cater that for us.

**Council President Bruce** Yeah, they they've done really well. They've got a good program.

**Mayor Stear** It's impressive. I've been impressed with everything they do, so kudos to the Kuna School District in their culinary program.

**Council President Bruce** I have no other announcements.

#### **11. Adjournment:**

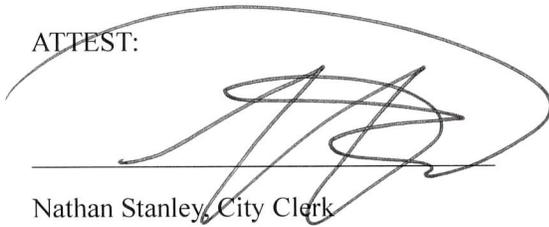
*(Timestamp 00:53:21)*

**Mayor Stear** All right. Well then, with that meeting is adjourned. Thank you all very much.



Joe L. Stear, Mayor

ATTEST:

  
\_\_\_\_\_  
Nathan Stanley, City Clerk

Nathan Stanley, City Clerk



*Minutes prepared by Garrett Michaelson, Deputy City Clerk*

*Date Approved: CCM 02.04.2025*



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**SIGN-UP SHEET**

**January 21<sup>st</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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Topic



**CITY OF KUNA**  
 751 W 4<sup>th</sup> Street • Kuna, ID 83634  
 (208) 922-5546 • www.kunacity.id.gov

City Council Public Hearing Sign-In Sheet  
 January 21, 2025

**Case No.: 24-04-AN (Annexation).**

**Case Name: Wiscombe Annexation**

<b>IN FAVOR</b>	<b>NEUTRAL</b>	<b>IN OPPOSITION</b>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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City, State, ZIP	City, State, ZIP	City, State, ZIP
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# CITY OF KUNA

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City Council Public Hearing Sign-In Sheet  
 January 21, 2025

**Case No.: 24-05-AN (Annexation), 24-02-DA (Development Agreement)**

**Case Name: Kuna Mora Business Center**

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <i>Jeff Hatch</i>	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name <i>200 W. 36<sup>th</sup> St.</i>	Name	Name
Address <i>Boise, ID 83714</i>	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
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City Council Public Hearing Sign-In Sheet  
 January 21, 2025

## Case No.: 24-01-CPF (Combination Preliminary and Final Plat), 22-02- DA MOD (Development Agreement Modification)

### Case Name: Lamp District

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify Name: <u>Penelope Constantine</u> Address: <u>Riley Annings</u> <u>P.O. Box 405</u> <u>Boise, ID 83701</u> City, State, ZIP: _____ <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify Name: <u>Vincent Cavanagh</u> Address: <u>2050 N. Meridian Rd</u> <u>Kuna ID 83634</u> City, State, ZIP: _____ <input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify Name: <u>Betsy Miller</u> Address: <u>1700 N. Ryde Ave</u> <u>Kuna ID 83634</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: <u>Ron Perkins</u> Address: <u>1907 N. Ryde Ave</u> City, State, ZIP: <u>Kuna, ID 83634</u> <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	Name: _____ Address: _____ City, State, ZIP: _____ <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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City Council Public Hearing Sign-In Sheet  
 January 21, 2025

**Case No.: 24-06-AN (Annexation)**

**Case Name: Kuna Rural Fire District Station No. 2**

<b>IN FAVOR</b>	<b>NEUTRAL</b>	<b>IN OPPOSITION</b>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP



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City Council Public Hearing Sign-In Sheet  
 January 21, 2025

**New Planning and Zoning, Building, and Parks Fee Schedule**

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

<b>IN FAVOR</b>	<b>NEUTRAL</b>	<b>IN OPPOSITION</b>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Doug Hanson; City Clerk](#)  
**Subject:** Online Form Submittal: Public Testimony Form  
**Date:** Tuesday, January 21, 2025 4:13:22 PM

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## Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	Case No. 24-06-AN Kuna Rural Fire District Station
Public Hearing Date	1/21/2025
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	In Favor
Email	<a href="mailto:david.szplett@gmail.com">david.szplett@gmail.com</a>
Phone Number	2089225206
First Name	DAVID
Last Name	SZPLETT
Address1	970 WEST ASHWOOD CT
City	Kuna
State	ID
Zip	83634
Written Testimony	<p>I thank you for even holding a public meeting. Liberals all fear public input.</p> <p>I support the Fire District's efforts. It is even refreshing to see a public agency able to link growth to the demand for public services. That has not always been the case in the past.</p>

*By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be*

*considered by the governing body.*

Electronic Signature      I Agree  
Agreement

Email not displaying correctly? [View it in your browser.](#)