

**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, February 18, 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 February 4, 2025**

**B. Accounts Payable Dated February 13, 2025, in the amount of \$1,384,713.96**

**C. Final Plat**

**1. Case No. 24-21-FP (Final Plat) Arroyo Vista No. 2**

**D. Decision and Reason Statements**

**1. Case No. 24-01-OA (Ordinance Amendment) Development Regulations Code**

**2. Case No. 24-02-OA (Ordinance Amendment) Administrative Citations**

**3. Case No. 24-04-AN (Annexation) Steven and Charlene Wiscombe**

**E. Resolutions**

**1. Resolution R20-2025**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH SILVER**

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.

BUTTE HOLSTEINS, INC. FOR THE LEASE OF THE CITY OF KUNA'S PROPERTY LOCATED AT SWAN FALLS ROAD, KUNA, IDAHO.

2. Resolution R21-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY ID B2R 53, LLC, FOR CIRCINAE VALLEY SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

**4. Public Comment**

**5. External Reports**

A. BLUUM Presentation.

**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. 24-03-OA (Ordinance Amendment) Time Extensions, Bonding Landscaping – The City of Kuna Planning and Zoning Department requests a zoning test amendment application. Doug Hanson, Planning and Zoning Director **ACTION ITEM**

**7. Business Items:**

A. Consideration to approve Resolution R18-2025 Amending City of Kuna Downtown Design Standards. Doug Hanson, Planning and Zoning Director. **ACITON ITEM**

B. Consideration to approve Ordinance 2025-05 Appointed Officials. Nancy Stauffer, Human Resources Director. **ACTION ITEM**

AN ORDINANCE OF THE CITY OF KUNA, ADA COUNTY, IDAHO:

- ADDING A NEW CHAPTER 19 TO TITLE 1 OF KUNA CITY CODE, TO DESIGNATE POSITIONS WHICH WILL BE APPOINTED BY THE MAYOR;
- PROVIDING FOR SAVINGS AND SEVERABILITY;
- DIRECTING THE CITY CLERK; AND
- PROVIDING FOR AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*Consideration to approve Summary Publication*

- C. Consideration to approve Resolution R19-2025. Nancy Stauffer, Human Resources Director. **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO:

- PROVIDING CERTAIN FINDINGS
- APPROVING THE ADDITION OF SECTION 1.6 TO THE KUNA IDAHO PERSONNEL MANUAL TO DEFINE THE PROCESS OF SELECTING APPOINTED OFFICIALS;
- AUTHORIZING THE CHANGES TO THE MANUAL;
- DIRECTING THE HR DIRECTOR; AND
- PROVIDING AN EFFECTIVE DATE.

## **8. Ordinances:**

- A. Consideration to approve Ordinance 2025-01 **ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; AND
- AMENDING CHAPTER 4, SECTION 3 OF TITLE 5 KUNA CITY CODE APPLICATION REQUIREMENTS, REVIEW AND FEES; AND
- AMENDING CHAPTER 8, SECTION 4 OF TITLE 5 KUNA CITY CODE SITE NOTICE; AND
- AMENDING CHAPTER 5, PART 1403 OF TITLE 5 KUNA CITY CODE PARKING SPACE REQUIREMENTS; AND
- AMENDING CHAPTER 8, PART 1603 OF TITLE 5 KUNA CITY CODE STAY OF PROCEEDINGS; AND
- AMENDING CHAPTER 9, PART 602 OF TITLE 5 KUNA CITY CODE LOT SPLIT; AND
- AMENDING CHAPTER 10, SECTION 6 OF TITLE 5 KUNA CITY CODE INSTALLATION AND MINIMUM STANDARDS; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*Consideration to approve Summary Publication*

- B. Consideration to approve Ordinance 2025-02 **ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; AND
- AMENDING CHAPTER 13, SECTION 1 OF TITLE 5 KUNA CITY CODE MAKING A VIOLATION OF THE DEVELOPMENT REGULATIONS CODE PUNISHABLE BY ADMINISTRATIVE CITATION RATHER THAN BY MISDEMEANOR CITATION AND PROVIDING LANGUAGE DIRECTING ENFORCEMENT OF ORDINANCE BY DIRECTOR; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*Consideration to approve Summary Publication*

**C. Consideration to approve Ordinance 2025-03 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 NO. R7321001020 OWNED BY KUNA RURAL FIRE DISTRICT, 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*

**D. Consideration to approve Ordinance 2025-04 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 NO. S2006110005 OWNED BY DANIEL ISBELL, 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*

**9. Executive Session:**

**10. Mayor/Council Announcements:**

**11. Adjournment:**