

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, March 04, 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 00:00:02)

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 - Absent

CITY STAFF PRESENT:

Marc Bybee, City Attorney
Jared Empey, City Treasurer
Mike Fratusco, Kuna Police Chief
Adam Wenger, Public Works Director
Doug Hanson, Planning & Zoning Director
Bobby Withrow, Parks Director
Morgan Treasure, Economic Development Director
Nancy Stauffer, Human Resources Director
Garrett Michaelson, Deputy City Clerk

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

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Here.

Deputy City Clerk Garrett Michaelson Council Member Laraway.

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.

Council Member Laraway Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:15)

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 I got to say I got to start my day by reading to a first grade, third grade, and Kindergarten class. And so at the very beginning of the day was a first-grade class. They did the Pledge of Allegiance, and that was probably the coolest thing I've seen in a really long time. So, made my day to begin with.

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 00:01:00)

- A. Regular City Council Meeting Minutes Dated February 18, 2025
- B. Accounts Payable Dated February 26, 2025, in the amount of \$791,910.41
- C. Final Plat
 - 1. Case No. 24-22-FP (Final Plat) – Gran Prado No. 4
- D. Decision and Reason Statements
 - 1. Case No. 24-03-OA (Ordinance Amendment) – Time Extensions, Bonding, and Landscaping.
 - 2. Case No. 24-02-AN – Wimer Annexation – Powderhorn Subdivision
- E. Resolutions
 - 1. Resolution R24-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE JOINT POWERS AGREEMENT BETWEEN ADA COUNTY AND THE CITY OF KUNA RELATING TO STREET NAMING; AND ADDRESS NUMBERING; AND APPLICATION TRANSMITTAL REVIEW; AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Resolution R25-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS.

Mayor Stear First item is the consent agenda. Is there anything you want pulled for discussion, or?

Council President Bruce I move we approve the consent agenda as published.

Council Member Laraway Second.

Mayor Stear We have a motion and a second for approval of the consent agenda as printed. Is there any discussion on that motion? All those in favor... Oh, I'm sorry. Garrett, would you poll the Council, please?

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Yes.

Deputy City Clerk Garrett Michaelson Council Member Laraway.

Council Member Laraway Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Yes.

Deputy City Clerk Garrett Michaelson Mayor Stear. Oh, my apologies.

Mayor Stear That's alright. I'll say yes anyway. All right, that motion carries.

(Timestamp 00:01:09)

Motion To: Approve The Consent Agenda, As Published

Motion By: Council Member Bruce

Seconded By: Council Member Laraway

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Roll Call Vote

3-0-1

4. Public Comment

(Timestamp 00:01:37)

Mayor Stear Next item is public comment. I didn't have anybody signed in. Is there anybody who wishes to address the Council? All right, very good, thank you.

5. External Reports

(Timestamp 00:01:50)

A. City of Kuna, Idaho 2024 Audited Financial Statements – Bailey and Company.

(Timestamp 00:01:50)

B. KURA 2024 Audited Financial Statements – Bailey and Company.

Mayor Stear External Reports, City of Kuna, Idaho 2024 audited financial statements, from Bailey and Company. Welcome.

Cassie Zattiero, Bailey & Company Okay, so actually have two sets of financial statements here. Your Urban Renewal Agency and the city. So I'll start with the city first. So that is the communication letter and it kind of summarizes a few things about the audit. But mainly there's just some standard language in there. There's not a whole lot to go over. There...the middle paragraph there, that sort of indented talks about some of the estimated items that are... take a lot of judgment to estimate. And one of those is your compensated absences, so the accumulation that your employees have for their leave time. And the second one is that there is a pollution remediation liability with DEQ and that was for some wastewater violations at the wastewater plant. And there's a liability on the books for that, and when I get into the financial statements I'll go into more detail on that. And then the second page of this letter, if there were other items in here that we wanted to address that we considered to be issues that we wanted to bring to your attention but aren't necessarily findings, they would be in this letter and we did not have anything.

So we'll go on to the audit report and that's on page 3. Okay, so the opinion paragraphs are the first couple of paragraphs there. They're the actual opinions in the second paragraph, and it's

telling you that you have an unmodified opinion on all of your opinion units, and you have the governmental activities, your business type activities, each major fund, and you're discreetly presenting component units and your aggregate remaining fund information Those are all of the component units, *sorry*, opinion units and all of those have unmodified opinions this year.

The next paragraph talks about the standard language about the basis for opinions. Next paragraphs your responsibilities, then our responsibilities, and that goes on to the next page, and then the middle paragraph there, the required supplementary information. So you have budgetary comparison schedules in your financial statements and you have schedules related to PERCI that are in your financial statements. The Governmental Accounting Standards Board requires that that information's presented in your financial statements, but that we don't express an opinion on any of that. And then the last paragraph in that section talks about a management discussion and analysis that as a city grows, it's something that you may want to consider. And because we don't express an opinion on it, it's okay that it's omitted, even if the governmental accounting standard says it's required. And then there's some supplementary information in your financial statements so that is related to your non-major fund financial statements, its some combining financial statements. And the last paragraph in that section tells you that we have a clean opinion on that section, as well. And then the other information is some expansive information on the on a budget to actual comparison for your general fund. And again, because it's a budget is in there, we don't express an opinion on that section. We don't audit your budget. And then the last paragraph is talking about the report that's at the end of the financial statements. You don't need to go to flip there. I'll just summarize what's in that report. It's the same language it's always been, there's nothing new in there. So that report is telling you that we tested internal controls and compliance because your audit was conducted under government auditing standards. If we had findings, they would show up in that report and we did not have any findings. We don't express an opinion on either internal controls or compliance, and that's also stated in that report.

Okay, and then as far as the financial statements go, I'm just going to hit on a couple of summary information. So on page 12, so this first part that they're scrolling through is your government wide financial statements. This is the start of your fund financial statements. A reconciliation between the two sets of financial statements. Okay on this page here. So in the bottom right column about three-quarters of the way down, there's a net change in fund balances line, so that \$6 million figure, that's how much your funds...your governmental funds went up for the year. So that's not all of your funds. That's just the governmental funds. And then if we flip to page 17, so this is your business type activities. So this is your water and sewer funds and on the bottom section there change in that position that that's how much your utility funds went up for the gear the \$5.7 million. And then right above that is the pollution remediation items. So, it's been estimated that, of the fines that the DEQ is proposing, that's how much you're estimating that you'll actually have to pay of those fines. And that note is further discussed in your financial statements. It's quite a ways into the financial statements. So it's on page 35. Okay. *Oh yeah, keep going. Sorry.* Okay, so that note 9 that talks about that pollution remediation obligation. So you're required to say what you think the liability is going to be, but you also if there's an idea of how much it *could* be if there's a range there, you're supposed to express that as well. So that last sentence is telling you how much it could be, which is that \$1,137,500. So, you know, it's one of

those things transparency, that you're that you're required to point that out in your financial statements. And I don't have anything else in these financial statements. I don't know if you noticed when we were looking at page 17 and your utility funds. You have two new utility funds, you have your Water East and your Sewer East funds. And that's just breaking out your utilities from your traditional water and sewer funds.

And then it's... the next thing we would go over would be the Kuna Urban Renewal Agency. So that's a component unit. A discrete... what we call a discrete component unit of the city, and the idea is that it's not totally supported by and run by the city. It has its own board. It has its own property taxes, so the city's not... But there still is a benefit burden relationship there because you are... the urban renewal agency's providing capital assets to the city, so that's your benefit relationship. And so that's what makes it a component unit. So, that there's that same letter that we have that we had at the beginning for the city and it's there's nothing really different on that other than you don't have the DEQ item or the compensated absences because there's no payroll in the Urban Renewal Agency. So on that one, we just talk about that another estimate in your financial statements is your property tax receivable and the related deferral. And we can touch on that when I get into the financial statements. So we can just go to the audit report next which starts on page 2 of the financial statements.

So again, the first couple of paragraphs there talk about your opinion units and the opinion on the component unit financial statements. So in this entity there are two opinion units. You have your governmental activities and then you have your fund information. And so there's two funds in the urban renewal agency and we'll get into, I'll show you that in a second. The rest of it's all kind of the same information. The required supplementary information that it talks about on the second page is just budgetary comparison schedules because the urban ruling again, the renewal urban renewal agency, does not have payroll, so it wouldn't have anything to proceed in it. Okay, so on the financial statements, I'm going to have you go to page 9. So, page 9 of your financial statements on the bottom 3 lines, the net change in fund balances, far right column. So your component unit went up \$496,000. So that number is totally separate from the two numbers that we talked about in the city that was in the first part of your government wide financial statement. So, it doesn't show up in the fund financial statements of the city. And you can see the two funds that the Urban Renewal Agency has the West District and the East District. And then I think in the notes to the financial statements, there's nothing really significant going on there that's new. And then there's the report at the end about the audit being conducted under government auditing standards. We looked into that internal controls and compliance. We don't express an opinion on either item and we had no findings. And that's it, unless you have questions.

Mayor Stear All right, questions?

Council President Bruce No, sir.

Council Member Biggs Good job, Jared.

Mayor Stear All right. Thank you so much. We appreciate it.

Cassie Zattiero, Bailey & Company Thank you.

Council President Bruce Yes, ma'am. Thank you.

C. ACHD Presentation.
(Timestamp 00:13:08)

Mayor Stear Then next we have a presentation by ACHD.

Rebecca Phillips, Ada County Highway District Good evening, Mr. Mayor, Council Members. For the record, Rebecca Phillips, with the ACHD Planning Department. I'm here today to talk a little bit about how we program our projects and where those funding sources come from and answer any additional questions on behalf of the Planning Department. So, as a refresher, the programming framework, the five-year plan is meticulously structured using a variety of guiding documents and supportive efforts. So it begins with the city and county comprehensive plans. They establish the land use vision which moves into the 'Communities In Motion.' This info is utilized for demographic projections and travel demand model. Then, these projections that come from that 'Communities In Motion' model inform the strategic plan. So that's the asset management and resource allocation and all of those combined then move into their separate own entities. We have asset management, We have an ADA plan, Bike Master Plan, Neighborhood Plans, and the Capital Improvement Plan. And those are all of the guiding documents that form the ACHD five-year plan and budget. So to touch on some of the funding sources that ACHD utilizes, we get funding from: State and Federal grants; Vehicle registration fees; We get funding for impact fees on developments and those are used for CIP projects only that aren't in a deficiency; We get funds from property taxes and highway user funds. And then I did want to share a couple project highlights that we have coming up for the area of Kuna 2026, '27. We can look forward to Avalon St. and Kay; Linder Ave. Swan Falls Rd. to 2nd St.; We have the Avalon St., Swan Falls Rd. and Orchard Ave.; Kuna pavement and pedestrian improvements 2025; and Linder Rd., Main Street to Deer Flat. Those are all coming up here in the next few years. And with that small portion, I can stand for any questions on behalf of our planning team.

Mayor Stear Okay, questions on the planning team?

Council President Bruce Not yet.

Rebecca Phillips, Ada County Highway District Okay, I'm happy to come up afterwards.

Mayor Stear Okay, thank you very much.

Rebecca Phillips, Ada County Highway District Okay, I'll turn it over to Mindy Wallace.

Mayor Stear Appreciate that.

Mindy Wallace, Ada County Highway District Mayor Stear and Councilmen. I'm Mindy Wallace, the Planning Review Supervisor at ACHD, and we are under the umbrella of Development Services. So, we are the current planning branch of the Highway district where Rebecca's team is really focusing on those long-range plans. So, before you tonight, I thought I would kind of give you just a high-level presentation of how we fit into your development process and how we work with Doug and Troy through those processes, what's included in a staff

report, and then what improvements can be required through development. And then I'll stand for any questions. And I understand that this will probably be a lot of information. So, if you have any questions, just ask and then if there's anything you want me to revisit, just let me know at the end. So, how do we fit into your process? In terms of current planning we are responding agency and that we're responding to transmittals that your staff sends to us every week. So we get your development applications, we screen them, and we say, 'hey, we really think we need a staff report for this' or 'hey, we already review studies. So we know that this can be moved through the process to report writing'. We review your development applications for compliance with ACHD's policies and standards and we operate under section 7200 of our policy manual, which is technical standards for development. In that section of the policy manual really, kind of, highlights everything that's required for new development to meet all of our current construction standards. ADA, PROAG, Kind of a variety of things. And then we respond to you in the form of a staff report. So in our staff reports, we kind of include a summary of existing conditions, anticipated trip generation, level of service thresholds, and then we include findings and recommendations, which are also based on those policies and standards. It includes right-of-way preservation for projects that are in our capital improvements plan. The Master Street Map as well as the five-year work plan. So part of our main goals is to preserve the opportunity for future capacity improvements and we do that through development. If a traffic study is required, we typically will have recommended mitigation and that could vary. It could be interim signals. A few examples of those in Kuna is the Silver Trail development constructed an interim signal at Columbia and Ten Mile in lieu of the complete capital planned project which is a roundabout or when the CTE School, High school, went in over at Linder and Columbia. They also installed an interim signal instead of that full roundabout. So what that does is it mitigates the immediate impacts of the development and gives us a little bit more time to get those capital projects planned and funded. Also, you'll see things like our site-specific conditions of approval. In those or at the very beginning of our staff reports now and it's really the nuts and bolts of what your what a developer's required to construct. And it's usually what your city staff is most interested in as well as any applicants.

So I do want to talk a little bit about what we can require through the development process. So we do require the full construction of all collector and local streets through the development process, and that's pavement, curb, gutter, and sidewalk. Specific to your collectors, Kuna has a really robust mid-mile collector network. And many of those roads have been built out, or they're almost completely built out at the mid-mile. Complete curb, gutter, sidewalk, bike facilities, and that's all done at no cost to the taxpayer, all through development. So, a few examples of those would be Kay, Ardell, School. Shayla is a newer one up in North Kuna. Other things in your residential neighborhoods, again, all of your new local neighborhood streets. Streets with curb cutter and sidewalk. We're also looking at traffic calming a lot of times proposals come in and they have really long straight streets. So we're looking at those through the development process and you know, if it's exceeds 500 to 750 feet in length, we're really looking at how we slow this down, so it could be you have a pathway network. There an opportunity for a raised. Do you need some bulb outs or is it a complete redesign as we really want these environments to be safe and slow the traffic. Turn Lanes, that's another thing that you may see in one of our staff reports. Specific to arterial roadways, which are a little bit different through development, is we have that

right-of-way preservation that I just talked about. We require some pavement widening and that may or may not include a turn lane and then pedestrian and bicyclist facilities. A sidewalk or a multi-use pathway. Kuna for a long time required an 8-foot-wide sidewalk on arterials so they kind of have a little bit of mix and match of that 8 and 10 foot wide facility on an arterial and then any other mitigation that may be required through traffic impact study. And I think...was that all I had, whoever has? And then I can stand for any questions.

Council Member Laraway May I?

Mayor Stear Yes, go ahead.

Council Member Laraway I have a couple of questions here. There's a policy that ACHD has, that when one subdivision is built and another subdivision is built two or three years later, they always have this.... this is a future thruway.

Mindy Wallace, Ada County Highway District I guess I don't understand the question.

Council Member Laraway Well, when one subdivision is built it may have extension roads that are stopped.

Mindy Wallace, Ada County Highway District Oh, a stub street?

Council Member Laraway Right.

Mindy Wallace, Ada County Highway District Yep.

Council Member Laraway Some of our biggest concerns, are... mine, citizens, is the complaint they have is those things create traffic and our biggest complaint from citizens when these things are new subdivisions are built, is more traffic in the subdivision. I'm wondering why is that policy there?

Mindy Wallace, Ada County Highway District Councilman Laraway, so that's actually a continuation of streets policy that we have to promote connectivity in between the neighborhoods. So part of the reason we have stub streets is it provides a public benefit by connecting 2 neighborhoods together. So you know your school buses don't have to travel through a subdivision onto a collector, onto an arterial, to turn onto a collector to get to local street. So it reduces trips that way, also provides connectivity for all of your services, your garbage, your mail, it prevents all those trips on the arterial. And really, it helps build community if you know if you have small children and they all go to the same elementary school, and you live in two subdivisions next door, It's a lot easier to ride your bike through a neighborhood street than it is to try to ride through your neighborhood, on to an arterial, and then back into an adjacent neighborhood. It really is to provide connectivity.

Council Member Laraway I understand the connectivity, you can build a sidewalk and have connectivity or a green building and have connectivity, but the kids are talking about playing the street and you add more traffic into that subdivision, and another part is school buses don't come in the subdivision. They stop on the major roads, at least there are subdivision. They don't come in there. So I'm not quite sure what your policy really fixes.

Mindy Wallace, Ada County Highway District It is to provide public benefit and connectivity and you're absolutely right, it can be done via pedestrian facilities. But you know, if people have public streets, there should be a public benefit and part of that is connectivity and reducing trips on an arterial network.

Council Member Laraway Second question, and I don't really know what this is possible, but it seems like a darn good idea. You're talking about redoing Linder between Deer Flat in 2026-27. *Yes?* Okay. We don't have a lot of sidewalks on Linder between Deer Flat and call it Main St. Why doesn't... If you're going to create the road, why not build the sidewalks? Part of the impact fees....

Mindy Wallace, Ada County Highway District Impact fees don't pay for pedestrian facilities, only capacity improvements.

Council Member Laraway Okay. We still are without sidewalks, and I've had people ask me about that repeatedly, and I don't have an answer for them. But if it's part of the future construction...

Council Member Biggs That one in particular, there's sections of sidewalk, and then it's... then there's a travel...

Council Member Laraway And the kids end up walking in the dirt.

Mindy Wallace, Ada County Highway District Walking in dirt... Okay, so I don't know the specifics of that and that's not my area of expertise, but I'm happy to find out and follow up with you. I do also know that we have, through our planning and projects group, which is Rebecca's team, that they have opportunities for you to ask for those types of improvements as part of projects. We can certainly follow up with follow up on that.

Mayor Stear Yeah. So those are community projects and we do have them geared into our five-year plan model. We've even got some South of the tracks along Avalon. That's one that we're working on there because there's no sidewalks over there. That's very dangerous. So we do have those in our community projects.

Rebecca Phillips, Ada County Highway District Mr. Mayor and Councilman Laraway, the project is a corridor improvement project, but it also includes restructuring the roadway with enhanced pedestrian and bike facilities on both sides of the roadway. As per the bike master plan and the Kuna Neighborhood Plan. So, This project does include enhanced crossing across Linder at Porter St.

Council Member Laraway Thank you.

Mayor Stear Okay, further questions? Okay.

Council President Bruce Thank you.

Council Member Biggs Thank you.

Mayor Stear All right, very good. We appreciate that very much.

Council Member Laraway Yes, we do not get ACHD here very often.

[Inaudible Background Conversation From ACHD Representative]

Council Member Laraway I would love for you to come back.

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 00:28:15)

Mayor Stear All right, that takes us to public hearings.

- A. Case No. 24-05-OA (Ordinance Amendment) Energy Production and Energy Storage – The City of Kuna Planning & Zoning Department requests a zoning text amendment application. Doug Hanson, Planning and Zoning Director **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

(Timestamp 00:28:20)

Mayor Stear Case #24-05-OA, an ordinance amendment on energy production and energy storage, Doug Hanson.

Planning & Zoning Director Doug Hanson Good evening, Mayor and Council. For the record, Doug Hanson, Kuna Planning & Zoning Director, 751 W. 4th St. Kuna. The City of Kuna Planning & Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations Code to include: Title 5, Chapter 2, Section 3, proposing new definitions for Energy production facility, renewable sources, Energy storage facility, Public Service Facility, Public uses, distribution substations, source substations, transmission lines, and high voltage transmission lines; Second to Title 5, Chapter 8, Section 503. Proposing changes to the schedule of land use regulations, adding energy storage as its own separate use, and removing power plants as an allowed use from the M-1 zone; and finally, Title 5, Chapter 8, section 1004 proposing additional application requirements for energy production facilities through renewable sources and energy storage facilities to include a decommissioning plan, fire protection plan, and emergency response plan. It is likely that this ordinance will see more refined changes in the future as energy facilities continue to change and evolve. But the changes before you tonight are important to add clarification and protections in city code that currently do not exist. And with that, I will stand by for any questions.

Mayor Stear Okay, questions for Doug?

Council Member Laraway No, sir.

Council Member Biggs Hey Doug, was this just like was this modeled from like something from the State? I know we didn't have it before, but it this something that came from...

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning. This was modelled from some other areas of the State, some areas Nationally, and partially off of what Ada County Development Services is currently going through at their zoning ordinance amendment. Yep. And we also worked with funeral Fire District, Kuna Police, and Idaho Power as well.

Council Member Biggs Thank you.

Mayor Stear All right. Anything further? All right, this is a public hearing. I didn't have anybody signed up to testify. Is there anybody who wishes to testify in this matter that didn't get a chance to sign in? All right, very good. Further questions for staff? And again, I think this is like Doug mentioned, there were probably get a little more comprehensive in this part as we go on. But that was kind of important to get these things in ordinance, because they didn't exist, so...

Council President Bruce I didn't have anything. Did you? I make a motion we close the public hearing and move to deliberation.

Council Member Biggs Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:31:40)

Motion To: Close The Public Hearing And Proceed To Deliberation

Motion By: Council Member Bruce

Seconded By: Council Member Biggs

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Voice Vote

3-0-1

Council Member Biggs It's some interesting reading.

Council President Bruce Yeah, that was a lot. Well...

Council Member Biggs I have no quarrel with this.

Council President Bruce I mean, it just sets the standards.

Council Member Biggs To have one have a standard there.

Mayor Stear It was a lot to consider. We, you know, we contacted the Fire District because last summer we have 3 fires; 2 at one solar farm and 1 at the other one. And so we it was important to bring in the fire district and find out what they need, what it needs to look like so that those fires don't roar off through the desert. And we got some very good input from them. And then just making sure that if they use those solar farms in that for a while, they can't just abandoned things and leave a mess out there for somebody else to clean up. Those were important for us to get in. But, Doug spent a lot of time working through this and sort of the staff so.

Council President Bruce Yeah, I like the exit plan. Having an exit plan on it was good.

Council President Bruce Did you have any questions?

Council Member Laraway No, Sir.

Council President Bruce I move we approve case #24-05-OA.

Council Member Laraway Second.

Mayor Stear Motion is made and seconded for approval of case# 24-05-OA. Is there any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Is there any opposed? And that motion carries.

Council President Bruce Thank you, Doug, and staff, for all. Your work on that.

(Timestamp 00:33:12)

Motion To: Approve Case #24-05-OA

Motion By: Council Member Bruce

Seconded By: Council Member Laraway

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Voice Vote

3-0-1

- B.** Case No. 24-04-S (Preliminary Plat) – Applicant requests Preliminary Plat approval for approx.. 8.52 acres already zoned R-6 (Medium Residential Density) and to subdivide the site into 32 single-family lots and 4 common lots. The site is located at 1085 W Oak Tree Dr. Kuna ID, near the intersection of School Ave. and Ardell Road (APN: R7977410300). – Troy Behunin, Senior Planner **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

(Timestamp 00:33:42)

Mayor Stear And that takes us to case# 24-04-S, Troy.

Senior Planner Troy Behunin Good evening, Mr. Mayor and Members of the Council. For the record Troy Behunin, Kuna Development Services Department. The application before you this evening is a request for a preliminary plat approval for approximately 8.52 acres, which is already zoned R-6, which is the medium density, residential density and then to subdivide this into 32 single family lots with 4 common lots. The site is located near the intersection of School Ave. and Ardell Rd., and the address currently is 1085 W. Oak Tree Dr. here in Kuna. Staff would like to point out and highlight that there is a development agreement for the property that Council approved back in June of 2022. One of the main conditions was waiting for sewer capacity. And there was a specific limited number of lots that were proposed at that time for a possible pre-plat. This pre-plat does appear to conform substantially with that approval and that approved development agreement. Staff has reviewed the proposed preliminary plat application for compliance with the Develop Agreement with Kuna City Code, Idaho State Code, The Kuna Comprehensive plan. and should the Council approve this preliminary plan, application staff does recommend that the applicant be subject to the conditions that are listed and proposed within the staff's memo. I will be here if the Council or the Mayor have any questions for staff and the applicant does have a presentation and they are present tonight.

Mayor Stear Okay, questions for Troy?

Council President Bruce Hey, did you have any?

Council Member Biggs No.

Council President Bruce When I was looking at the packet, I didn't see a report from the district... from the school district.

Senior Planner Troy Behunin All I can say is that there was a transmittal sent. I see Tim in the audience tonight. Perhaps he can clarify that for the school district.

Council President Bruce Well, I think that's a couple of times. Have we checked to make sure Mr. Reno is still the one that's collecting those?

Senior Planner Troy Behunin Mr. Reno is... he might be part of the transmittal, but he's not the only school district address that it gets sent to.

Council President Bruce Okay, Thank you.

Mayor Stear Okay anything further? All right, if the applicant would like to come forward and state your name and address for the record.

Elizabeth Koeckeritz, Givens-Pursley All right, Good evening, Mayor and City Council Members. I'm Elizabeth Koeckeritz, with Givens Pursley, 601 Bannock Boise, ID. I'm here to present Skylar Ranch. With me here today is Will Mason. He's the has been the engineer on this project and he'll be able to answer technical questions that I might not have full knowledge about. As mentioned we are today here just for a preliminary plat on the Skylar Ranch subdivision. As staff mentioned, this property has already been annexed and zoned and the proposed plat is in substantial conformance with the plat that it was attached with the concept plat that Was attached development agreement. I also always want to start by thanking the staff here. They're always absolutely fantastic to work with. I can tell you I go other places and I would not say that everywhere that I go. So moving on, here you can see sort of the vicinity map. We want to Orient you to the site. It's about an 8.5-acre site directly north of Ardell and near the intersection with School Ave. and you can see that it is surrounded on three sides by development. And then directly to the north, there is a vacant lot, but then there's development farther north than that, which does make this a pretty, I mean this is when you drive by it, it's an infill site here in Kuna. The zoning it's not currently just zoned R-6; there is also a component of R-4 on the property, which really makes it compatible with the neighborhood. It's hard to tell on the zoning maps because they're just shades of yellow, but R-6 is the darker shade of yellow, R-4 is the lighter shade of yellow. There is a commercial component on the corner which actually is primarily multi-family residential, south across Ardell R-4, R-6 to the West is R-4 and to the north is rural residential located in the county. As mentioned the property, This was the original plat, was annexed, into the property, into the city in 2022 and the development agreement was recorded in late 2022. That original development included this this large lot that we're talking about right now, the 8.5 acres, as well as two smaller lots here. Those two lots have now each been sold, so they're not part of this. You can see here the prior development and the current proposal and that they are substantially similar. As Troy mentioned, the big issue was sewer coming to the area. Those improvements have now been made. Sewer Is available. And Second the other that was really issue number one with the DA and issue #2 was that the proposed plat be in substantial conformance and as you can see here except for the proposed road extension that will end in a stub. It is substantially similar. And that was done at ACHD's request.

The preliminary plat right here at the total project area is 8.52 acres, proposing 32 residential lots, and although most of the property is zoned R-6, 23 of the lots meet the R-4 dimensional standards and exceed 6000 square feet of the 9 remaining. They're mostly these interior lots and a smaller lot down here, and they all exceed 5000 square feet when in the R-6 zoning area they could go as small as 4000 square feet, so these are substantially bigger lots than just getting them absolute minimum, lot size and squeezing as much on as possible. And one of the reasons this is important is that on lots that are really at 5000 square feet and larger, you can get a house with a three-car garage. And that makes these just a lot more valuable. You can build bigger houses, make nicer homes. You can fit three car garages on smaller lots than that, but it gets really, really

tight. There is a letter in the file from an individual named Keith Binkley. He lives up over here about where my cursor is in this area, northeast of the property. And he does ask for R-4 lots along the perimeter. And although these lots are zoned R-6 along here. They all substantially. The R-4 minimum lot size requirement. North to South they go 9000 square feet, 9700 square feet, 10,000 square feet, 8200 square feet, 8500 square feet. And so the lots that are right here along the edge where they're most visible to the neighbors, these are much bigger lot sizes than what would be allowed for an R-6 zone. He also, in his thing, which I believe I touch on here, he did ask that there be a pathway put along the West side of the canal and that we've the client has agreed to do that. It was originally depicted in the queue net master plan pathway plan on the east side of the development, but it sounds like maybe that didn't built and so there will be a pathway and that additional connectivity here on the West side of the canal. It's about 11.8% overall, go back it up, overall open space. And as I mentioned, there will be that canal along there with grassy areas. And so we do have that as well as additional open space here and more sort of little pocket park areas throughout. We meet all the dimensional requirements, do comply with all of the Kuna City Code. We are requesting approval of the Skyler Ranch preliminary plat tonight. Council Member Bruce, in response to your question, the first time we the developer on this, had heard from the school district was in fact they received a letter and emailed letter yesterday, and so, asking for a partnership. And so it didn't come before the planning and zoning Commission meeting. Didn't come in the lead up to this. There hasn't been the opportunity to really reach out and meet with them and talk to them about what that sort of thing could or would look like. This is a relative... I mean this is a very small development. The two lots were sold off was to keep things afloat while waiting for the sewer to reach to be made available for them again. There's not a ton of ability here, but they absolutely are willing to sit down and talk to the school district about what they'd be looking at. But just getting it yesterday afternoon there just hasn't been time to make those connections yet. And with that, I will stand for any questions.

Mayor Stear Okay, questions?

Council President Bruce No, I like the fact that you... I just want to say thank you for keeping R-6. It fits that area nice, so thank you.

Mayor Stear And I think I need to see why ACHD required that road connection that was....

Council President Bruce I did have one...

Mayor Stear It had one way in and out it looked like before, so I think that's good.

Council President Bruce I did have one other question.

Mayor Stear Yeah.

Council President Bruce It says, 'Traffic Impact Study' It says 'no.' Did they just not require it on that development? Was it a size thing? Or was it...has it been done previously?

Elizabeth Koeckeritz, Givens-Pursley Mayor Stear, Council Member Bruce. It's a size thing. They don't require them and I don't know the number off the top of my head.

Mayor Stear There was 99 homes or something like that.

Council President Bruce Yeah...

Elizabeth Koeckeritz, Givens-Pursley 100. Yeah, it's a larger subdivision than this.

Council President Bruce That's what I thought. Just wanted to make sure.

Mayor Stear Okay, further questions?

Council President Bruce Not at this time.

Mayor Stear Alright, thank you. Alright, this is a public hearing and I did have a couple of people sign up. Tim Jensen. There's your school.

Tim Jensen, Kuna School District Tim Jensen, Kuna School District, 711 Porter St. She kind of took a little bit of what I was going to let you know to answer your question Council Members. When this came across the district, was in the transition of Mr. Reno leaving and me coming in and truly I didn't know that this was even around or a project until I saw this on the agenda. And so the reason why I signed up tonight was to speak neutral was because the developer hadn't had an opportunity to work with the district and it wasn't fair for me. I didn't feel like it was fair for us to and go one side or the other without giving them a fair chance to work with the district. I did want to just give you a bit of information to consider with this. It's in our boundaries of Silver Trail Elementary, Kuna Middle School, Kuna High/Slash Swan Falls. Silver Trail Elementary, currently at 95% capacity. The High School's over capacity. Kuna Middle school at 90% capacity. And with the other developments that have already been approved, obviously, there's an impact. I know it's a smaller development as compared to some of the other ones. You know that we've some of the applications that we've seen come in, but I felt it was important still to be able to give you that information for consideration and so I do...I apologize on behalf of us. This is literally one of those that was in that transition period of personnel handling these and like I said, it just wasn't something until I saw the agenda was like we need to... we need to reach out.

Mayor Stear And so did you get an e-mail about this? I mean, are you on the list now?

Tim Jensen, Kuna School District Yes.

Mayor Stear We may need to modify that.

Tim Jensen, Kuna School District Yes, I am. And that's the thing. Like that's that was one of the things when we were going through that transition point at the district part of it was like figuring out who's taking what responsibilities and right now, it's myself and Mr. Reddy, who's one of our assistant superintendents, who share the duties. But also we were trying to, you know, work with Mr. Reno on trying to catch up on all, you know, the projects that were, you know, that he had held on and I was here with him for a couple of meetings, you know, trying to sit in and this is honestly just one of them that in that in that transition time. If I'd have had it, this would have been a process We would have started long ago with the with the developer.

Mayor Stear Well, I appreciate that. I understand the staff changes and that makes things difficult sometimes, so.

Tim Jensen, Kuna School District And like I said, I didn't want to come up here and speak one way or the other without the developer having that fair opportunity to speak and work with the district and so...

Mayor Stear Good. All right, questions?

Council President Bruce Yes, sir. If I could.

Council Member Laraway Clarif...

Council President Bruce You, go ahead.

Council Member Laraway I just have to quick clarification. Is Mr. Reno leaving or is he just off this project?

Tim Jensen, Kuna School District He is not doing this capacity at all. His position in the district changed. He was at Swan Falls only and now he's overseeing both the high schools and because of those job responsibilities. You know, trying to do, you know, both high schools plus do this. Was just. Yeah, it was.

Council Member Laraway Okay, Thank you.

Tim Jensen, Kuna School District It was too much so.

Mayor Stear What's he do with all his extra time?

Tim Jensen, Kuna School District Supervise athletic games.

Mayor Stear Yes, go ahead, Mr. Bruce.

Council President Bruce I appreciate the input. I think this has been a couple of times though, so maybe work with the department and find a better way to communicate because this is like the second project we've had, right? If I'm not mistaken.

Tim Jensen, Kuna School District It is.

Council President Bruce Yes, okay. So because we can't make the decision, if we don't have the right information.

Tim Jensen, Kuna School District That is correct. And Councilman Bruce, I understand where you're coming from. And that is one thing that Mr. Reddy and I have been. Since, you know, that last one there was in the letter, we have actually sat down and refined our processes to make sure that it's not an ongoing issue. So.

Council President Bruce Thank you.

Council Member Laraway Thank you.

Mayor Stear Yeah. Good. Thank you and welcome aboard.

Tim Jensen, Kuna School District Trial by fire.

Mayor Stear All right. I had a couple other people sign-in but didn't wish to. Is there anybody else who wishes to testify that didn't get a chance to sign in? And that's all we have.

Council Member Laraway No rebuttal?

Mayor Stear Did you want a chance to add anything?

Elizabeth Koeckeritz, Givens-Pursley I would actually... *[Inaudible]* Just one more thing. Elizabeth Koeckeritz, Givens-Pursley. The developer is happy to reach out to have a meeting with the school district to see what sort of agreement they could come to and if you were inclined to add that sort of condition of approval that they meet with the school district, something like that would be perfectly acceptable. We would ask, I'm trying to preempt where discussion might go, that there not be a requirement that there be a financial...some sort of financial provision to the School District, because if that is included in the developer's conditions of approval, it's no longer a tax deductible approval. It's being required. Therefore it's not a donation. Therefore you can't stop it.

Council President Bruce Mr. Mayor, can I speak to that?

Mayor Stear Yes.

Council President Bruce So that's something we would never ask you to do. Just for clarification, if you deal with the school district, it's voluntary between you and I and we don't make decisions whether you do or do not partner with them, so...

Council Member Biggs And I just have one thing kind of made for consideration also is that if there are any entities out there like charter schools that, or private schools that also might be willing to come into the area that you might want to partner with or look at that might be something perhaps to think about that you know, maybe not necessary for just this one... this one is pretty small, but down the road. Because we all love Kuna School District. But we also, you know, maybe there's other things that might help offset the capacity issues before a bond can get passed.

Elizabeth Koeckeritz, Givens-Pursley Absolutely agree. This particular development is smaller than even the minimum lot size of that the school district would accept as a donation. They want at least 10 Acres.

Mayor Stear Right.

Council President Bruce I have one other question.

Mayor Stear Sure, go ahead.

Council President Bruce Do you have a time frame of if you were to get an approval tonight when you would turn dirt and when you would.... It could be a ballpark, but that kind of gives us an idea of, 'hey, is this something that we need to look at'?

Elizabeth Koeckeritz, Givens-Pursley Council Member, *[Inaudible]* I don't know, I have the engineer here who may have a better idea.

Council Member Laraway Blame it on the engineer.

Doug Mason, Mason & Associates Will Mason with Mason & Associates, 924 3rd St. South Ste B, Nampa Idaho. By the time we get the plan is designed and approved. It's probably going to be hard to get a pavement down this year, so I'm guessing it would be fall construction...so next year... *[Inaudible]*.

Council President Bruce But this is your next project in line, right? And I'm just trying to get a time frame for other ones that are going to come on as well, that's all.

Doug Mason, Mason & Associates That's right.

Council President Bruce Thank you.

Mayor Stear Thank you very much.

Council Member Biggs Thank you. And with that in mind, I guess, I kind of want to ask Mr. Jensen then, is there a bond? Is there a bond measure possibly coming up within the next year to your awareness?

Tim Jensen, Kuna School District The School Board is discussing that.

Council Member Biggs Okay.

Mayor Stear Okay, so, Mr. Jensen stated that the School Board is in discussions on that topic now, so.

Council President Bruce Any other questions? I move we close the evidence presentation and move to deliberation.

Council Member Biggs Second.

Mayor Stear Motion is made and seconded to close the public hearing and move to deliberation. Any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? motion carries.

(Timestamp 00:55:03)

Motion To: Close Evidence Presentation And Proceed To Deliberation

Motion By: Council Member Bruce

Seconded By: Council Member Biggs

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Voice Vote

3-0-1

Council Member Biggs I keep looking... It looks like a stomach. Are you?

Council President Bruce Are you hungry?

Council Member Biggs Must be. I yeah. My only... it has one egress point right now, which is you know, I guess it'd be a minor issue, but it meets ACHD standards. I love that I actually like the design a lot. It fits right in well with the R-4 transition into R-6. It has the greenbelt or the path on the on the inside of the of the lateral, which is also pretty nice. School issues notwithstanding, I think it's... the size of it, the impact, is probably pretty minimal to the city compared to some of the other developments that we've seen.

Council President Bruce Yeah.

Council Member Laraway I have nothing.

Council President Bruce You don't have anything? Obviously, it's a backfill project. The schools are concerned, but I think what do we look at our calculation was 1.3 kids per home, give or take.

Council Member Biggs That's about it, yeah.

Council President Bruce If you're at 90 and 90, I mean... I guess the question is do you want to table it and let them discuss with the school district or do you want to add that to the...table it to a date certain of two weeks?

Council Member Laraway I say add it to the stipulation.

Council President Bruce Did they have a discussion on how formulate that?

Mayor Stear Yeah, as far as I'm concerned, they've agreed to do that and both parties were here and agreed to that. So, I'm filing it away with that.

Council Member Biggs Is two weeks enough?

Council President Bruce Yeah. Well, we... You want to table it or do you want to just make the... like you said, just add it to the stipulation.

Mayor Stear I think you just add it to the motion

Council Member Laraway I guess, I agree.

Council Member Biggs I'm good with that, is Marc?

City Attorney Marc Bybee I would actually, sorry, Marc Bybee, City Attorney. I would prefer if you not condition an approval on that because for legal reasons. I don't think we can really condition the applicant to do that. I think if we want to afford them an opportunity before approval, that's an option. But I would request to not be a condition of the approval.

Council President Bruce And can we set it to a date certain of without? I'm sorry, may I ask a question, Mr. Mayor?

Mayor Stear Yes.

Council President Bruce Can we set it to a date certain of without another...Since we've already had the public hearing just for that one topic of discussion?

City Attorney Marc Bybee Yes you can, and you could continue with the possibility of reopening public hearing if you'd like to. But I think it'd be limited to not a full-blown public hearing if that's what you're asking.

Council President Bruce Yeah, we I think we're we've addressed most of the concerns that I have and they have. I think it would just be a time certain of even two weeks.

Mayor Stear And again, I think they've both agreed to have that discussion. So I don't even know that we really need to condition that in there, but...

Council President Bruce Well, he said not to. He said not to condition that way, so...

Mayor Stear Right.

Council Member Laraway Well, I think during the testimony like the Mayor said, they both agreed to talk to each other. And I think it's all that's...

Council President Bruce So you just want to just want to approve it?

Council Member Laraway Yeah, that's my opinion.

Council President Bruce I'll accept a motion if you've got one. Or you want me to motion it?

Council Member Laraway Yeah, I was trying to find it on the agenda. I'll make a motion that we approve case #24-04-S preliminary plat.

Council President Bruce I'll second it.

Mayor Stear Motions made and seconded and then does that also include with the recommendations from staff report?

Council Member Laraway Yes, with the staff reports.

Mayor Stear Okay, Second still stand?

Council President Bruce Yes, Sir.

Mayor Stear All right, so we have a motion and a second for approval. Is any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed?

Mayor Stear And that motion carries.

Council President Bruce Make your work for it.

Council Member Laraway What's that?

Council President Bruce Make your work for it.

Council Member Laraway Oh, I lost it on the agenda.

(Timestamp 00:58:57)

Motion To: Approve Case #24-04-S With Conditions As Outlined In The Staff Report

Motion By: Council Member Laraway

Seconded By: Council Member Bruce

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Voice Vote

3-0-1

- C. Consideration to approve Resolution R22-2025 Sewer System Fees and Policies. Jared Empey, Treasurer. ACTION ITEM

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

(Timestamp 00:59:55)

Mayor Stear That takes us to consideration or approve resolution R22-2025, Jared Empey.

City Treasurer Jared Empey Good evening, Mayor and Council. Jared Empey, City Treasurer. So this resolution that you have before you tonight is to add a category for charges. So it doesn't affect any current users of the system. It merely adds an additional user structure for residential-not-annexed property. So this would include any subdivisions that need sewer services on a temporary basis for whatever reason. And then it also provides for the charging structure or the user rate structure that would start with \$41.35 for the base rate. As the current user rate is for residential users. However, instead of starting the tiered structure at 4000 gallons, it immediately starts at 0 gallons. So in other words, as soon as you start using water it immediately starts charging the incremental rate of \$5 per 1000 gallons. And so the reason for this is staff anticipates that this may be used in the future, it may not be, but it we need it available in the event that it does have to be used in the future. So, I stand for any questions if there are any.

Mayor Stear Okay, questions for Jared?

Council President Bruce I don't have, do you representen... or Councilman Biggs?

Council Member Biggs I have no questions.

Council President Bruce So you're speaker and representative, yeah?

Mayor Stear All right, this is a public hearing. I didn't have anybody sign in to testify as everybody wishes to testify in this matter that didn't get a chance to sign in? All right, seeing none.

Council President Bruce I move that we close the public hearing move to deliberation.

Council Member Biggs Second.

Mayor Stear Motion is made and seconded. Any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:02:19)

Motion To: Close The Public Hearing And Proceed To Deliberation

Motion By: Council Member Bruce

Seconded By: Council Member Biggs

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Voice Vote

3-0-1

Council President Bruce I move we approve resolution R22-2025.

Council Member Biggs Second.

Mayor Stear Motion is made and seconded for approval of R22-2025. 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 01:02:38)

Motion To: Approve Resolution R22-2025

Motion By: Council Member Bruce

Seconded By: Council Member Biggs

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Voice Vote

3-0-1

7. Business Items:

(Timestamp 01:02:56)

- A. Consideration to approve Resolution R23-2025 Transportation Priority List. Doug Hanson, Planning and Zoning Director. **ACTION ITEM**

Mayor Stear That takes us to item 7A, consideration to approve resolution R23-2025, Transportation Priority List, Doug Hanson.

Planning & Zoning Director Doug Hanson Mayor and Council, for the record, Doug Hanson, Kuna Planning and Zoning Director, 751 W. 4th St. Kuna. The City of Kuna Planning & Zoning department seeks your approval for the proposed 2025 Kuna Prioritization request form to inform the next update to Ada County Highway District Five-Year Plan, formerly known as the Integrated five-year work Plan. Staff aimed to maintain the project order as they are currently programmed within ACHD's Five-Year Plan. By deprioritizing program projects run the risk of them being removed or pushed further down the list and delayed. The focus of the rank projects were for pedestrian safety and intersection improvements. There were four projects that were either not programmed or programmed to be done at a later date that we did move up the list. For your capital improvement projects for roads and intersections, that would be improvements to Avalon St., from Bridge Ave. to Ten Mile., to widen it to three lanes with curb, gutter, sidewalk and bike lanes in accordance with our Master Street map and Plan arterial network. And two, that was moved up the priority list was the installation of a roundabout, or signalization, with pedestrian crossing at Deer Flat Road and Kay St.

The two projects that were added or moved up for our Community programs: One, Avalon St. from Ten Mile Rd. to school Ave. that was to install an interim asphalt pathway on the South side of Avalon Rd. Hopefully as an interim solution until the number one priority projects for the capital improvement projects recently referenced to be completed. And then #2 was to complete an unimproved 750-foot Rd. section of Kay Ave. that would be from Deer Flat going north to Trophy St. And closing the packet you will find the Red Line version of the 2025 Kuna prioritization request form detailing the changes from the 2024 prioritization request. The public

outreach results gathered by ACHD and the proposed resolution. And with that, I will stand by for any questions.

Mayor Stear Okay, questions for Doug?

Council President Bruce No, this is awesome, thank you.

Council Member Biggs Thank you.

Council President Bruce Do you have anything?

Council Member Laraway I know I'm coming from behind here and I'm trying to figure this out. Are we were questioning a wrap...a roundabout at Deer Flat and Kay?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning. I believe on ACHD's capital improvement plan, They are showing it as a roundabout. However, in our specific priority request, the main goal for us is intersection improvements with that being so close to the high school. Anything we can do to add the pedestrian safety for crossings and increase traffic flow would be of a benefit to the city.

Council Member Laraway Yeah, right now, there's also a parking problem, and I don't think that's going to go away either. Chief, we'll talk about that the school. We need...I don't know if ACHD or put no parking signs up there. It seems like a simple project. Yes, Sir.

Chief of Police Mike Fratusco Mayor, Councilman Laraway. Mike Fratusco, Chief of Police 793 W 4th so we did reach out to ACHD I spoke with them and they did put a few signs up just to alleviate the issue where they're leaving the church, right there, across from the high school as far as further West there's no signs up there. There's plenty of room. The bigger issue is parking at the school. I've spoken with the Superintendent of the School District and it's not high up on their list and everything costs money, but they definitely need more parking. Those are all high school students parking there and it is an eyesore but as far as any legal issues, they're parking in the area where they're allowed to park as right now.

Council Member Laraway Okay, Thank you. Thank you, Doug.

Mayor Stear Okay.

Council President Bruce Anything else?

Mayor Stear Anything further?

Council President Bruce I move we approve resolution R23-2025.

Council Member Biggs Second.

Mayor Stear Motions made and seconded for approval of resolution R23-2025. Is there any further discussion on that motion? All those in favor say aye.

All Council Members Aye.

Mayor Stear Anyone opposed that motion carries.

(Timestamp 01:07:48)

Motion To: Approve Resolution R23-2025

Motion By: Council Member Bruce

Seconded By: Council Member Laraway

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Roll Call Vote

3-0-1

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

(Timestamp 01:08:12)

Mayor Stear Consideration to approve ordinance 2025-05, Appointed Officials, Nancy Stauffer. I will report that I had asked for a change to be made there for in the event that we needed to expedite appointments and that change was made to my satisfaction. So, Nancy, I don't know if you have anything else you want to add about that, but this is the same ordinance that we had talked before.

Council President Bruce That's what we just that's what we discussed last time.

Mayor Stear Yes.

Human Resources Director Nancy Stauffer Mayor and Council for the record, Nancy Stauffer, Human Resource Director. There was no change made to the ordinance at all. And the only changes made were the ones by that were requested by the Mayor or suggested by the Mayor. In the resolution and that is at 1.6.1.4 through 1.6.1.7.

Council President Bruce I can live with those.

Mayor Stear So I'll go ahead and do this reading then. This is an ordinance of the City of Kuna, Ada County, Idaho, adding 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 an effective date.

Council President Bruce I move that we waive 3 readings of Ordinance 2025-05.

Council Member Biggs Second.

Mayor Stear Motion is made and seconded to waive the three readings. All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:09:43)

Motion To: Waive 3 Readings Of Ordinance 2025-05

Motion By: Council Member Bruce

Seconded By: Council Member Biggs

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Roll Call Vote

3-0-1

Council President Bruce I move we approve Ordinance 2025-05.

Council Member Laraway Second.

Mayor Stear Motion's made this are going to approve the ordinance. Any further discussion on that motion? Garrett would poll the Council, please.

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Yes.

Deputy City Clerk Garrett Michaelson Council Member Laraway.

Council Member Laraway Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 01:09:57)

Motion To: Approve Ordinance 2025-05
Motion By: Council Member Bruce
Seconded By: Council Member Laraway
Further Discussion: None
Members Voting Aye: Council Members Bruce, Biggs, Laraway
Members Voting Nay: None
Members Absent: Council Member McPherson
Approved Via: Roll Call Vote
3-0-1

Council President Bruce I move that we approve a summary publication of Ordinance 2025-05.

Council Member Laraway Second.

Mayor Stear Motion is made and seconded for a summary publication. Any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:10:21)

Motion To: Approve Summary Publication Of Ordinance 2025-05
Motion By: Council Member Bruce
Seconded By: Council Member Laraway
Further Discussion: None
Members Voting Aye: Council Members Bruce, Biggs, Laraway
Members Voting Nay: None
Members Absent: Council Member McPherson
Approved Via: Roll Call Vote
3-0-1

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.

(Timestamp 01:10:44)

Mayor Stear Consideration to approve resolution R19-2025, Nancy Stauffer.

Human Resources Director Nancy Stauffer Mayor and Council, Nancy Stauffer, Human Resources Director, city of Kuna. This is what we just discussed and the change that was made was the 1.6.1.4. through 1.6.1.7.

Mayor Stear Okay, so this is just approving the resolution.

Council President Bruce Anything? I move we approve resolution R19-2025.

Council Member Laraway 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. Almost confused myself here.

Council President Bruce I was looking at. Yeah, I saw that.

(Timestamp 01:11:20)

Motion To: Approve Resolution R19-2025

Motion By: Council Member Bruce

Seconded By: Council Member Laraway

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Voice Vote

3-0-1

8. Ordinances:

(Timestamp 01:11:54)

A. Consideration to approve Ordinance 2025-06 ACTION ITEM

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:
- MAKING CERTAIN FINDINGS; AND
- AMENDING CHAPTER 4, SECTION 4 OF TITLE 5 KUNA CITY CODE DECISION MAKING AUTHORITY PROCESS TABLE; AND
- AMENDING CHAPTER 9, PART 2 OF TITLE 5 KUNA CITY CODE SUBDIVISION APPROVAL PROCESS; AND
- AMENDING CHAPTER 10, SECTION 8 OF TITLE 5 KUNA CITY CODE COMPLETION TIME; AND
- AMENDING CHAPTER 10, SECTION 13 OF TITLE 5 KUNA CITY CODE LANDSCAPE BUFFER WIDTH BASED ON ROADWAY CLASSIFICATION; 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

(Timestamp 01:11:54)

Mayor Stear All right. A consideration to approve Ordinance 2025- 06. An ordinance of the City Council, of the City of Kuna making certain findings and amending Chapter 4, Section 4 of Title 5 Kuna City Code decision making authority process table and amending Chapter 9, Part 2 of Title 5, Kuna City Code Subdivision approval process, and amending Chapter 10, Section 8 of Title 5, Kuna City Code completion time. And amending Chapter 10, Section 13 of Title 5, Kuna City Code landscape Buffer with based on roadway classification and providing a severability clause and directing the City Clerk and providing an effective date.

Council President Bruce You guys? I movie wave 3 readings of Ordinance 2025-06.

Council Member Laraway Second.

Mayor Stear Motion's made and seconded to waive the 3 readings. All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed motion carries.

(Timestamp 01:12:53)

Motion To: Waive 3 Readings Of Ordinance 2025-06

Motion By: Council Member Bruce

Seconded By: Council Member Laraway

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Voice Vote

3-0-1

Council President Bruce I move we approve Ordinance 2025-06.

Council Member Biggs Second.

Mayor Stear Motions made and seconded for the approval of the ordinance. Any further discussion on that motion? Garrett, would you poll the Council, please?

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Yes.

Deputy City Clerk Garrett Michaelson Council Member Laraway.

Council Member Laraway Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 01:13:15)

Motion To: Approve Ordinance 2025-06

Motion By: Council Member Bruce

Seconded By: Council Member Biggs

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Roll Call Vote

3-0-1

Council President Bruce I move we approve a summary publication of Ordinance 2025-06.

Council Member Biggs Second.

Mayor Stear Motions made and seconded for summary publication. All in favor Signify by saying ‘aye.’

All Council Members Aye.

Mayor Stear Is there anyone opposed? And that motion carries.

(Timestamp 01:13:37)

Motion To: Approve Summary Publication Of Ordinance 2025-06

Motion By: Council Member Bruce

Seconded By: Council Member Biggs

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Roll Call Vote

3-0-1

9. Executive Session:

(Timestamp 01:13:52)

- A. Consideration to enter Executive Session under 74-206(c) To acquire an interest in real property not owned by a public agency. **ACTION ITEM**

Mayor Stear And that is all we have on the open meeting agenda. We have an executive session. This should be a really short session and no decisions will be made and so when we come back out, we'll just say ‘information received, no action taken’ so...

Council President Bruce Who do we need?

Mayor Stear We need Adam, and Marc, and all of us up here.

Council President Bruce I move we adjourn our executive session under 74-206(c) with Public Works Director Adam and our Attorney Marc.

Council Member Biggs Second.

Mayor Stear Motion is made and seconded to enter executive session under 74-206(c). All those in favor...Sorry, Garrett, would you poll the Council?

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Yes.

Deputy City Clerk Garrett Michaelson Council Member Laraway.

Council Member Laraway Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Yes.

Mayor Stear and that motion carries.

(Timestamp 01:14:25)

Motion To: Enter Executive Session Pursuant To Idaho Code 74-206(c)

Motion By: Council Member Bruce

Seconded By: Council Member Biggs

Further Discussion: None

Members Voting Aye: Council Members Bruce, Biggs, Laraway

Members Voting Nay: None

Members Absent: Council Member McPherson

Approved Via: Roll Call Vote

3-0-1

Minutes For The Executive Session, Required Pursuant to Idaho Code §74-205(2), May Be Found Attached To These Minutes.

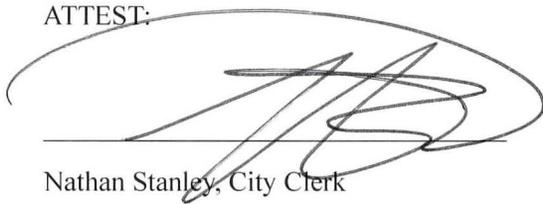
10. Mayor/Council Announcements:

11. Adjournment:



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk



Minutes prepared by Garrett Michaelson, Deputy City Clerk

Date Approved: CCM 03.18.2025



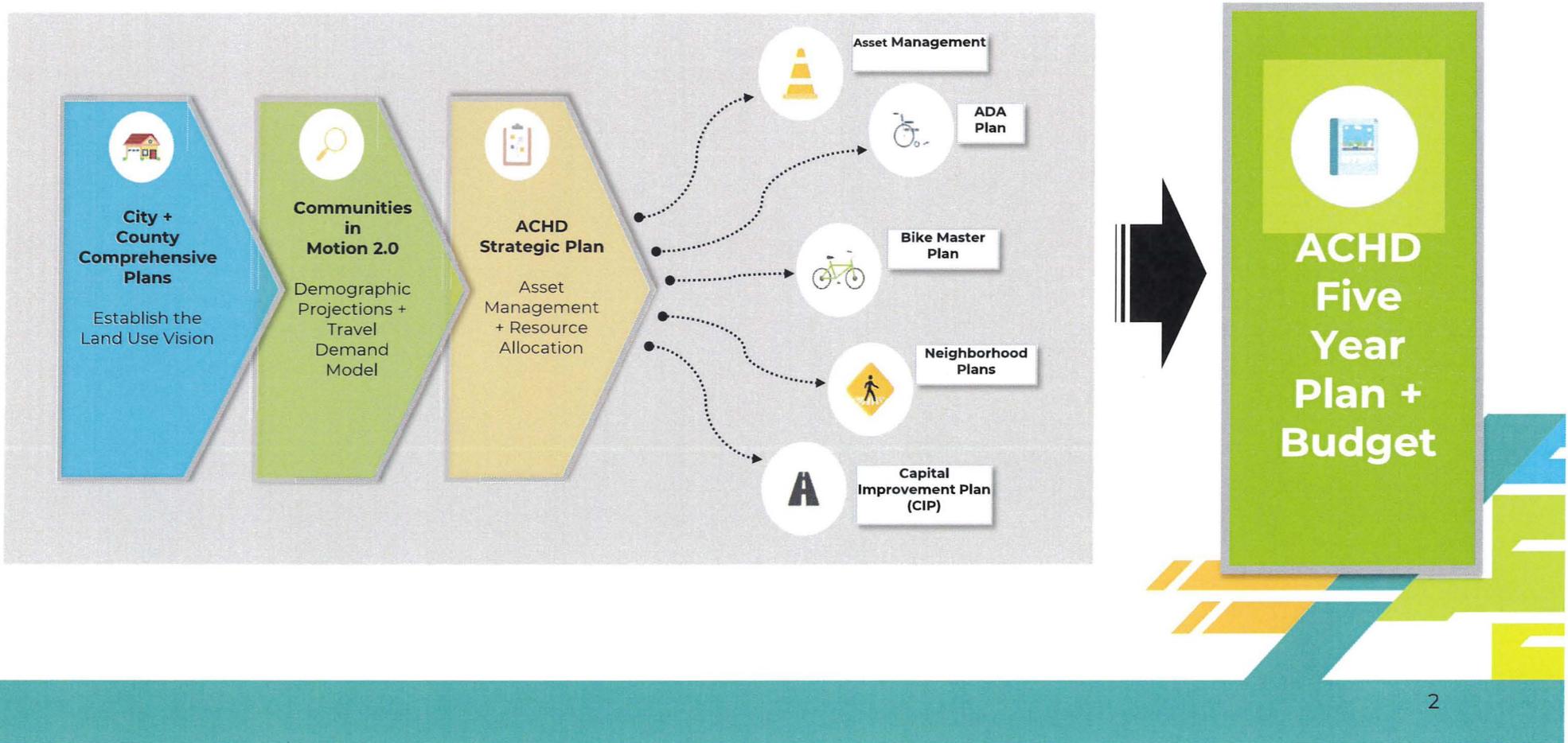
Programming/Funding

March 4, 2025

Rebecca Phillips, Transportation Planner



Programming Framework



ACHD Funding Sources

- State and Federal Grants
- Vehicle Registration Fees
- Impact Fees on Developments *(CIP projects only)*
- Property Taxes
- Highway User Funds



Project Updates

2026-2027 Construction Projects

- Avalon St and Kay St
- Linder Ave, Swan Falls Rd / 02nd St
- Avalon St, Swan Falls Rd / Orchard Ave
- Kuna Pavement and Pedestrian Improvements (2025)
- Linder Rd, Main St / Deer Flat Rd



Questions





Planning Review

Mindy Wallace, AICP
Planning Review Supervisor
Development Services



Planning Review Development Services

- How does ACHD fit into the Development Process
- What is included in an ACHD staff report
- What improvements can be required through development
- Questions



Process

- // Weekly Transmittals
 - // Initiated by City of Kuna
- // Review for Compliance with ACHD policies and standards
 - // Section 7200 of ACHD's policy manual
- // Response
 - // Staff Report



Staff Report

- // Existing conditions
 - // Trip generation
 - // Anticipated level of service planning threshold

- // Findings and Recommendations
 - // ACHD policy and standards
 - // Right-of-way preservation
 - // If required - Traffic Impact Study
 - // Recommended mitigation

- // Site specific conditions



What is Required Through Development?

- /// Construction of local and collector roadways
 - /// Fully constructed roadways
 - /// Pedestrian and cyclist facilities
 - /// Traffic calming
 - /// Turn lanes
- /// Arterial roadways
 - /// Right-of-way preservation
 - /// Consistent with CIP, FYP, and MSM
 - /// Pavement widening
 - /// Pedestrian and cyclist facilities
 - /// Other mitigation based on traffic impact study

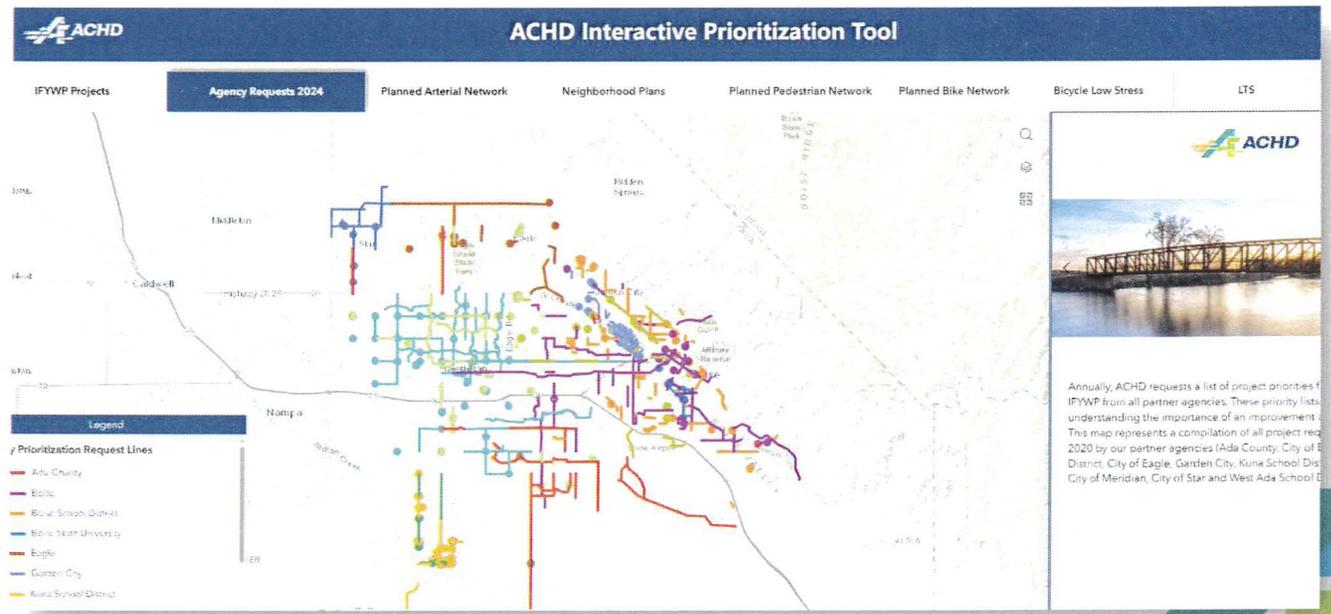


Questions



ACHD Interactive Prioritization Tool

- /// Current Adopted FYP
- /// Agency Requests
- /// Neighborhood Plans
- /// Planned Arterial & Pedestrian Networks
- /// Bike Master Plan
- /// Level of Traffic Stress (LTS)



ACHD Interactive Prioritization Tool

Project Categories



ROADWAYS &
INTERSECTIONS



Roads & Intersections

- Arterial Widening Projects
- Major Intersection Improvements to Arterial Intersection Improvements (widening/signalization/roundabouts)
- Projects in ACHD's Capital Improvement Plan (CIP)



COMMUNITY
PROGRAMS



Community Programs

- Pedestrian Enhancements
 - Sidewalks, Pathways, ADA Upgrades
- Pedestrian Crossings
- Bike Facility Projects
- Traffic Calming Initiatives

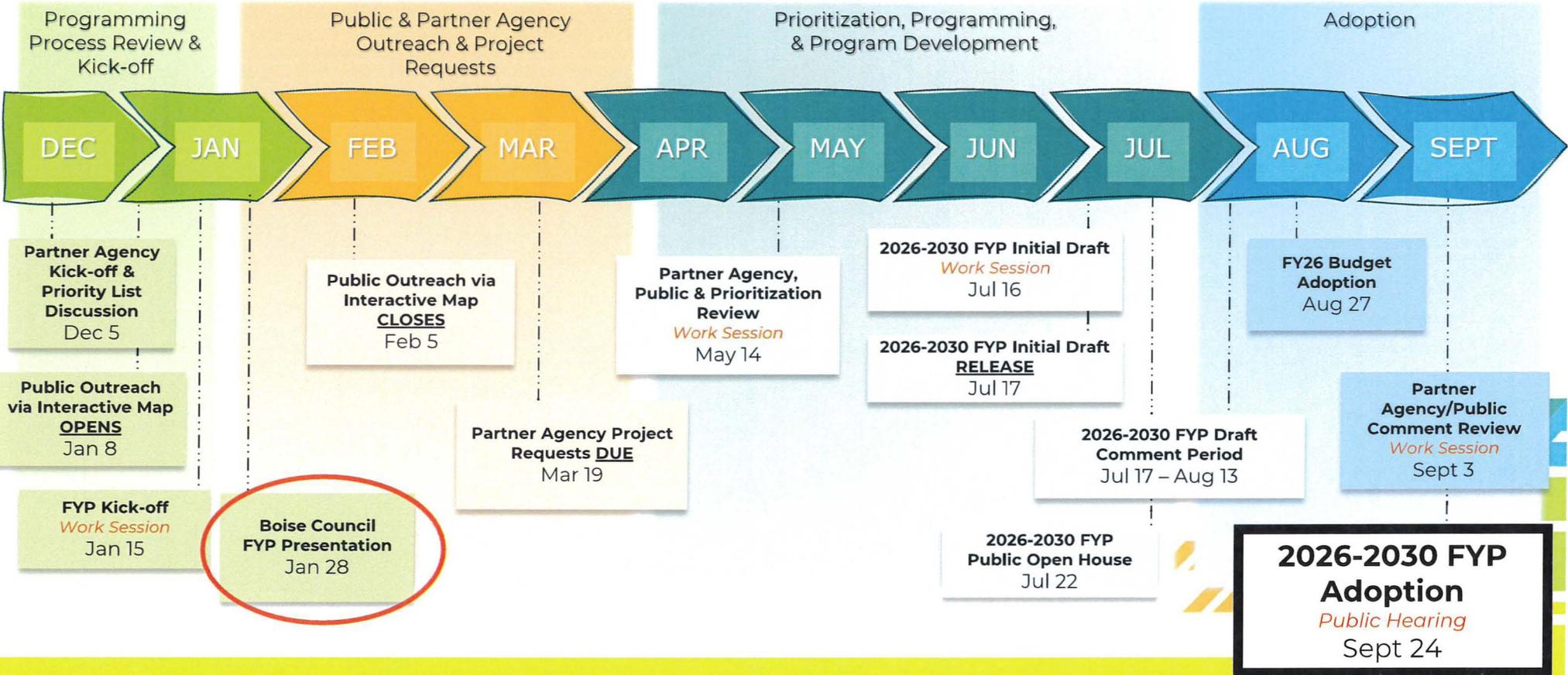


OTHER
PROGRAMS

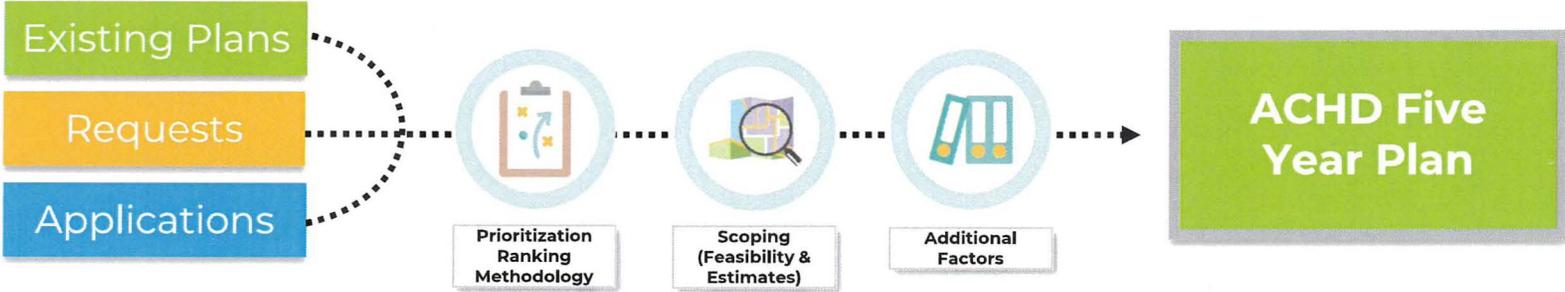
Other Programs

- Traffic Safety and Operations
- Capital Maintenance
- Bridges Programs
- Rapid Project Implementation (RPI) Projects

2026-2030 FYP Schedule

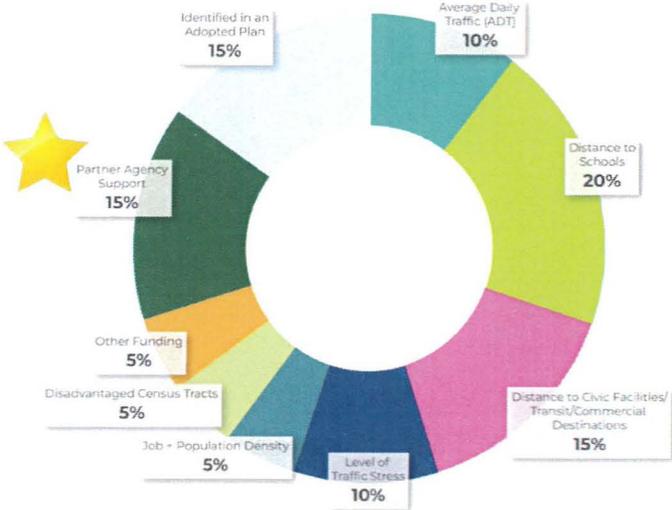


Project Selection and Prioritization

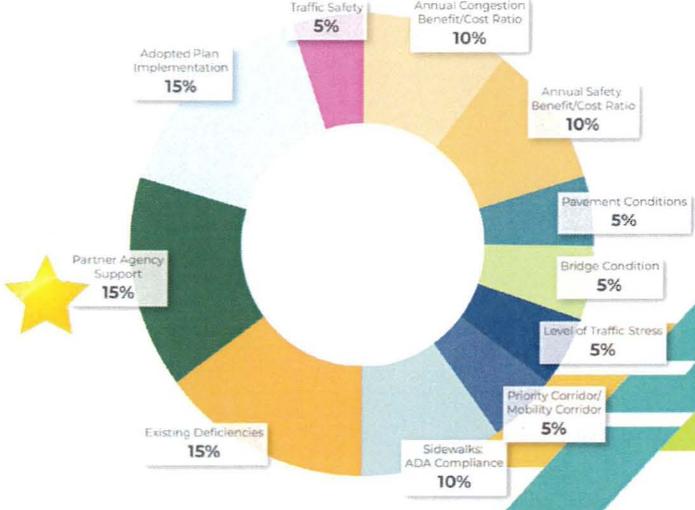


COMMUNITY PROGRAM PROJECTS

ROADWAY & INTERSECTION PROJECTS



100pt
SCALE



Our prioritization ranking process is just one of the many tools used for project selection

2026-2030 Early Programming Objectives

BUILD
TOGETHER

BUILD
SAFE

BUILD
MORE

- FY2026 & FY2027 – Balanced Budget
- Enhanced Flexibility
 - *More transparency through the website*
 - *Availability for staff/staff meetings*
- Comprehensive Review of Partner Agency Priorities
 - *Focused effort on acceleration of top project priorities*
- Increased Alignment of the Phases (Design-ROW-CN)



Examining ways to **BUILD** more!



Key Dates



- /// December 5 – March 19 – Agency Priority List Development
- /// January 8 – February 5 – Public Outreach Period
- /// February 12 – Public Outreach Feedback sent to Partners

- /// March 19 – Partner Agency Priority Lists Due to ACHD
- /// May 14 – Partner Agency, Public Comment & Prioritization Commission Work Session

- /// July 17 – 2026-2030 FYP Initial Draft RELEASE
- /// July 17 – August 13 – FYP Draft Public/Partner Comment Period
- /// August 13 – Partner Agency Comments Due on Draft Plan



Capital Improvement Plan (CIP)

- // Land use assumptions provided to COMPASS – from Kuna Staff
 - // COMPASS model – based on input from Land Use Agencies
 - // Analysis for 20-year plan – list of projects are established

- // What do impact fees pay for?
 - // Right-of-way preservation
 - // ACHD Capital Projects
 - // Capacity improvements
 - // Roadway and intersections





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



City Council Public Comment Sign-In Sheet
 March 04, 2025

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.

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CITY OF KUNA

751 W 4th Street • Kuna, ID 83634
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City Council Public Hearing Sign-In Sheet
 March 4, 2025

Case No.: 24-05-OA (Ordinance Amendment)

Case Name: Energy Production and Energy Storage

IN FAVOR	NEUTRAL	IN OPPOSITION
<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 OF KUNA

751 W 4th Street • Kuna, ID 83634
 (208) 922-5546 • www.kunacity.id.gov

City Council Public Hearing Sign-In Sheet
 March 4, 2025

Case No.: 24-04-S (Preliminary Plat)

Case Name: Skylar Ranch Subdivision No. 2

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
<i>Elizabeth Koeckert & TIM JENSEN</i>		
Name <i>CEO Barnock</i>	Name <i>711 PORTER ST</i>	Name
Address <i>W 201st ID 83702</i>	Address <i>KUNA, ID 83634</i>	Address
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<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
<i>William Mason</i>		
Name <i>924 3rd St So.</i>	Name <i>John Ifurria</i>	Name
Address <i>Nampa, ID 83651</i>	Address <i>2246 N Citrine 83634</i>	Address
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*Resolution R22-2025
Sewer System Fees Policies*

IN FAVOR	NEUTRAL	IN OPPOSITION
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CITY OF KUNA | Kuna City Hall 751 W 4th Street | Kuna, Idaho 83634



EXECUTIVE SESSION
MINUTES
Tuesday, March 04, 2025

1.) Executive Session

Authority: Idaho Code § 74-206 (c) To acquire an interest in real property not owned by a public agency.

Start Time: 7:16

Persons Present: Title:

Handwritten list of attendees and titles: J. Steen, Matt Biggs, John B. Laraway, Chris Bruce, Alex Wier, Marc Bybee, Mayor, Council Person, Council Person, Council Pms, Public Works Director, City Attorney.

Motion to Exit Executive Session By:
Second on Motion to Exit Executive Session By:

All In Favor: A. Bruce, J. Laraway, M. Biggs
All Opposed:

End Time: 7:25

Information Received; No Action Taken.

Pursuant to Idaho Code §74-205 (2) Minutes pertaining to an executive session shall include a reference to the specific statutory subsection authorizing the executive session and shall also provide sufficient detail to identify the purpose and topic of the executive session but shall not contain information sufficient to compromise the purpose of going into executive session.