

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, August 05, 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 00:00:20)

COUNCIL MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Marc Bybee, City Attorney
Jared Empey, City Treasurer
Mike Fratusco, Kuna Police Chief
Adam Wenger, Public Works Director
Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, Planner
Michelle Covert, Economic Development Administrator
Morgan Webb, Deputy Parks Director
Nancy Stauffer, Human Resources Director
Nathan Stanley, City Clerk

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.

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

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Here.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Here.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:34)

Mayor Stear And if you'll join me for the Pledge of Allegiance, please.

Multiple Speakers I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Mayor Stear Thank you. Before we get started, I'm going to introduce to you Michelle Covert. We brought her on. She's our Economic Development Administrator. Big long title. So, she is now drinking from the proverbial fire hose, learning all things Kuna and doing a pretty good job, I think. So welcome, Michelle.

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 00:01:27)

- A. Regular City Council Meeting Minutes Dated July 15, 2025
- B. Accounts Payable Dated July 31, 2025, in the amount of \$1,217,639.50
- C. Final Plats
 - 1. Case No. 25-16-FP (Final Plat) – Paloma Ridge No. 7
- D. Decision and Reason Statements

1. Case No. 24-07-AN Star Acres No. 3

E. Resolutions

1. Resolution R47-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY MERLIN POINTE LLC, FOR MERLIN COTTAGES SUBDIVISION FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

(Timestamp 00:01:27)

Mayor Stear First item is the consent agenda. Questions or comments?

Council President Bruce Councilman Biggs? Do you have anything? I move we approve the consent agenda, as published.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded. Is there any further discussion on that motion? Nathan, would you poll the Council, please?

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

Mayor Stear And that motion carries.

(Timestamp 00:01:34)

Motion To: Approve The Consent Agenda, As Published

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Roll Call Vote

3-0-1

4. Public Comment

(Timestamp 00:01:58)

Mayor Stear That takes us to Public Comment. I have Michael Rocco signed up. You may have the floor, Sir, if you would state your name and address for the record, please.

Michael Rocco Michael Rocco, 1286 E 40th St. in Kuna, ID 83634. We've had some robust...well not we...this Council has had some robust discussions over the last three or four Council meetings over the budget and I've noticed over the last couple of months I'm actually receiving emails notifying us of when the Mayor is going to have a Popsicle Day and you know various different notifications. So, I'm wondering, Mayor, if we could have make sure that there's a notification that goes out to the public that that I've received via e-mail, letting them know of... On the I think it's the 19th of the public meeting with the budget... And so I'm wondering if that's possible? Because we really haven't had any citizen, hardly any citizens here as all of this robust discussion has been going on with the budget. I think it's important that we make every effort to bring the public to work on the budget. The other thing is I guess I know it's a little early, but I would I'm curious to see you allocated \$20,000 in overtime for I guess it was called the Hell's Angels for the law enforcement. And I know it's real early. I'm just curious to see, you know, was all the \$20,000 expended? Do we anticipate that all \$20,000 was expended? And also I don't think that anybody had the foresight to know that Idaho Department of Transportation was going to be doing the road work on the 69. I don't know how that affected the distribution of law enforcement also. So those are just some of the questions. I don't know if I can get answers but thank you.

Mayor Stear Well, that that's a good point. I think sometimes I think that when We get our tax sheets in that budget hearing is advertised on there, but then I don't think about the fact that people that are renting don't get those sheets. So, that's a good point. I'm glad you brought that up. And as far as I know, I don't believe that We used any of the....Chief?

Chief of Police Mike Fratusco Mayor, Council Members. Chief Mike Fratusco, City of Kuna. 793 W 4th Street. By the way, from what I'm seeing right now, it doesn't look like we had to use any of the \$20,000 in contingency fees. We did have overtime cost, but I believe I was able to budget that through our normal budget and then we had agencies: We had Star Police, Eagle Police, Ada County unincorporated deputies, a lot of different people up here. But I don't think I would say that I probably don't have to use any of it. That was a safety measure just in case, which I think is the right thing to do and the smart thing to do. So thank you.

Mayor Stear Good, thank you.

Council President Bruce Thank you, Chief.

Mayor Stear And I didn't have anybody else signed up, was there anybody else who wished to address the Council? All right. *Yeah, if you want to sign this sheet here.* Okay. Then if you would just state your name and address for the record and you may have the floor.

Maxine Hutchinson My name is Maxine Hutchinson. I live at 1442 W Mayfield Ct. Kuna, ID 83634. This past weekend was Kuna Days. My street Mayfield Ct. subdivision was completely blocked off. I could not get out of my house at all. There are only two exits and I had to yell at the attendants to let me out because they referred to. 'Oh, isn't there a third exit?' and they said 'Well, no, there isn't 1/3 exit,' so I

wanted to know excuse me. Is there any sort of way we could have a better understanding of when the parade... where the parade is going to go? Because it was really challenging to get out and I had to go help my friends move from Boise out to Kuna and it was just a challenge.

Mayor Stear Okay, Yeah. If you would contact the Kuna Chamber, they're the ones that work with ACHD on those road closures, because that's their event. But let them know, and then we will follow up to work and see what we can do. Because I know there was some other issues. So, we'll be looking into that. But thank you. Anybody else?

5. External Reports

6. Public Hearings:

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

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

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

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

(Timestamp 00:06:53)

A. Consideration to approve Case Nos. 24-09-AN (Annexation) and 25-06-S (Preliminary Plat); Blossom Meadows Subdivision – Applicant requests approval for Annexation of approx. 30.92 ac. Into Kuna City and proposing the R-6 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same lands into 100 single-family lots, and 19 common lots. The site is in Section 19, Township 2 North, Range 1 East (Parcel number; S1419131300). Troy Behunin, Senior Planner **ACTION ITEM** - *Tabled from July 15, 2025 City Council Meeting, Public Hearing was closed, No public testimony will be received. City Council will return to deliberation.*

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

(Timestamp 00:06:53)

Mayor Stear Okay, that takes us to public hearings. This was consideration to approve case number 24-09-AN and 25-06-S was tabled from July 15th. The public hearing was closed and so City Council can return to deliberation on that with the Information that was requested and received. Did you want Troy to... did you want Troy to come up and ask and your answer any questions, or?

Council President Bruce Yeah, that would be great.

Mayor Stear Hey, Troy, if you would, yes, please.

Senior Planner Troy Behunin Good evening, Mr. Mayor, and Members of the Council. For the record, Troy Behunin, Senior Planner. Development Services department. So, at the conclusion of the meeting where this was held the first time in, in July, the request from the Council was to secure a letter from the

Kuna Rural Fire District and also that of an updated letter from the Kuna School District. Before I left that evening, I sent emails and they responded in kind. By the time I got to my desk the next morning, they had both at least responded to my e-mail, the Kuna Fire District actually provided the comments, so those are actually in your packet and the Kuna School District letter is on page 191 of 455 and the Kuna Fire District letter is on page 192 of 455. So beyond that, there's...

Mayor Stear Great. Thank you.

Council President Bruce Thank you.

Senior Planner Troy Behunin I'm open for any questions you might have.

Council President Bruce I didn't have any, did you?

[Brief Silence]

Mayor Stear I think that's it, Troy. Thank you.

Senior Planner Troy Behunin Thank you, Sir.

Council Member Biggs Thanks, Troy.

Mayor Stear I don't want you getting tired and standing there.

Council Member Biggs The School District was the exact same letter. They got pretty much. They just changed the number from 177 to 100.

Council President Bruce Yeah.

Council Member Biggs It was signed, signed by a different person.

Mayor Stear Yeah, it was updated reflecting the number of homes that are requested.

Council President Bruce Yeah, I think like, you know, like I said, my problem is having an actual capacity plan for the schools, knowing that we're not going to approve an overwhelming or if they are contributing to mitigating the impacts of schools, is it actually adding capacity. And that's where I think we discussed last time. But when you have each agency saying that they can service it, it puts us in a... in a position as well.

Council Member Biggs You're right. I mean, many times we've been here when you know the school district has said we can't. We can't, we can't. Because of the capacity issues, we even had those when we had the charts with all the red markings and... But in this case the... I mean good on the developer. They you know that definitely doing what the school district asked but...

Council President Bruce I mean, we have a, you know, you have people that are showing up building their own schools. Developers are contributing to schools. So, they're trying to make, you know, ease the impact of the schools. I would just like to see for the future what that looks like and how we're actually adding capacity to the schools. I know saying that we're just waiting on a bond is... You can't. We can't continue to use that when we don't know if a bond will pass or not, so. That's kind of where I'm at. I think with all the agencies saying yes, I don't know necessarily know that we have a legal avenue to deny it. What's your thoughts on it?

Council Member McPherson Same.

Council Member Biggs I agree.

Council Member McPherson We got what we had in question and it was in favor of. So I don't see how we can say 'no.'

Council Member Biggs Twice.

Council Member McPherson Yeah.

[Brief Silence]

Mayor Stear Okay.

Council President Bruce Do you want to make a motion, or?

Council Member Biggs I'd make a motion to approve case 24-09-AN and 25-06-S.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:11:48)

Motion To: Approve Case #24-09-AN and #25-06-S

Motion By: Council Member Biggs

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Voice Vote

3-0-1

B. Case No. 25-02-CPF (Combined Preliminary and Final Plat) Valor Social Club. Applicant requests Combined Preliminary and Final Plat approval in order to consolidate multiple remnant parcels and create a total of five (5) new lots on approx. 335 ac. Within existing R-6 (Medium Density Residential) and R-12 (High Density Residential) zones; The site is in Section 15 and 22, Township 2 North, Range 1 East. The site is located near Cloverdale and Kuna Roads, Kuna, ID. Troy Behunin, Senior Planner **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

(Timestamp 00:12:15)

Mayor Stear Item B, case #25-02-CPF, for Valor Social Club, Troy.

Senior Planner Troy Behunin Good evening, once again, Mr. Mayor and Members of the Council. For the record, Troy Behunin, Kuna Development Services Department. The application before you this evening requests a combined preliminary and final plat for approximately 335 acres that are already in the city of Kuna. In fact, it's a smaller part of the greater Falcon Crest planned unit development that was approved by most of this Council in 2019. The application is currently zoned R-6 and R-12 and they are requesting the combined preliminary plat and final plat approval in order to consolidate multiple remnant parcel parcels that have been created over the years with the development of the overall site. As you might be aware, the total site is 1078 ± 20 acres. So, it's considerable in size. This is basically a cleanup effort. They will be taking all of these remnant pieces and they will be consolidating them into 5 new parcels. At a future time, those 5 parcels will come in for their own development request, but this is not... This is not geared towards that. This is just more of a clean up effort. This site is located near the northeast corner of the east section of Cloverdale and Kuna Roads. Earlier this year, in May, in fact, the Commission heard this request and they voted to recommend approval to the Council. That approval is on page 344 at 455 of your packet. Staff has reviewed the proposed combo plats for compliance with Kuna City Code and Idaho State statutes and the Community comprehensive plan and also the recorded development agreement and the conditions of approval of that approve... that Initial approval back in 2019. And staff recommends that the applicant be subject and proposed to the recommended conditions outlined in staff memo. Should the Council approve this request now Caleb Leclair from the applicants engineer is here to make a presentation and to answer any questions the Council has, and I'll also be right here.

Mayor Stear Okay.

Council Member Bruce Thank you, Troy.

Mayor Stear Very good.

Senior Planner Troy Behunin Absolutely.

Mayor Stear Yeah, if the applicant would like to.

Caleb LaClaur, J-U-B Engineers Thank you Mayor, Councilmen. My name is Caleb LaClair. I'm with JUB Engineers. Work address is 2760 W Excursion Lane, Meridian ID. Troy characterized it very well

and we would really appreciate Troy's help through this process. This is really just a clean up. As he said, there's been a number of remnant parcels created through various final plats that have been recorded over the property. And so, we're trying to consolidate some of those as well as better define the golf course property separate from the future development area that's already been preprogrammed with the development agreement, so that's the purpose of this combination. I don't really have anything else to add. I'll answer questions if you have them.

Mayor Stear Okay, very good. Questions for Caleb?

Council President Bruce No, Sir.

Mayor Stear All right. Thank you very much. All right, this is a public hearing and Kim Ashmore. If you would like to state your name and address for the record, please.

Kim Ashmore Absolutely. Thank you, Mayor and Council. My name is Kim Ashmore. I live at 11204 S Salis way Kuna, Idaho. Which is part of the Valor Golf course, Falcon Crest Social Club. I came from Washington. I know that's a swear word in Idaho, but I'm a good Washingtonian, and now I'm an Idaho resident. Wife and I moved here. We've been here 36 days, and we moved here mainly because of our grandkids. But I plan on playing a lot of golf out there, which I have been doing and I do approve and support this, this decision you're about to make. But I ask that you consider the impact to the main entrance to valor, the golf course. River 6 Restaurant Medallion greens. Right now, that's our only access to that entire development. And the golf course. Adding 335 acres of parcels and houses and not considering another entrance to this golf course or to medallion or these developments, there's a lot of kids out there playing cadet and freedom golf course, and there's crossings on tier. So, if you've been out there lately, there's probably more trucks going down. Churchill Dr. than there are residents, it's crazy how much development I support development. That's good for the community out there. It's good for the city of Kuna. But if you haven't done a traffic impact analysis and looked at the traffic that could be added to that entrance trilogy has a separate entrance plus the entrance that we all use to get to the golf course and to our houses. So please consider a Tia if you can, or traffic study or in the future when these developers come to you. With plans, remember that we need another access out there. Maybe off Kuna Rd. Maybe the backside of Falcon Crest. Golf course. We just need not to have one entrance to all that development. I do support it. I want more houses and more members. The golf course, as you probably heard, is going private in about 3 years, so we need members to come in and pay those fees and make that golf course even better than it is. So, that's all I have...

Mayor Stear Okay.

Kim Ashmore If you have any questions of me...

Mayor Stear Any questions?

Council President Bruce No, Sir.

Council Member Biggs No, Thank you.

Mayor Stear Okay.

Kim Ashmore All right. Thank you.

Mayor Stear Then I have Doug Davie.

Doug Davie Yes. Good Evening, Mayor, Council. My name is Doug Davie. Live out in the Valor Community. 11156 S Yeoman Place. Been there about a year now. Similar to what him just indicated, I am have no problems at all with the development. Been aware of the plans are going to be developing that full area, but again in in ingress-egress is important and I think as part of when they go forward and getting final roads and lot lines and everything else, the northeast corner of the development area, where it goes out over to Five Mile Rd. I've seen plans with a stub of a road going out that way, but that should be a primary gated entrance into the community. It's about 3/8 of a mile off from the existing paved section of Five Mile Rd. to the north off of Hubbard. And so, it's a great addition, another access point from another direction that will dramatically reduce the shouldn't dramatically reduce the traffic coming through the community. So I support it, but I hope that will be seriously looked at as a requirement of the future development for an ingress-egress key operating gate at that location. Thank you. If you have any questions.

Council Member Bruce No, Sir. Thank you.

Mayor Stear All right. Thank you very much. And that's how I had signed up to testify. Is there anybody else who wishes to testify on this matter? All right, very good. And Caleb, if you would like to address the... sounds like the access concern is the...

Caleb LaClair, J-U-B Engineers Absolutely. Caleb LaClaire, JUB Engineers, 2760 W Excursion Lane, Meridian. So again, this application really doesn't have to do with any development occurring, at this time. There will be future applications that deal with actual future plating of these master parcels, and we'll have an opportunity to talk about the specifics of access then. I will say that what is currently ongoing is extension of Tervel Dr. as well as Five Mile Rd. down to Kuna Rd. So the developer is actively constructing those road improvements with ACHD approval to provide a second means of ingress and egress to the master Falcon Crest development, so that is ongoing. Should be finished, I believe before the end of the year is what I understand so.

Mayor Stear Okay, further questions? Okay. All right, Thank you.

Council President Bruce Anyone else if left to testify? Mr. Mayor, is that everyone?

Mayor Stear That was it, yes.

Council President Bruce I move we close evidence presentation and move to deliberation.

Council Member McPherson 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 00:21:42)

Motion To: Close Evidence Presentation And Proceed To Deliberation

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Voice Vote

3-0-1

Council President Bruce Did you guys have anything, any questions or concerns or?

Council Member Biggs I saw... I've actually been driven by there a couple times and seen some of the some of the widening improvements on Cloverdale which is mentioned in the ACHD report and sounds like the Tercel improvements will be coming. So, I don't have anything additional to say on that. That's the biggest. That's the biggest hanging. But this was that was that but.

Council President Bruce And we'll see the actual project. It will come before us in a different application. So, they'll do traffic studies, impact studies.

Council Member Biggs As far as the study goes right, you have to for ADHD it has to trigger. There is has to be a certain amount of...Added volume needle to 1000 vehicles per day, and then there's a table on there when it hits that, it will hit the. Which it will happen. It will happen at some point in this.

Council President Bruce Yeah. I move we approve case #25-02-CPF.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval for case #25-02-CPF. And I'm assuming that includes with staff recommendations?

Council President Bruce With staff recommendations,

Council Member McPherson Second stands.

Mayor Stear All right. Any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:23:07)

Motion To: Approve Case #25-02-CPF With Conditions

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Voice Vote

3-0-1

C. Consideration to approve Case No. 25-01-AN, 25-02-S (Annexation and Subdivision) – Applicant requests Annexation and Preliminary Plat approval to divide the site into 7 commercial lots and 1 common lot. Marina Lundy, Planner **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

(Timestamp 00:23:40)

Mayor Stear Consideration to approve case 25-01-AN and 25-02-S Marina.

Planner Marina Lundy Good evening, Mr. Mayor, and Members of the Council. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests annexation and subdivision approval for approximately 5.98 acres with a proposed zone of C-1 neighborhood commercial and to subdivide the site into 7 commercial lots and 1 common lot. The site is located at the northwest corner of N Ten Mile Rd. and W Deer Flat Rd. Staff has reviewed the proposed annexation and pre plat for compliance with Kuna City code, Idaho Statutes 50-222, 67-65, and the Kuna Comprehensive Plan. And should the Council approve the application, Staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions You have about the application and the applicant is present tonight and has prepared a presentation.

Mayor Stear Okay, any questions for Marina?

Council Member McPherson No.

Council President Bruce Not at this time, thank you.

Mayor Stear All right. Thank you. Yeah, staff that would like to state your name and address for the record, please.

Glenn Walker, ADP Architects Yes, I appreciate that. Good evening, Mr. Mayor and Members of the Council. My name is Glenn Walker. My address is 1831 E Overland Rd. in Meridian. And I'm appreciate the opportunity to speak with you tonight regarding the proposed Crimson Square subdivision slash development. I'm here today, on behalf of the owners to respectfully request your approval for the following entitlements of the annexation and zoning, preliminary plat approval and design review.

Crimson Square is located at the northwest corner of N Ten Mile Rd. And W Deer Flat Rd. The project site consists of approximately 5.98 acres, currently designated as vacant agricultural land within the rural Urban Transition Zoning district. Our proposal includes: annexing the property into the City of Kuna; Rezoning the parcel to C-1 neighborhood commercial, in alignment with the city's future land use map; Subdividing the land into 7 buildable lots and 1 common lot; and beginning the design review process.

The property is surrounded by existing commercial and residential zoning. To the north is zoned C-1, E is zoned R-6, and South and West is zoned C-1. The project aligns with the city of Kuna's Comprehensive Plan, which designates this area as commercial on the Future Land Use Map. Specifically, this development supports the following goals and objectives: Goal number one, creating a vibrant and economically diverse community, promote business creation, expansion and relocation, Encourage shovel ready commercial parcels with adequate infrastructure; and then goal number 2 is enhancing the quality and character of the commercial development around that area and support connected well designed commercial areas for the Community; objective #3 is to support connected wider sidewalks and pathways and Preliminary plat we're proposing 10-foot sidewalks along Ten Mile in West Deer Flat for enhanced pedestrian experience. A designated pedestrian crossing at the Ten Mile Rd. entrance. A transition from existing 5 foot to 10-foot-wide sidewalks, landscapes, setbacks of 10 feet for plants taller than three feet near key entrance. And internal private streets and lot access designed in accordance with the ACHD and City standards.

We have received the staff report and we agree with staff recommendations and conditions of approval, which include coordination with ACHD and city staff on access easements traffic improvements in light. Compliance with Kuna city codes for fencing, landscaping, signage and utility installation. And the commitment to maintain landscaping in a healthy condition year round and also ensuring that all future building projects within the development will go through individual design review for the city to review. In closing, we understand that this development will continue to set a foundation for future commercial activity in this growing area of Kuna and the owners are committed to delivering a high-quality, thoughtfully designed project that aligns with the city's long term visions and the needs of the surrounding residents. On behalf of the applicant and the owners, I want to thank the Mayor, City Council members, planning zoning commissioners and city staff for their time and review and consideration of the project, called Crimson Square, we respectfully request your approval of the annexation, preliminary plat, and the design review entitlements and I'm here to answer any questions you may have.

Mayor Stear Okay. Thank you. Questions for Mr. Walker?

Council Member Bruce Not at this time.

Mayor Stear All right. Thank you very much. And I didn't have anybody to sign up to testify in this matter. Is there somebody who wishes to testify that didn't get a chance to sign up? *Okay.*

Council President Bruce *They'll be on the record twice tonight.*

Maxine Hutchinson *It's my first meeting, so...*

Council President Bruce *That's good.*

Council Member Biggs *Good start.*

Mayor Stear *Might as well jump in with both feet.*

[Inaudible]

Mayor Stear *Yeah.*

Maxine Hutchison Good evening, Mr. Mayor and Council Members. My name is Maxine Hutchinson. I live at 1442 W Mayfield Ct., Kuna, ID. Per Crimson point or area. How would this development impact the road of Ten Mile? I mean, I know there's a project for a roundabout right at Deer Flat in Ten Mile. I want to know how it's going to impact our ability to leave the neighborhood and what the building is going to look like. I just want to. I'm just curious as to what it looks like.

Mayor Stear Okay. Thank you. I'm not sure that they have any conceptuales yet on the... Was there anybody else who wished to testify in this matter didn't sign up? All right, well, if you want to step back up, you may do so, Sir. Mr. Walker.

Glenn Walker, ADP Architects I appreciate it, Mr. Mayor, Members of the Council, as I have mentioned, that we will be going through design review. So when we do design the buildings, the city staff will have input on the design of the building. So, once the design of the buildings are at that point, we will be going through the design review portion which obviously the city council..., or the city staff will have input on that. As far as the access around the site, we feel that this is a really has pretty limited impact on the surrounding residential of that's next to us and also pretty minimal impact on the commercial site that's around us as well. And as you know there are proposing to do that roundabout there at the corner of Ten Mile and so that's really all I have.

Mayor Stear Okay. Thank you. Did anybody have any questions?

Council Member McPherson No.

Mayor Stear All right, very good. And that is all I had signed up to testify.

Council Member Bruce Actually I have a question for Ms. Lundy.

Mayor Stear Okay.

Council President Bruce On that Ten Mile... ACHD has it... Well, hold on, let me look... Actually, never mind, I found it. Thank you.

Planner Marina Lundy Okay.

Council President Bruce I don't have anything else. I move we close evidence presentation and move to deliberation.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:33:01)

Motion To: Close Evidence Presentation And Proceed To Deliberation

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Voice Vote

3-0-1

Mayor Stear Well, I think the best part, for me, is getting sidewalks in along that area. That's always been scary for getting up across from Deer Flat and then also Ten Mile. That's just a bad place for pedestrians, which is why we put the crosswalk down at Crenshaw there was to help alleviate that but people that live on this end of the Crimson Point development don't want to walk all the way down there and then all the way back. So that for me that's the best part is the safety factor of getting that completed.

Council Member Biggs Compare this. You know this is kind of like a very minor scale compared to the Meridian and Deer Flat corner, northwest corner traffic for this should be much better than that because if there's a traffic circle there, eventually you can pull out of that and just get in the traffic circle turned on. You don't have that same luxury at Meridian Rd. and Deer Flat. But much needed commercial, we definitely are hurting for commercial in town...pretty small scale project.

Council Member McPherson And it's good filling for a for that area. So it's the comp plan and everything else, so win, win.

Mayor Stear Going to miss all those weeds.

[Laughter]

Council Member Bruce I think we'll see, you know, they'll come forward with what it's actually going to look like and We'll get more of the studies that we'll need to see, you'll always worry about having commercial there on that intersection, what it's going to do. But they'll be required to build out all of those roadways there, which will make it move faster. So. I don't have anything else. I'll stand for a motion.

Council Member McPherson I would move we approve case #25-01-AN and #25-02-S with the conditions listed in packet.

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? And that motion carries.

(Timestamp 00:35:17)

Motion To: Approve Case #25-01-AN And #25-02-S With Conditions

Motion By: Council Member McPherson

Seconded By: Council Member Biggs

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Voice Vote

3-0-1

D. Consideration to approve Case No. 25-01-CPF (Combination Plat) – Applicant request combination plat approval to subdivide Parcel No. R6949010100 into two distinct C-2 zoned parcels. Marina Lundy, Planner **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

(Timestamp 00:35:46)

Mayor Stear Consideration to approve case #25-01-CPF, Marina.

Planner Marina Lundy Good evening, Mr. Mayor, and Members of the Council. For the record, Marina Lundy, Planner, Community Development Services Department. The application before you this evening request combination plat approval to subdivide Lot 1 of the Paul Bunyan Plaza subdivision which is approximately .96 acres already zoned C-2, area commercial. The West side of the lot will be for a Mo' Bettahs fast food restaurant and the east side will be for a Take 5 Oil Change Facility both of which have design review approval. The site is located at 1460 E Deer Flat Rd. near the intersection of N Meridian and E Deer Flat. Staff has reviewed the proposed pre plat for compliance with Kuna City Code, Idaho Statutes 50-13, 67-65 and the Kuna Comprehensive Plan. And should the Council approve the application, staff recommends the applicant be subject to the recommended conditions as outlined in the staff report. I'll be here for any questions you have and the applicant is present tonight as well.

Mayor Stear Okay, questions for Marina?

Council Member Biggs No, thank you.

Council President Bruce No. Thank you.

Mayor Stear All right. And if the applicant would like to step forward and state your name and address for the record, please?

Jeff Likes, ALC Architecture Jeff Likes, 1119 E State St. Eagle, ID 83616. We have really nothing other to say we appreciate staff and their hard work on it and stand for any questions.

Mayor Stear Okay. Questions?

Council President Bruce No, I know he took care of a lot of stuff through Planning & Zoning. They went back and forth with the with some of the exit issues, and so I do not get the time.

Mayor Stear Right.

Council Member Biggs What is Mo Betta's?

Jeff Likes, ALC Architecture Excuse me?

Council Member Biggs Hawaiian bar-b-que?

Council Member McPherson It's good, great.

[Laughter]

Mayor Stear Must be good. We're getting unruly.

Council Member Bruce Yeah.

Mayor Stear All right, I guess that's all we have. Thanks, Sir.

Jeff Likes, ALC Architecture Thank you.

Council President Bruce Thank you.

Mayor Stear And again, this is a public hearing. I didn't have anybody signed up to testify. Is there somebody who wishes to testify in this matter that didn't get a chance? All right, seeing none.

Council President Bruce I move we close evidence presentation and move to deliberation.

Council Member McPherson 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 00:38:06)

Motion To: Close Evidence Presentation And Proceed To Deliberation

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Voice Vote

3-0-1

Council President Bruce This just finishes out the rest of that corner development that's been going on, so.

Council Member McPherson Yep, Commercial like we wanted.

Council President Bruce I move we approve case #25-01-CPF with staff report, staff recommendations.

Council Member McPherson 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? And that motion carries.

(Timestamp 00:38:30)

Motion To: Approve Case #25-01-CPF With Conditions

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Voice Vote

3-0-1

7. Business Items:

(Timestamp 00:38:58)

- A. Consideration to approve Ordinance 2025-18. Nathan Stanley, City Clerk **ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- AMENDING SECTION 4 OF CHAPTER 1 TITLE 8 KUNA CITY CODE TO MAKE ANY VIOLATION OF TITLE 8 CHAPTER 1 PUNISHABLE BY ADMINISTRATIVE CITATION; 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 00:38:58)

Mayor Stear Item 7.A, Consideration to approve ordinance #25-18. An ordinance of the City Council of Kuna, Idaho amending Section 4 of Chapter 2, Title 8 and Kuna City code to make any violation of Title 8, Chapter 1 Punishable by an Administrative Citation; and directing the City Clerk; and providing an effective date.

Council President Bruce I move we waive 3 readings of Ordinance 2025-18.

Council Member McPherson 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 00:39:31)

Motion To: Waive 3 Readings Of Ordinance 2025-18

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Voice Vote

3-0-1

Council Member Bruce I move we approve Ordinance 2025-18.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval. Any further discussion on that motion? Nathan, would you poll the Council, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:39:46)

Motion To: Approve Ordinance 2025-18

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Roll Call Vote

3-0-1

Council President Bruce I move we approve the summary publication of Ordinance 2025-18.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:40:10)

Motion To: Approve Summary Publication Of Ordinance 2025-18

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Voice Vote

3-0-1

8. Ordinances:

(Timestamp 00:40:25)

A. Consideration to approve Ordinance 2025-16 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. S2008336002 OWNED BY STAR ACRES PROPERTIES, 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

(Timestamp 00:40:25)

Mayor Stear That takes us to ordinances. Item 8A, consideration to approve ordinance, 2025-16. 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 numbers S2008336002, owned by Star Acres Properties within the 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.

Council President Bruce I move we waive 3 readings of Ordinance 2025-16.

Council Member McPherson 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? That motion carries.

(Timestamp 00:41:18)

Motion To: Waive 3 Readings Of Ordinance 2025-16

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Voice Vote

3-0-1

Council President Bruce I move we approve Ordinance 2025-16.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval. Any further discussion on that motion? Nathan, would you poll the Council, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:31:31)

Motion To: Approve Ordinance 2025-16

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Roll Call Vote

3-0-1

B. Consideration to approve Ordinance 2025-17 ACTION ITEM

AN ORDINANCE EXCLUDING CERTAIN REAL PROPERTY, KNOWN AS PARCEL NUMBER S1302233715, CURRENTLY SITUATED IN THE CITY OF KUNA, IDAHO; FROM THE CITY OF KUNA BACK INTO THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; REVERTING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THE COPIES OF THE ORDINANCE BE FILED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 00:41:53)

Mayor Stear Consideration to approve Ordinance 2025-17. An ordinance excluding certain real property known as parcel number S1302233715 currently situated in the city of Kuna, Idaho; from the city of Kuna back into the unincorporated Area of Ada County; reverting the zoning classification of said real property; directing the copies of the ordinance be filed by law; and providing an effective date.

Council President Bruce I move we waive 3 readings of Ordinance 2025-17.

Council Member McPherson 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? That motion carries.

(Timestamp 00:42:31)

Motion To: Waive 3 Readings Of Ordinance 2025-17

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Voice Vote

3-0-1

Council President Bruce I move we approve ordinance 2025-17.

Council Member Biggs Second.

Mayor Stear motion is made and seconded for approval. Is there any further discussion on that motion? Nathan, would you poll the Council, please?

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

Mayor Stear And that motion carries.

(Timestamp 00:42:45)

Motion To: Approve Ordinance 2025-17

Motion By: Council Member Bruce

Seconded By: Council Member Biggs

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Roll Call Vote

3-0-1

C. Consideration to approve Ordinance 2025-19 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S NOEL T HUDON AND MISTY D HUDON; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 00:43:05)

Mayor Stear Consideration to approve Ordinance 2025-19. An ordinance of the City Council of the City of Kuna: making certain findings; and enlarging the boundaries of the Kuna municipal irrigation system by the inclusion of Ada County assessors, Noel P Hudon and Misty D Hudon; and declaring water rights of appurtenant thereto are pooled for delivery purposes; and directing the City Clerk to record this ordinance as provided by law; and directing the city engineer to provide notification of this ordinance to the Boise Unit Irrigation District, the owners, and update the irrigation system map; and providing an effective date.

Council President Bruce I just wanted to say thank you to our... Mr. Adam, over here for helping with that one.

Mayor Stear Yes, that was a long time. That was a tough deal to get through, so.

Council President Bruce It was. I move we waive 3 readings of Ordinance 2025-19.

Council Member McPherson 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 00:44:04)

Motion To: Waive 3 Readings Of Ordinance 2025-19

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Voice Vote

3-0-1

Council President Bruce I move we approve Ordinance 2025-19.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval. Any further discussion on that motion? Nathan, would you poll the Council, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:44:19)

Motion To: Approve Ordinance 2025-19

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Roll Call Vote

3-0-1

D. Consideration to approve Ordinance 2025-20 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S LINDER LAND LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 00:44:39)

Mayor Stear Consideration to approve Ordinance 2025-20 and ordinance of the City Council of the City of Kuna making certain findings and enlarging the boundaries of the Kuna municipal irrigation system by the inclusion of Ada County Assessors, Linder Land LLC and declaring water rights appurtenant, thereto are pooled for delivery purposes; and directing the city clerk to record this ordinance, as provided by law; and directing the city engineer to provide the notice of this ordinance to the Boise Kuna Irrigation District, the owners, and update the irrigation system map; and providing an effective date.

Council President Bruce I move to waive 3 readings of Ordinance 2025-20.

Council Member McPherson 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? That motion carries.

(Timestamp 00:45:22)

Motion To: Waive 3 Readings Of Ordinance 2025-20

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Voice Vote

3-0-1

Council President Bruce I move we approve Ordinance 2025-20.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval. Is there any further discussion on that motion? Nathan, would you poll the Council, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:45:35)

Motion To: Approve Ordinance 2025-20

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: Council Member Laraway

Via: Roll Call Vote

3-0-1

9. Executive Session:

10. Mayor/Council Announcements:

(Timestamp 00:45:56)

Mayor Stear I believe that's all we have for the evening. Is there anything that Council wants to announce, or staff, or anyone?

Council Member Biggs Mr. Mayor, I'd like to just call out that we spoke with this Mr. Don Carlock, who is a former City Councilman and former Fire Commissioner and also use he ran the American Legion Post for several years, passed away a couple weeks ago and very sad, but he's been a very big part of this community.

Mayor Stear He was he also was involved in Boy's State.

Council Member McPherson Boy's State, American League baseball. And probably a whole bunch of other things that. We've booster club at the high school I mean he was very involved.

Mayor Stear Yeah, he was a I was a Fire Commissioner when he was a Fire Commissioner. I was also a firefighter when he was a Fire Commissioner, so there was an overlap there, but Great guy. Did a lot of work for his community, really cared an certainly will be missed. Sad to hear of that and a great family also...Anything else?

Council President Bruce No. It was good to see all the folks come out for Kuna days. You know, it's good to have the people out. Parade was good. It was. There was always some hiccups. But overall it was good.

Mayor Stear It was interesting that ITD's timing on doing chip seal for Kuna days was...It's... I don't even know how you get around that, but it worked out I guess, so I didn't hear a lot of problems with that one. So I guess it was good just slowed everybody down leaving town so.

Council President Bruce Well, that looks like they added some more water trucks also because it hosed all the kids down at the end.

Mayor Stear Yes.

Council President Bruce And the older folks were hitting the hitting for cover. They got kids running to the water. The older folks running away so.

Mayor Stear That new truck that ACHD has can dump some water.

Council President Bruce Yeah.

Unknown Speaker from Audience [Inaudible] ...Who is responsible for cleaning up after the parade? I mean there candy...somebody is throwing out....and then we just...its everywhere. Is it the Chamber that has to?

Mayor Stear The Chamber and then, I don't know if ACHD does anything involved with that or not. They could use that water truck to wash everything down. But yeah, I don't... The Chamber is actually in charge of the event. So they would be the they would be the lead on that.

Unknown Speaker from Audience [Inaudible] ...

Mayor Stear I get yelled at a lot that weekend and like wasn't me, but that's okay. That's why. That's why I signed up for this job again so.

11. Adjournment:

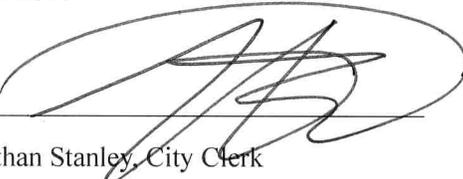
(Timestamp 00:49:11)

Mayor Stear Anyway, all right, well, that's all I have and thank you very much. And this meeting is adjourned.



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk



Minutes prepared by Garrett Michaelson, Deputy City Clerk

Date Approved: CCM 08.19.2025



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



City Council Public Comment Sign-In Sheet
 August 05, 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.

| | | |
|--|------------------|------------------|
| Name <i>Michael Rocco</i> | Name | Name |
| Address <i>1286 E Fort Erie</i> | Address | Address |
| City, State, ZIP <i>Kuna</i> | City, State, ZIP | City, State, ZIP |
| Topic: <i>Follow Questions</i> | Topic: | Topic: |
| Name <i>Maxime Hutchinson</i> | Name | Name |
| Address <i>142 W Hayfield Ct</i> | Address | Address |
| City, State, ZIP <i>Kuna ID 83634</i> | City, State, ZIP | City, State, ZIP |
| Topic: | Topic: | Topic: |
| Name | Name | Name |
| Address | Address | Address |
| City, State, ZIP | City, State, ZIP | City, State, ZIP |
| Topic: | Topic: | Topic: |
| Name | Name | Name |
| Address | Address | Address |
| City, State, ZIP | City, State, ZIP | City, State, ZIP |
| Topic: | Topic: | Topic: |



CITY OF KUNA

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City Council Public Hearing Sign-In Sheet
 August 5, 2025

Case No.: 25-02-CPF (Combination Preliminary & Final Plats)

Case Name: Valor Social Club Combo Plat

| | |
|--|--|
| <input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify |
| Name <i>Kim Ashmore</i> | Name <i>Mark Jackson</i> |
| Address <i>1204 S. Saylis way</i> | Address <i>12081 S. Glory Ln</i> |
| City, State, ZIP <i>Kuna</i> | City, State, ZIP <i>Kuna, ID 83634</i> |
| <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name <i>Stephen Isom</i> | Name |
| Address <i>12024 S. Glory Ln</i> | Address |
| City, State, ZIP <i>KUNA ID 83634</i> | City, State, ZIP |
| <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name <i>Doug Mattson</i> | Name |
| Address <i>11108 S. Yeoman Place</i> | Address |
| City, State, ZIP <i>Kuna Idaho 83634</i> | City, State, ZIP |
| <input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name <i>Doug Jayle</i> | Name |
| Address <i>1156 S Yeoman</i> | Address |
| City, State, ZIP <i>Kuna</i> | City, State, ZIP |



CITY OF KUNA

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City Council Public Hearing Sign-In Sheet
 August 5, 2025

Case No.: 25-01-AN & 25-02-S

Case Name: Crimson Square

| | |
|---|---|
| <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name Maxime Hutchinson | Name |
| Address 1442 W. Hayfield Ct | Address |
| City, State, ZIP Kuna ID 83634 | City, State, ZIP |
| <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name | Name |
| Address | Address |
| City, State, ZIP | City, State, ZIP |
| <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name | Name |
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| City, State, ZIP | City, State, ZIP |
| <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
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| City, State, ZIP | City, State, ZIP |



CITY OF KUNA

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

City Council Public Hearing Sign-In Sheet
 August 5, 2025

Case No.: 25-01-CPF

Case Name: Paul Bunyan Combo Plat

| | |
|--|---|
| <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify | <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify |
| Name <i>Ma</i> | Name |
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