

**OFFICIALS**  
Joe Stear, Mayor  
Chris Bruce, Council President  
Greg McPherson, Council Member  
Matt Biggs, Council Member  
John Laraway, Council Member



**CITY OF KUNA**  
**Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634**

**City Council Meeting**  
**AGENDA**

**Tuesday, December 16, 2025**

**6:00 P.M. REGULAR CITY COUNCIL**

*For questions, please call the Kuna City Clerk's Office at (208) 387-7726.*

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

**1. Call to Order and Roll Call**

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

**3. Consent Agenda: ACTION ITEMS**

*All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the City Council. There will be no separate discussion on these items unless the Mayor, Council Member, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the City Council.*

- A.** Regular City Council Meeting Minutes Dated December 2, 2025
- B.** Accounts Payable Dated December 11, 2025, in the amount of \$1,340,831.54
- C.** Final Plats
  - 1. Case No. 25-26-FP (Final Plat)
- D.** Decision and Reason Statement
  - 1. Case Nos. 25-08-S Valor North Subdivision

**4. Public Comment**

**5. External Reports / Proclamations**

**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.*

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

*City Council members may ask questions throughout the public hearing process.  
Once the public hearing is closed, no further testimony or comments are heard.  
City Council may move to continue the application to a future meeting or approve or deny the application.*

- A. Consideration to approve Case Nos. 25-01-PUD (Planned Unit Development), 25-04-S (Preliminary Plat) & 25-03-ZC (Rezone) Napa Vineyards Subdivision – Applicant requests PUD & Preliminary Plat approval for approx. 242.03 acres in Kuna City using the following zones, P, R-6, R-20, C-1 & C-3. The Preliminary Plat proposes to subdivide the lands into 1,495 total residential, multiple common lots & common driveways, a School Site, Fire Station & a City Park in compliance with the approved Development Agreement. The applicant proposes Rezone approx. 3.13 ac. The site is in Sec. 12, T2N, R1W (APN’s; S1312212400, R7135690180, S1312417410. – Troy Behunin, Senior Planner **ACTION ITEM**

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

## **7. Business Items:**

- A. Downtown Design Standards Amendment – The Kuna Development Services Department respectfully submits a proposed amendment to the “City of Kuna Downtown Design Standards” – Marina Lundy, Planner **ACTION ITEM**
- B. Consideration to approve the update to the Development Services Compliance Inspection Form. Doug Hanson, Planning and Zoning Director **ACTION ITEM**
- C. Consideration to approve the Comprehensive Plan Request for Qualifications (RFQ). Doug Hanson, Planning and Zoning Director **ACTION ITEM**

## **8. Ordinances:**

- A. Consideration to approve Ordinance 2025-16A **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. S2005336002 OWNED BY BRIAN T STOREY AND ALEXA L STOREY, 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*

**B. Consideration to approve Ordinance 2025-04A ACTION ITEM**

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S2006110005 OWNED BY DANIEL ISBELL, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*  
*Consideration to approve Ordinance*

**C. Consideration to approve Ordinance 2025-17A 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*

**D. Consideration to approve Ordinance 2025-10A 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 PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1310336400 OWNED BY STEVEN G & CHARLENE J WISCOMBE 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 PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*  
*Consideration to approve Ordinance*

**E. Consideration to approve Ordinance 2025-03A ACTION ITEM**

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. R7321001020 OWNED BY KUNA RURAL FIRE DISTRICT, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*  
*Consideration to approve Ordinance*

**F. Consideration to approve Ordinance 2025-23A 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. R5070502020 OWNED BY MISTY AND NOEL HUDON, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*  
*Consideration to approve Ordinance*

**9. Executive Session:**

**A. Enter Executive Session under Idaho Code 74-206 (1) (f)**

(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

**10. Mayor/Council Announcements:**

**11. Adjournment:**