

OFFICIALS

Joe Stear, Mayor
Greg McPherson, Council President
Richard Cardoza, Council Member
Warren Christensen, 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 1, 2020

6:00 P.M. REGULAR CITY COUNCIL

Due to the rise in COVID-19 cases and the Governor's Order dated November 14, 2020:
Council Chamber is closed to the public.
Public Attendance Option is Live Streaming

Live Streaming Instructions:

Members of the public may watch the December 1, 2020 Council Meeting via Facebook Live. Live feed will start at 6:00 P.M. on the City of Kuna Idaho Facebook page linked below:
<https://www.facebook.com/CityofKunaIdaho/>

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

Public testimony will be received on the cases listed under Public Hearings within this Agenda. The instructions and options available for public testimony are listed below.

PUBLIC HEARING APPLICANT/PUBLIC TESTIMONY PROCESS:

Written – Up to noon the day of the Public Hearing

1. Submit any below stated option **prior to noon the day of the Public Hearing meeting.**
Late submissions will not be included.
2. Submit testimony via our website on the [Public Testimony Form](#).
Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
City of Kuna
Attention: City Clerk's Office
PO Box 13
Kuna, ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request **no later than noon the day of the Public Hearing meeting.**
2. Email PublicHearingTestimony@KunaID.gov
 - ✓ Your name
 - ✓ Address
 - ✓ Phone Number you will be calling from to give testimony
 - ✓ Email Address

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) 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

- ✓ Date of Public Hearing
- ✓ Case number or Identification of Public Hearing
- 3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
- 4. Follow the dial in information.
- 5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

*If you have questions regarding public testimony,
please call the Kuna City Clerk's Office at (208) 387-7726.*

1. Call to Order and Roll Call

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE 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 November 17, 2020
- B. Accounts Payable Dated November 24, 2020 in the amount of \$294,878.06
- C. Case No. 20-21-FP (Final Plat) for Madrone Heights No. 1
- D. Resolution No. R70-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO REPEALING AND REPLACING RESOLUTION NO. R55-2020 AND APPOINTING A NEW MEMBER OF THE KUNA ARTS COMMISSION.

5. External Reports or Requests: None

6. Public Hearings:

Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written and oral testimony please follow the directions above or call the City of Kuna Clerk's Office at (208) 387-7726.

- A. *Public Hearing tabled from November 17, 2020 and consideration to approve Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) for Sera Sole Subdivision – Doug Hanson, Planner I and Riley Planning, LLC, Applicant* **ACTION ITEM**

Riley Planning, LLC requests to rezone two parcels consisting of approximately 19.22-ac in Kuna City, from Agriculture (Ag.) **TO** the R-6 MDR (Medium Density Residential) zone and to subdivide the same lands into 89 total lots (78 buildable lots and 11 common lots). The subject site is located near the NWC of Swan Falls Road and Sunbeam Street within Section 26, Township 2 North, Range 1 West; (APNs: S1326141870 & S1326142025.).

Please follow the link below to view the Staff Report and Packet for Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat):

<https://www.kunacity.id.gov/DocumentCenter/View/7245/6A-Sera-Sole-Subdivision-CC-Packet-1212020-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: *Approve or Deny Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) and Close the Public Hearing*

Option 2: *Continue the Public Hearing to a time and date certain.*

- B. *Public Hearing and consideration to approve Case No. 20-04-ZC (Rezone) for Durrant - Doug Hanson, Planner I* **ACTION ITEM**

Kent Brown Planning Services is requesting to rezone approximately 12.16 acres from A (Agriculture) to R-6 (Medium Density Residential). The subject site is located near the NEC of S Linder Road and W Columbia Road, Kuna, ID 83634 (APN: S1301336350).

Please follow the link below to view the Staff Report and Packet for Case No. 20-04-ZC (Rezone):

<https://www.kunacity.id.gov/DocumentCenter/View/7246/6B-20-04-ZC-CC--Durrant-Staff-Packet-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: *Approve or Deny Case No. 20-04-ZC (Rezone) and Close the Public Hearing*

Option 2: *Continue the Public Hearing to a time and date certain.*

- C. Public Hearing and consideration to approve Case Nos. 20-02-AN (Annexation) and 20-04-S (Preliminary Plat) for Rising Sun Commons – Jace Hellman, Interim Planning & Zoning Director and Mark Tate, M3 Companies **ACTION ITEM**

The applicant, JUB Engineers, requests annexation approval to bring approx. 11.74 ac into the City of Kuna with an R-6 Medium Density Residential zone and preliminary plat approval to subdivide the approx. 11.74 ac into 53 total lots. The proposed gross density is 3.66 DUA (Dwelling Units/Ac), and the net density is approx. 5.39 DUA with 10.7% usable open space for a total 1.26 ac of open space. This will be an extension of Rising Sun Estates Sub. (Approved Nov. 2017). The site is near the Southwest Corner (SWC) of Kuna and Stroebel Roads. Kuna, ID 83634; within Section 30 T2N, R1E, B.M., APN No's: R0615250650 and R0615250700.

Please follow the link below to view the Staff Report and Packet for Case Nos. 20-02-AN (Annexation) and 20-04-S (Preliminary Plat):

<https://www.kunacity.id.gov/DocumentCenter/View/7247/6C-Rising-Sun-Commons-CC-Packet---reduced-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: *Approve or Deny Case Nos. 20-02-AN (Annexation) and 20-04-S (Preliminary Plat) and Close the Public Hearing*

Option 2: *Continue the Public Hearing to a time and date certain.*

- D. Public Hearing and consideration to approve Resolution No. R66-2020 – Jared Empey, City Treasurer **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; AND SUPERSEEDING, AMENDING, AND REFORMING CITY COUNCIL RESOLUTION R02-2020; AND ESTABLISHING FEES FOR CONNECTING TO SANITARY SEWER SYSTEM; AND ESTABLISHING MONTHLY SEWER USE FEES; AND ESTABLISHING MINIMUM SEWER LINE SIZES; AND ESTABLISHING OTHER CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

Please follow the link below to view the Packet for Resolution No. R66-2020:

<https://www.kunacity.id.gov/DocumentCenter/View/7248/6D-R66-2020-FINAL-Sewer-System-Fees-and-Policies-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Consideration to approve Resolution No. R66-2020

7. Business Items: None

8. Ordinances:

A. Consideration to approve Ordinance No. 2020-33 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 ENDURANCE HOLDINGS 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 of Ordinance

Consideration to Approve Ordinance

B. Consideration to approve Ordinance No. 2020-34 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. R5445760020, R5445760040, R5445760060, R5445760080, R5445760100, R5445760120, R5445760140, R5445760160, R5445760180, R5445760200, R5445760220, R5445760240, R5445760260, R5445760280, R5445760300, R5445760320, R5445760340, R5445760360, R5445760380, R5445760400, R5445760420, R5445760440, R5445760460, R5445760480, R5445760500, R5445760520, R5445760540, R5445760560, R5445760580, R5445760600, R5445760620, R5445760640, R5445760680, R5445760700, R5445760720, R5445760740, R5445760760, R5445760780, R5445760800, R5445760820, R5445760840, R5445760860, R5445760880, R5445760900, R5445760920, R5445760940, R5445760960, R5445760980, R5445761000, R5445761020, R5445761040, R5445761060, R5445761080, R5445461100, R5445761120, R5445761140, R5445761160, R5445761180, R5445761200, R5445761220, R5445761240, R5445761260, R5445761280, R5445761280, R5445761300, R5445761320 AND R5445761340 OWNED BY CHALLENGER DEVELOPMENT LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to Waive Three Readings of Ordinance
Consideration to Approve Ordinance

9. Executive Session: None

10. Mayor/Council Announcements:

11. Adjournment: