

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
MINUTES
Tuesday, June 15, 2021

6:00 P.M. REGULAR CITY COUNCIL

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

1. Call to Order and Roll Call

(Timestamp 00:00:17)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear – In Person
Council President Greg McPherson – In Person
Council Member Richard Cardoza – In Person
Council Member Warren Christensen – In Person
Council Member John Laraway – In Person

CITY STAFF PRESENT:

Bill Gigray, City Attorney – In Person
Chris Engels, City Clerk – In Person
Jared Empey, City Treasurer – In Person
Nancy Stauffer, Human Resources Director – In Person
Paul Stevens, Public Works Director – Absent
Bobby Withrow, Parks Director – In Person
Mike Fratusco, Kuna Police Chief – In Person
Jace Hellman, P & Z Director – Via Zoom
Doug Hanson, Planner II – In Person
Troy Behunin, Planner III – In Person

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:32)

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

(Timestamp 00:01:00)

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

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.

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 June 1, 2021
- B. Accounts Payable Dated June 9, 2021 in the amount of \$438,372.85
- C. Case No. 21-07-FP Silver Trail No. 7 – Final Plat approval for Silver Trail No. 7. The project is approx. 10.45 acres with an R-6 (Medium Density Residential) zoning designation, and will consist of 30 single-family buildable lots and ten (10) common lots. The subject site is located approx. one-half mile East of the S Ten Mile Road and W Mason Creek Street intersection (APN: R1727750166); Section 11, Township 2 North, Range 1 West.
- D. Findings of Fact and Conclusions of Law for Case No. 21-01-CPF (Combo Plat) – Willa Fields Subdivision.
- E. Resolution No. R21-2021

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY PATAGONIA DEVELOPMENT, LLC, FOR PATAGONIA SUBDIVISION NO. 8 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, LANDSCAPING, AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

Motion To: Approve the Consent Agenda as published

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Cardoza, Christensen, Laraway, and McPherson

Voting No: None

Absent: None

Motion Passed: 4-0-0

5. External Reports or Requests:

(Timestamp 00:01:42)

- A. Audit Report – Cassie Zattier, Bailey and Co.

Cassie Zattier from Bailey and Co provided a review of the audit and the overall report for Fiscal Year 2020. Ms. Zattier stood for questions.

6. Public Hearings:

(Timestamp 00:12:37)

- A. **Case No. 21-01-AN (Annexation) Coffelt** - Addison Coffelt requests approval to annex approximately 4.00 acres into Kuna City limits with an R-2 (Low Density Residential) zoning district classification. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West (APN: S1312325400).

Planner Doug Hanson presented the application and stood for questions.

Addison Coffelt presented her application and stood for questions.

City Attorney Bill Gigray clarified to the Mayor if the change to the application regarding connecting to city water had any change on the decision to deny or accept the application.

Mr. Hanson responded with the clarification.

<http://kunacity.id.gov/DocumentCenter/View/7587/21-01-AN-Coffelt-CC-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 and Close the Public Hearing

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

Motion To: Close the evidence presentation and proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 4-0-0

Motion To: Approve 21-01-AN (Annexation) and close the public hearing.

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Recused: None

Absent: None

Motion Passed: 4-0-0

(Timestamp 00:18:32)

- B. **Case No. 20-07-AN (Annexation), 20-16-S (Pre Plat) – Arrowwood Heights Subdivision;** Applicant requests to annex approximately 53.13 acres into the City of Kuna and zone approximately (approx.) 33.71 acres as R-6 Medium Density Residential (MDR), 7.59 acres as R-8 MDR, and 9.79 acres as C-1 Neighborhood Commercial. Applicant proposes 203 total lots (177 buildable lots and 26 common lots). The C-1 parcel (9.79 ac.), will be subdivided and developed in the future by others. The subject site is adjacent to Kuna City limits on the north and is currently zoned RR (Rural Residential) in Ada County. The subject site is located at

7445 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West; (APN: S1303417354).

Senior Planner Troy Behunin presented the application, provided staff recommendations for Council consideration and stood for questions.

Wendy...from JUB Engineers provided the details of the application

Tim, Hayden Homes, reviewed the application

Mayor Stear asked City Attorney Bill Gigray about the modifications and changes made to the application.

Mr. Gigray provided a response to Mayor Stear.

<http://kunacity.id.gov/DocumentCenter/View/7590/21-07-AN-Arrowwood-Height-CC-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 and Close the Public Hearing

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

Motion To: Remand case number 20-07-AN and 20-16-S back to Planning and Zoning

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 4-0-0

7. **Business Items:**

(Timestamp 00:52:50)

- A. Consideration to approve Resolution No. R20-2021, Bill Gigray, City Attorney. **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS AND PURPOSES;
- AUTHORIZING THE CITY PARKS AND RECREATION DIRECTOR, IN CONJUNCTION WITH THE CITY ATTORNEY, AND NECESSARY STAFF AND AGENTS OF THIS CITY TO EXERCISE THE CITY'S RIGHT OF EMINENT DOMAIN FOR ADDITIONAL REAL PROPERTY FOR USE BY THE CITY FOR PUBLIC BUILDINGS AND PUBLIC GROUNDS;
- AUTHORIZING ANY AND ALL NECESSARY ACTIONS RELATED THERETO; AND

- PROVIDING AN EFFECTIVE DATE.

Bill Gigray, City Attorney, provided an overview of the resolution.

Motion To: Approve Resolution No. R20-2021 and Resolution No. R22-2021

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 4-0-0

Absent: None

- B.** Consideration to approve Resolution No. R22-2021, Bill Gigray, City Attorney. **ACTION ITEM**

Motion To: Approve Resolution No. R20-2021 and Resolution No. R22-2021

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 4-0-0

Absent: None

- C.** FY 2022 Budget Workshop, Jared Empey, City Treasurer. **ACTION ITEM**
(Timestamp 01:13:06)

Jared Empey, City Treasurer, reviewed the budget workshop with current and upcoming projects.

Council members expressed concerns and discussed the budget workshop.

8. Ordinances:

(Timestamp 02:17:50)

- A.** Consideration to approve Ordinance No. 2021-14 **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 PATAGONIA DEVELOPMENT 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 NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and

- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings
Consideration to approve Ordinance*

Motion To: Waive three readings of Ordinance No. 2021-14

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 4-0-0

Absent: None

Motion To: Approve Ordinance No. 2021-14

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Cardoza, Christensen, Laraway, and McPherson

Voting No: None

Absent: None

Motion Passed: 4-0-0

9. Executive Session: None

10. Mayor/Council Announcements: None

11. Adjournment: 824 PM

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Nathan Stanley, Deputy City Clerk

Date Approved: CCM 07.06.2021