

**CITY OF KUNA
CITY COUNCIL WORK SHOP
MINUTES**

TUESDAY, MARCH 17, 2015

Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

6:30 P.M. CITY COUNCIL WORKSHOP

COUNCIL MEMBERS PRESENT: Mayor W. Greg Nelson
Council President Richard Cardoza
Council Member Briana Buban-Vonder Haar
Council Member Pat Jones
Council Member Joe Stear

CITY STAFF PRESENT: Gordon Law, City Engineer
Wendy Howell, Planning & Zoning Director
Richard Roats, City Attorney
Chris Engels, Interim City Clerk
Bobby Withrow, Parks Supervisor

1. Discussion on Meridian - Kuna Area of Impact line
(Timestamp 00:00:01)

Mayor Nelson explained the purpose of the meeting was to consider the Kuna Impact Area in light of recent developments. Council received a map that has a line that Mayor Nelson is recommending and that Meridian may be amenable to. He noted the Kuna Planning and Zoning Director, Wendy Howell, is not in agreement with his recommendation. The map shows the route goes along Amity until the crest of the canal is reached, following down to the highway, taking the west corner of Lake Hazel and remove the Taysom property and then include the properties already annexed. The ending location is the half mile mark on Columbia.

City Attorney Richard Roats and Ms. Howell handed out maps to Council of the area with Mayor Nelson's proposed line.

Mayor Nelson stated this was being done with full knowledge there were property owners on the Meridian line that would like to come into Kuna. As long as the law allows for it, he doesn't see it makes a difference. The impasse with Meridian needs to be resolved to get the city area established.

Council Member Buban-Vonder Haar is frustrated as the previous meetings have laid out the proposed areas for Kuna are area's that can be serviced by the city. Meridian hasn't given any idea of what their motivation is for the area. She understands the line is to make things clear but there are a good number in the area that intend to come into Kuna that is across the proposed line.

Mayor Nelson said the county has threatened nothing will be done for Kuna if an agreement isn't made and could cause issues with future development. He doesn't see that keeping the fight going is worth it in the long term. The County Commissioners offered to attend a meeting with Council but Mayor Nelson thought the Council could make their decision.

Council Member Jones is under the impression the Ada County Commissioners are indicating it is Meridian's way or no way and are not giving Kuna any support.

Mayor Nelson agreed and said it is specifically Commissioner David Case.

Council Member Buban-Vonder Haar asked if Mr. Case is getting the false narrative about force annexations from Meridian or is he getting both sides. She isn't sure if Meridian has a goal or if they are just doing a land grab. There doesn't appear to be any logic.

Mayor Nelson said the county has accused Kuna of doing a land grab. He isn't sure how the previous line was recognized without the City Council signature and only had Mr. Case's when he was on the Planning and Zoning Commission for Kuna. It is recognized as a done deal but it can't be. No one appears to be listening to Kuna's disagreement with Meridian's previous submission. He thinks the new proposal is a good concession.

Council Member Buban-Vonder Haar is still concerned that Kuna has a clear intent to annex beyond the proposed line because the landowners want to annex within the next 8 months. She thinks it could cause more harm than good to do both.

Mr. Roats indicated the area has been discussed with David Case and Mr. Case would discuss the proposed area with Meridian but he isn't sure that Mr. Case has followed through. Mr. Roats showed Council Member Buban-Vonder Haar the area's on the map that include the properties that are interested in annexing. The proposed line does follow the area of interest as it stands now. He agrees that the property owners should have the option of their choice if they decide to obtain services from Kuna.

Mayor Nelson acknowledged that some property owners want to stay in Meridian but re-iterated some owners are receiving conflicting and inaccurate information from Meridian and Kuna will not forcibly annex.

Council Member Stear said that at a previous joint meeting that Kuna offered to leave an area open to let the property owners decide but Meridian refused because they wanted a line.

Council President Cardoza asked about the area at the lateral, wouldn't that become Meridian even though they committed to Kuna?

Mr. Roats said the property owner wants to keep his options open. As long as the category A annexation options were left open, a property owner could still come into Kuna. His concern is legislation next year could come around again next year which would force property owners to make a decision they don't want to make in the next year or two.

Council Member Stear said that he spoke with Seth from Association of Idaho Cities that there are still discussions about modifying Meridian's proposed legislation.

Council President Cardoza thinks Meridian would be open to Lake Hazel and leaving the individual decisions but thinks they want a defined line.

Mr. Roats added that Kuna has the services available whereas Meridian does not and doesn't have any scheduled plan to provide services.

Council Member Buban-Vonder Haar agreed and said much of it makes sense for Kuna to service the area because of the slope of the land.

Council President Cardoza asked which was the original line that was approved in the Comp plan? Ms. Howell explained the Kuna planning area on the map and planning area doesn't have to go through the county.

Mayor Nelson said that Meridian is will to come to Amity Road.

Council Member Buban – Vonder Haar restated she doesn't understand why Meridian wants the area or if it is purely for SH 69 and the economic development piece, it has been explained to them that it is more than an 8 times impact for Kuna versus Meridian at less than 1 percent.

Mr. Roats explained that the County Commissioners are holding up the approval of their approvals including the area east for Kuna until the line between Meridian and Kuna agree.

Council discussed that if Meridian is agreeable, it could be considered to change the proposed line.

Council Member Buban-Vonder Haar asked if the survey from 8 years ago that Meridian did, could be re-created for current owners with input from both cities since many property owners don't reside in the area.

Mr. Roats has spoken with a number of property owners and said that many of them don't want to be in either city or wish to remain in the county.

Council Member Buban – Vonder Haar commented that out of the 6 commercial corners in contention, Meridian is getting 4 of them. Meriden would get the 2 at Amity and another 2 at Lake Hazel. That will impact Kuna's economic expansion.

Council Member Stear said the offer could be made with a no man's land.

Ms. Howell said that the green line on the map was the last line proposed by Meridian.

Council was agreeable to review of their proposal by Meridian and Kuna wouldn't go north of Amity and want to follow the lateral. Council also expressed a desire for a split of the

commercial corners with Meridian by Kuna receiving the 4 corners at Lake Hazel and preserve the right of the property owners to make their choice.

Adjournment:

Council Member Stear moved to adjourn the meeting at 7:08 p.m. Seconded by Council Member Jones, all voting aye. Motion carried 4-0.

(Timestamp 00:39:13)

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, Interim City Clerk

*Minutes prepared by Chris Engels
Date Approved: CCM 04.07.2015*