

## OFFICIALS

Joe Stear, Mayor  
Richard Cardoza, Council President  
Briana Buban-Vonder Haar, Council Member  
Pat Jones, Council Member  
Greg McPherson, Council Member



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

## **City Council Meeting MINUTES Tuesday, June 6, 2017**

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

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

##### **COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear  
Council President Richard Cardoza  
Council Member Pat Jones  
Council Member Briana Buban-Vonder Haar  
Council Member Greg McPherson

##### **CITY STAFF PRESENT:**

Richard Roats, City Attorney  
Chris Engels, City Clerk  
Wendy Howell, P & Z Director  
Antonio Conti, City Engineer  
Bobby Withrow, Parks Director  
Bob Bachman, Facilities Director  
Troy Behunin, Planner III

- 2. *Invocation:*** None
- 3. *Pledge of Allegiance:*** Mayor Stear
- 4. *Consent Agenda:***  
(Timestamp 00:01:38)

*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. City Council Meeting Minutes:**

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 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.

I. Regular City Council Minutes, May 16, 2017

B. Accounts Payable Dated June 1, 2017 in the Amount of \$889,080.22

C. Resolutions

I. Consideration to approve Resolution No. R37-2017 Authorizing Challenger Development, Inc. Reimbursement Agreement - Memory Ranch Pressure Irrigation Trunk Project

RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$162,118.59 WITH CHALLENGER DEVELOPMENT, INC.

D. Findings of Fact and Conclusions of Law

I. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 16-07-AN (Annexation) for Robert Law

Council Member Jones disclosed that on page 9 of Account Payables the item from Capital Paving was for an area in front of his house but it was related to pressurized irrigation that was installed 10 years ago.

**Council Member Buban-Vonder Haar moved to approve the consent agenda. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson.**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

**5. Community Reports or Requests:**

A. ACHD Roadways to Bikeways Master Plan Update – Brooke Green  
(Timestamp 00:02:52)

Brooke Green, Senior Transportation Planner with ACHD, provided an information update on the Master Plan. It was an addendum to their existing 2009 plan. She highlighted what they accomplished since 2009 and what could be expected for the upcoming year. Since the adoption of the plan in 2009 there was an increase of 121 bike lane miles making a total of 330 throughout Ada County. In addition, they initiated the well-known neighborhood bike and pedestrian plans, adopted a complete streets policy, planned and built ACHD's first bikeway project, and initiated the roadways to bikeways update within the recommended 10 year window.

They also installed wayfinding signage to help people navigate through their neighborhoods.

Ms. Green explained they would also be implementing some performance measures to keep ACHD accountable to the projects they were moving forward. They also wanted to make recommendations for an updated system of low stress network which includes evaluating roadways that folks may feel more comfortable on as opposed to arterials and collectors.

Ms. Green discussed new technology, emerging treatment types, best practices occurring elsewhere in the United States, and clearly defined prioritized projects. ACHD works with City of Kuna staff to identify projects to put forward for implementation in Kuna so ideally they would like the project to produce prioritized projects they could bring to the City of Kuna to look at and evaluate.

Ms. Green reviewed the updates they made to their goals and objectives including the implementation of the Roadways to Bikeways recommended network to support bicycling as a viable transportation option, maintain bicycle routes in a state of good repair in order to ensure they were consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs, and facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways recommendations. She explained how they intended to roll this into an annual report.

Ms. Green went over the low stress network. It was a space that cyclists could feel comfortable with. Much of their 2009 work was about creating the foundation of bike facilities thorough out Ada County. They recognized that some of their facilities were generally for folks that fall into an “enthused and confident” category. They were trying to evaluate a low stress network that would enable them to create and maximize an environment for folks that are in a “no way, no how” category. That would be likely to occur in neighborhoods. She explained their process of evaluating roadways and how it was being applied to Kuna. She thanked Council for accommodating her in coming to present on a different date. She stood for questions.

Council Member Jones asked if the finalized map would be available to the public with the stress levels.

Ms. Green responded with a description of how the map would be designed and there was an online version available that would be updated accordingly.

Council Member Jones asked how a bike lane was given a project priority in comparison to roadwork.

Ms. Green explained ACHD took a lot of their direction from their integrated 5 year work plan requests, specifically from the Kuna community. When Kuna would put projects forward they were either in the Community Programs Request or in the

Capital Request. They did the prioritization at the request of the cities. However, when they did chip seal or maintenance on a roadway and would need to paint they would check to see if they could squeeze in a bike lane.

Mayor Stear commented a lot of the input on that came from Wava Kaufman, Kuna's citizen advisor.

Ms. Green said Ms. Kaufman had been instrumental in representing Kuna and they appreciated having her on board.

Mayor Stear thanked Ms. Green for her presentation.

**B. Valley Regional Transit FY2018 Budget Request Presentation – Kelli Badesheim**  
*(Timestamp 00:21:26)*

Kelli Badesheim provided some background on Valley Regional Transit. Their philosophy regarding public transportation was that it was a public service; it provided 1 of life's necessities, transportation. They took their role in providing that for Kuna seriously. She noted that the Kuna community's input on transportation needs for the area were in alignment, the comments were all similar, which would make it easier to serve the area.

Ms. Badesheim explained Valley Regional Transit had been seeking to secure funding. Idaho was 1 of 2 states that did not have a dedicated funding source so they relied on their partnerships with local governments to provide those services. They also relied on partnerships with non-profits and had been working closely with the Kuna Senior Center to expand services for older adults in the area. She explained how they were able to build those community partnerships and improve their capacity to deliver on those services.

Ms. Badesheim reviewed the transportation services that were available in Kuna and what services were in the works. They were working with the newest major employer in Kuna on addressing job access and employee transportation issues. In looking at how to bring more traditional services to the area they had a survey out and were getting responses that pertained to needing access to grocery stores, restaurants, and medical destinations. A system was needed that respected the needs to get to those places as well as the future need to bring people to Kuna as commercial services grow. She reviewed other needs citizens had commented on and stated they were listening to what Kuna citizens wanted and would design services based on that. She invited Steven Hunt, their new Regional Planning Manager, to continue with the presentation.

Steven Hunt gave a brief history of his time in the area and his experience with transportation work. He was working with peers of Valley Regional Transit and peers of Kuna and the transit connections of different cities the size and orientation of Kuna. He explained how they worked with COMPASS for future projections of

employment, population, and transit system size. There was a lot of opportunity for growth in the Treasure Valley. He referenced a handout on peer comparison on different transit agencies. They looked at the system size and amount of people being carried and investment per capita. The investment for Valley Regional Transit was \$27.52 per person in annual operating costs which was about a fourth or fifth of what their peers were investing. If this region invested the amount their peers were, there would be a system roughly the size of the Communities in Motion Plan. He noted as transit was invested in there would be improvement in productivity and a reduction in operating costs per person as well as the cost effectiveness of investing in transit.

Mr. Hunt reviewed some Kuna peer examples and their transportation services. Smaller communities, farther out from the main center, could have good connections when the investment was put in. It was certainly possible to serve small communities like Kuna.

Mr. Hunt reviewed what Ms. Badesheim stated in regards to the survey for Kuna and interviews. The 3 needs that had come up were making that commuter connection, youth transportation, and transportation for older adults. He explained how they could address those needs and how they might connect to Kuna in the future. He stated with all transportation it was about connecting communities. Connecting Kuna was entirely possible. He was interested in getting some additional feedback from Council on what types of connections they were envisioning for Kuna but asked that they recognized as Valley Regional Transit continued with the development of Valley Connects 2.0 they were very keen on getting input from Kuna on where development was happening and if those types connections were what they wanted to move forward with and how they could support that. Mr. Hunt and Ms. Badesheim stood for questions.

Council Member Jones asked if the survey they discussed was still open and if it was open to the public.

Ms. Badesheim replied it was. They would resend it to the City Clerk and Council Members to share with any network they might have. They would leave it open. Their deadline was to try to have a report for the Economic Development Committee in July so they could take input throughout June and still make that deadline.

City Clerk Chris Engels stated the Clerk's Office had put the survey out on Facebook and Nextdoor.

Ms. Badesheim said they would do a reminder and push it out again.

Council Member Jones thought that would be a good idea.

Ms. Badesheim shared their appreciation of Mayor Stear's and staff's support and her excitement for the project.

Mayor Stear thanked Ms. Badesheim for her efforts on the project as well as the Economic Development Committee's time spent on it.

- 6. Public Hearings:** (6:00 p.m. or as soon thereafter as matters may be heard.)
- A.** Public Hearing and consideration to approve 17-01-ZC (Rezone) and 17-01-S (Pre Plat) for Caspian Subdivision – Troy Behunin, Planner III  
(Timestamp 00:48:26)

Applicant requests approval for a rezone of approximately 107 acres from P (Public) to R-6 (Med. Density Residential), and a preliminary plat for approximately 131.74 acres of land. Applicant proposes to subdivide the parcels into 494 buildable lots and 69 common lots. Applicant has obtained Subdivision landscaping Design Review approval. This site is located north of Lake Hazel, between Ten Mile and Linder Roads.

Planner III Troy Behunin provided a review of the staff report.

David Crawford, B & A Engineers, 5505 W Franklin Road, Boise, Idaho 83705, represented the applicant. He discussed how the Caspian Subdivision contributed to the growth of Kuna and their efforts working with City staff throughout the life of this development to move forward in accordance with Kuna City Code. They did present it to the Planning & Zoning Commission and took their input as well as the input from neighbors and provided for additional pathway connectivity areas to a common open space lot in the development. He reviewed the pathway system and their hope of it becoming a part of the larger corridor connecting to other developments as Kuna continued to grow. He gave a brief review of transportation needs met and noted the building permits of the homes presented would pay the Kuna Park Impact Fee and transportation fees related to ACHD. They believed their development was consistent with the R-6 zoning requirements and were actually building less than 6 units per acre at approximately 3.7 units per acre. They only asked for R-6 due to lot frontage requirements and their lot sizes. They felt they were bringing an attractive economic asset to the city of Kuna and were pleased to be doing their part as Kuna grows. He stood for questions.

Mr. Behunin noted approximately 25 acres were already zoned R-6. The request was for subdivision approval of that land and rezoning from Public to R-6 for the other 107 acres. The Council had designated that area as Medium Density and the R-6 Zoning fit squarely into that zoning designation. The applicant worked diligently and extensively with ACHD and Kuna's planning staff along with the Public Works Department in order to work out and plan for all of the necessary transportation components, related public utility requirements, and to make sure city code was being followed. The applicant provided staff with everything they asked for and in some cases went the extra mile with providing additional sub streets ACHD required and that staff pointed out were needed due to code requirements. They also provided a great amount of pedestrian connectivity. Staff did want to point out this project did

follow the comprehensive plan that was adopted by Council in August of 2015. He reviewed the location of the project which seemed spot on with growth in the area. He stood for questions.

Mayor Stear opened the public hearing.

In Favor: None

Neutral:

Carol Pettit, P.O. Box 1013, Meridian, Idaho 83680, asked about schools and the number of children this development would bring to the Kuna schools.

Mayor Stear thought that area would be in the Meridian School District.

Mr. Behunin replied it was West Ada School District.

Ms. Pettit clarified the houses would be in Kuna.

Mayor Stear answered the houses would be in the city limit. School district boundaries did not necessarily match city boundaries, the same with the Fire District, because they were separate entities.

Against:

Jeremy Woodland, 1990 Jarvis Court, Meridian, Idaho 83642, realized growth was inevitable but didn't like it. He stated it would add a lot of traffic to the area and felt it would affect the value of his home.

Alison Woodland, 1990 Jarvis Court, Meridian, Idaho 83642, knew growth would happen. It was a beautiful area but wished it was upgraded homes instead of starter homes and that there was room to move. The houses were so close together but the area was wide open. When she would tell people the area was being developed they would expect larger lots because of what was already out there. She wanted them to adapt to the area and provide diversity in the market.

Mayor Stear mentioned this particular developer and his associates had been upgrading the value of the homes they were putting in. The reason for the R-6 zoning request was requirements regarding lot frontage measurements. They usually would fall under an R-4 designation so the lots were bigger. He knew they probably wanted larger lots than that but hoped it made them feel a little better.

Rebuttal: None

**Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson.**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

Council Member Jones asked Mr. Behunin about his concern regarding open spaces which he considered to be parks not landscape buffers and the like. He stated it was shown on a plan there would be a park in that area as well as bike paths. He asked if the park shown by the developer was what the City had been envisioning and where a regional park would come into play.

Parks Director Bobby Withrow responded that he was working toward a park in the north to help with the development. As far as a half-acre park, normally anything under 3 acres wasn't accepted. If it was going to be a pocket park then it would have to go in the subdivision itself. If the City was going to do it they would do anything from 5 to 10 to 15 acres.

Council Member Jones asked if a regional park was envisioned for the area.

Mr. Withrow commented he thought that was part of a previous comp plan. They did want to put 1 in that area. The specific icon on the map Council Member Jones was referencing just gave a general location; it was not site specific.

Mr. Behunin added a lot of discussion had been about pathways to and through that development. This developer was committed to a lengthy nearly half mile trail in addition to other connection points through the subdivision. Those were intended to assist the City with avoiding tiny pocket parks HOA's don't want to take care of 5 or 6 years down the road. Those pathways were intended to lead people to the larger spaces Mr. Withrow was discussing. He explained the \$939.00 collected with every new home funded Parks & Recreation to fund those larger spaces.

Council Member Jones wanted to make sure the larger regional parks were being looked at and prioritized as the larger subdivisions were being approved.

Mr. Behunin said they were.

Council Member Jones asked if the power line corridor would be landscaped.

Mr. Behunin responded it would but could only have grass and pathways. It would be useable green open space.

Council Member Jones asked if it would be accurate to say the comprehensive plan map was made based on public input regarding what types of houses should be in different areas.

Mr. Behunin replied public input was solicited. That adds to the conversation but if everybody had their choice it would all be 5 acre lots. The city couldn't withstand that.

Council Member Jones clarified that every entity that could have a concern with the development had been addressed. He asked if it would be under Kuna Police.

Mr. Behunin answered yes.

Council Member Buban-Vonder Haar asked if there was intent to wait until phase 12 to build the park.

Mr. Crawford responded the phasing plan in the packet was an old plan. In the Planning & Zoning Commission hearing they brought it in along with the improvements in phase 3 or 4. It was way earlier in the development.

Council Member Jones asked Police Chief Jon McDaniel if he had any concerns about the size of the area to be developed and his officers' ability to cover it.

Chief McDaniel responded their leadership team at the department had been discussing that. They realized they needed to look towards having substation options south and north of the tracks. He had not had a chance to look at their impact fees yet but it was on his list. He did not have a ton of information at that point.

Mayor Stear added they had several conversations regarding growth and the need for more officers would be addressed as it came. As the population grew the budget for policing would increase to allow for that service to be provided. There was also discussion regarding working with the Fire District for a combination Fire Station/Police Station to make the best use of public funds.

Council President Cardoza asked City Engineer Antonio Conti about the well at Ten Mile and Columbia. He asked if there would be available water for the subdivision on the north end.

Mr. Conti responded there would be. There was a 12 inch water line across from the water treatment plant at Ten Mile and Lake Hazel. There was a project scheduled for the next year that tied that well into the rest of the infrastructure as well as a project to bring water on the north side off of Linder. That was a concern with this subdivision; due to the size a second water source was needed.

Council President Cardoza clarified with all the new subdivisions going east of the Meridian highway there was still water capacity for this subdivision.

Mr. Conti replied there was at the moment. The water master plan was just completed. If the rate of construction continued as it was going they had until about 2023 before another well was needed.

Council President Cardoza asked Tim Eck about ACHD's possible cooperative development agreement in regards to Lake Hazel Road and Ten Mile, Ten Mile and Amity, and Amity and Linder. He wanted to know about the procedure. It seemed they would not endorse the development until they had that agreement. It looked like they wanted a roundabout on Lake Hazel and Ten Mile and traffic lights at Amity and Linder and Ten Mile and Amity.

Mr. Eck, the applicant, 6152 W Half Moon Lane, Eagle, Idaho 83616, responded traffic impact studies on large subdivisions were intensive. Stacking 3 or 4 subdivisions on top of each other made it even more complicated. ACHD was putting check points in at every so many lots were they would reevaluate all of the requirements set forth. A requirement for 1 subdivision might be triggered by another subdivision sooner. The multiple improvements would be in a cooperative development agreement with the Highway District. As they went through the project and got to a certain number of lots a certain improvement would need to occur, be it a roundabout or signalization. They were adamantly in favor of permanent improvements if right-of-way could be secured. These check points would be seen with all the larger developments.

Council President Cardoza asked about right-of-ways along the power lines.

Mr. Eck replied the power line had an easement for public pathways.

Council President Cardoza said those were high voltage lines. He asked if Mr. Eck had any concern for the people using that pathway and if they had any responsibility if someone where to get hurt.

Mr. Crawford responded he hadn't had that question before. He had a friend in another subdivision whose home was less than 100 feet away from a power line. He supposed if someone where to get hurt by the power line attorneys would get involved and they would make a lot of money. They could not always protect people from every incident. What they could do was provide a walking path for a corridor that people could utilize on a day to day basis. He felt that was reasonable but he was not an attorney. Should Mr. Eck's attorney advise him differently they would be back before Council. He did note it was not prohibited from the easement Idaho Power had in there and it seemed appropriate based on other developments he was familiar with. He said it was something worth looking into and since it was 12 to 14 phases down the road they had time to tackle that issue.

Council Member Buban-Vonder Haar commented her uninformed legal opinion was that since it was owned by the Idaho Power Company they would ultimately have the say as to what could or could not be done with the area based on their liability

concerns. If they did not have an issue with walkways being built her assumption was there was not an issue.

Council President Cardoza asked if they were being required to sign any kind of waiver of non-responsibility to Idaho Power for that right-of-way.

Mr. Crawford responded no. He expanded on that with other examples of pathways built along right-of-ways and if a death occurs it has always been the fault of that individual. He was not saying that was right but these were amenities. He related his experience in regards to adding safety precautions to these right-of-ways.

Council Member McPherson asked if they were starting along the Ten Mile side and working east, would the rest of that ground be maintained as farm ground by whoever was farming it during the project until they reached those phases.

Mr. Crawford said it was typical to continue the agricultural operations to whatever extent possible whenever possible.

Council President Cardoza asked if there were EDU's available.

Mr. Conti responded the gentleman proposing the project owned the majority of the EDUs and was able to transfer them from 1 project to the other as he saw fit.

Council Member Buban-Vonder Haar stated it looked like the proposed subdivision met with the goals of the comprehensive plan, contributed to the interest in a mix of residential type dwellings, added some open spaces, contributed to walkways connecting Kuna, comported with the portions of Idaho Code, would not create a demonstrable adverse impact to the quality of emergency service or delivery of services or impose substantial additional cost to current residents, it was in compliance with all Kuna City Codes, it was not likely to cause any adverse impacts to the environment, and the City's utility services were in proximity to the site and appeared suitable and adequate for residential purposes.

**Council Member Buban-Vonder Haar moved to approve 17-01-ZC (Rezone) and 17-01-S (Pre Plat) with the conditions of approval listed in the packet. Seconded by Council Member McPherson. Motion carried 4-0.**

- B.** Public Hearing and consideration to approve 16-04 CPM ( Comprehensive Plan Map Amendment) and 16-13-AN (Annexation) for Indian Creek Sports (Troy and Vicki Todd) – Troy Behunin, Planner III  
(Timestamp 01:32:06)

A request for approval to amend the Kuna Comprehensive Plan Map (CPM) designation for this site, from High Density Residential to a Commercial Zone over approximately 5.46 acres. The site is contiguous to Kuna City limits and applicant requests approval to annex the same parcel into Kuna City limits with a C-1

(Neighborhood Commercial District) zone. The site is located on the southwest corner (SWC) of Meridian Road and the Mason Creek Street alignment – west of Meridian Road, half way between Hubbard and Columbia Roads.

Troy Behunin, Planner III, introduced the project.

Troy Todd with Indian Creek Sports, 6029 Sunrise Avenue, Kuna, Idaho 83634, the applicant, wanted to expand their little boat lot in a different location. He had not sold their other lot yet but had the funding to start building. He hoped to start building that fall. He explained their need to expand.

Council Member Jones asked the applicant how long he had been in business.

Mr. Todd responded he moved to Kuna in December of 1999 and opened the boat lot in 2000. He had to sub it out or lease other pieces of property. In 2003 he became a commercial residence in Kuna. They tried to use local resources as much as possible and tried to support local baseball teams and other aspects of the city.

Council President Cardoza asked if his shop on the Meridian highway was the property with the roof caved in.

Mr. Todd answered it was but it would be coming done. They would be working with Planning & Zoning on building a nice store front. He did not know if he could afford to do it in 1 phase or if it would have to be done in multiple phases.

Planner III Troy Behunin reviewed the staff report.

Mayor Stear opened the public hearing.

In Favor:

Rodney Baldwin, 4066 N. Hawthorne Way, Boise, Idaho 83703, Mr. Todd's surveyor and engineer for the project, was available for technical questions. They were in the process of planning the project so a lot depended on what Mr. Todd wanted and what Planning & Zoning required. They would also be working with the City Engineer and ACHD to make sure they got their drainage and roadways constructed as required.

Neutral: None

Against: None

Rebuttal: None

**Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson.**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

Council Member Buban-Vonder Haar stated the request appeared to be consistent with the comprehensive plan. The application did request a change in zoning designation but they had considered Meridian Road for a lot of commercial development. All commercial development was welcome as long as it was not grossly out of whack. There was also the potential to extend Mason Creek in the future. She hoped this business would get big enough to provide additional employment opportunities in the future. There were no issues with Idaho State Code analysis. She concluded the site was suitable for commercial development.

**Council Member Buban-Vonder Haar moved to approve 16-04-CPM (Comprehensive Plan Map Amendment) and 16-13-AN (Annexation) with the conditions of approval listed in the packet. Seconded by Council Member Jones. Motion carried 4-0.**

## **7. Business Items:**

- A.** Consideration to approve 17-02-LS (Lot Split) for David and Tawni Limesand – Troy Behunin, Planner III  
(Timestamp 01:41:32)

Applicant seeks Lot Split approval to create two lots on the subject site, which has been verified by Planning and Zoning staff as an original parcel. The subject site is located approximately 700 feet north of the intersection of King Road and south Ash Avenue; addressed as 1385 S. Ash Avenue.

Planner III Troy Behunin filled in for Planner II Trevor Kesner. He reviewed the details of the application and all conditions. He noted the requirement to connect to services when available. Due to the unique nature of the site, it was well outside the 300 foot distance from existing services, they would not be required to put those services in at that point because it would be very expensive. The applicant was aware of that. He stood for questions.

Council President Cardoza said the site was traditionally an R-4. He asked if each lot would be R-4 once the lots were split.

Mr. Behunin said the zoning wasn't being changed for either lot so R-4 would remain for each lot.

**Council Member Buban-Vonder Haar moved to approve 17-02-LS (Lot Split) with the conditions of approval listed in the packet. Seconded by Council Member McPherson. Motion carried 4-0.**

- B.** Consideration to approve Resolution No. R40-2017 Amending R32-2016 Changing Members of the Economic Development Committee – Mayor Stear  
(Timestamp 01:45:19)

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING RESOLUTION NO. R32-2016 ADDING TWO (2) NEW MEMBERS TO AND REMOVING ONE (1) MEMBER FROM THE ECONOMIC DEVELOPMENT COMMITTEE.

Mayor Stear explained a couple of members had left the Committee for personal reasons. There were 2 people interested in joining the Committee; 1 of which had been interested in the Committee for a long time. When they were presented to the other members of the Committee those present at that meeting voted unanimously to put these names before Council. He asked for Council's approval of the new members based on the recommendation of the Economic Development Committee.

**Council Member Buban-Vonder Haar moved to approve Resolution No. R40-2017. Seconded by Council Member McPherson. Motion carried 4-0.**

- C.** Consideration to approve Resolution No. R41-2017 Approving Thueson Construction, Inc. Change Orders 1, 2, and 3 for the Lake Hazel Sewer Main Project – Antonio Conti, City Engineer  
(Timestamp 01:46:41)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING AND APPROVING CHANGE ORDER NO. 3 IN THE SUM OF \$34,000.00, AND CHANGE ORDERS NOS. 1 AND 2 IN THE SUM OF \$8,830.00, FOR A TOTAL INCREASE OF \$42,830.00 TO THE ORIGINAL CONTRACT WITH THUESON CONSTRUCTION, INC. FOR THE CONSTRUCTION OF THE LAKE HAZEL SEWER MAIN PROJECT.

City Engineer Antonio Conti explained the project status and need for the 3 change orders. Change Orders 1 and 2 were already approved but never went through the proper process. Change Order 3 was due to conditions found at the site. There was a long list of items on the original change order which started at about \$90,000.00 but a lot of the items were in the specs. The 2 items on Change Order 3 were legitimate and once they settled on those 2 items the total cost of the change order went to \$3,400.00. Mr. Conti verified all the numbers were correct. He recommended approving the resolution and stood for questions.

Council Member Jones asked how far along the project was. He wanted to know if they were at the start of the project or the end.

Mr. Conti replied they were at the end of the project with 1 bore left but the project was on hold until October 2017.

**Council Member Buban-Vonder Haar moved to approve Resolution No. R41-2017. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson.**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

- D.** Discussion on leasing a portion of the Anderson Property for parking – Bobby Withrow, Parks Director  
(Timestamp 01:51:00)

Parks Director Bobby Withrow wanted to discuss leasing the property as a solution to the parking issues along Strobel Road. That year with the Boise River possibly not having a float season at all he could see an influx of people coming to Indian Creek because it was accessible and controlled. He explained the history of the Anderson Property and how it would be useful for this issue. The Andersons were open to leasing the City 4 acres. He had not contacted the Police or Fire Departments yet because he wanted Council's approval to move forward.

Mayor Stear clarified that since the property was not contiguous to the city the City could not purchase the property but could lease it.

City Attorney Richard Roats responded the City could purchase the property even though it wasn't contiguous. It just hadn't been purchased previously because of the appearance, use, and lack of infrastructure services.

Council Member Buban-Vonder Haar asked what the property was currently used for.

Mr. Withrow answered nothing.

Council Member Buban-Vonder Haar asked if there was any cost anticipated for restoring it to any certain condition at the end of the season.

Mr. Withrow responded it would not have to be restored to its current condition and could actually be left as parking because the goal was to eventually purchase the property to allow for a set up to rent tubes and other items needed to float the creek. That would also allow for better policing of creek floating and to have floaters sign waivers so the City could be better prepared insurance wise.

Council Member Buban-Vonder Haar asked if the City was anticipating purchasing the entirety of the property or just a portion of it in the future.

Mr. Withrow replied the Andersons wanted to keep an acre to build on so the City would be purchasing about 4 acres.

Council Member Buban-Vonder Haar asked when they would be interested in selling instead of leasing.

Mr. Withrow said they were already interested but he did not want to ask Council for the money to purchase property before the budget process.

Council Member Buban-Vonder Haar respected whatever he thought would be the best way to pursue it but was curious about buying it instead of leasing it when the City would be purchasing it anyways.

Council Member McPherson asked if that was the area with the old milk barn. His grandpa built that milk barn.

Mr. Withrow replied it was and they were planning on keeping that.

Council Member Jones wanted to know what Mr. Withrow's initial cost would be for grading and clearing.

Mr. Withrow said they would have to do some grading but luckily a lot of it in front was concrete. It was the eastern side that was mostly weeds at that point that would need some recycled asphalt brought in. He was anticipating, with the cost of rent, \$6,000.00 or \$7,000.00 for that year. He was planning on fences around everything to prevent trespassing, the recycled asphalt, and signage.

Council Member Jones clarified Mr. Withrow was anticipating something closer to the \$7,000.00 to provide an entry point to the river and increase the safety.

Council Member Buban-Vonder Haar asked if the City was paying to grade the land could there be an agreement that if they did not sell it to the City there be some sort of reimbursement.

Mr. Withrow replied he would work with the City Attorney on that.

Council President Cardoza asked what the capacity of the parking lot would be.

Mr. Withrow answered about 44 cars.

Council President Cardoza said most of the vehicles he saw parked along Strobel had trailers behind them. He asked if Ada County would resend parking along Strobel on the east and west sides.

Mr. Withrow was not sure. He intended to contact Ada County after the meeting to let them know of the City's intent and to see if they would be willing to help with some of the cost. He would ask them that question.

Council President Cardoza asked if the City would have responsibility for the milk barn.

Mr. Withrow said not at that time but it was encompassed in the property they wanted to purchase in the future.

Council President Cardoza wanted to be sure the City would not be responsible to any vandalism done to that building.

City Attorney Richard Roats responded they would be sure that was addressed in the lease.

Council President Cardoza asked why there were no schematics or explanations attached to the Council Packet for this item.

City Clerk Chris Engels thought there wasn't an attachment to email the Clerk's Office received.

Mr. Withrow said there was but he would make sure the information got to Council.

Council President Cardoza thought the parking lot was a good idea because Strobel Road was dangerous with all the kids running in and out of those cars. He would like to see Ada County putting up no parking signs along there to avoid a child being killed.

Mayor Stear responded Commissioner Goldthorpe had mentioned that to him at a meeting. He had not had a chance to talk to Mr. Withrow about that discussion yet.

Council Member Buban-Vonder Haar asked if they were willing to contribute any funds.

Mayor Stear said they did not get that far into it. Commissioner Goldthorpe was just worried about people getting run over.

Council Member Buban-Vonder Haar suggested asking them for money.

## **8. Ordinances:**

- A. Consideration to approve Ordinance No. 2017-07 Robert and Katherine Law Annexation  
(Timestamp 02:01:34)

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1310120600 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

**Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-07. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-07. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson.**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2017-07. Seconded by Council Member McPherson. Motion carried 4-0.**

- B.** Consideration to approve Ordinance No. 2017-08 Amending Kuna City Code 10-1 Police Regulations Adding a New Section  
(Timestamp 02:03:23)

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING CHAPTER 1, TITLE 10, KUNA CITY CODE TITLED POLICE REGULATIONS, AS FOLLOWS: ADDING A NEW SECTION - SECTION 5 TITLED DISORDERLY CONDUCT; AND PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

Police Chief Jon McDaniel explained the situation Kuna Police dealt with that lead to this ordinance.

Mayor Stear added in that situation the police did not have the authority to make an arrest. They needed a citizen to sign the arrest warrant.

Council Member Jones noted some other cities have added additional things such as lighting cigarettes in non-smoking areas to their similar ordinances and wondered if those should be added to this ordinance as well.

Mayor Stear said Ada County Sheriff's Department took on staff that actually goes through code. He would be looking through Kuna's to make sure it matches theirs so they would not have to worry about which law applied where and also to look for other areas of Kuna City Code that might be weak.

Chief McDaniel thought the smoking question was good. He had noticed a few other items that were added as well. When he asked his officers if they had run into those issues where they would need to take that level of enforcement, they hadn't, so those items weren't put in for this request. They would be putting together a committee that could address that to see if there was a need.

Council President Cardoza asked City Attorney Richard Roats if the City wanted Kuna Police on private property to evict somebody from a railroad car as listed in the ordinance under C.

Mr. Roats replied when looking at the whole paragraph it deals with both public and private property but staff could contact the Railroad Company to ask if they would want Kuna Police to have the option to deal with that. He suggested leaving that in.

Council President Cardoza asked Chief McDaniel if he wanted his officers responding to railroad cars. It was dangerous; especially with the trains moving.

Chief McDaniel responded he may not be factoring in all the situations that might come up but he believed in those situations the Railroad would be asking as a signing party.

Council President Cardoza asked how much latitude there was with section A.

Chief McDaniel answered, according to his officers, it was very rare to have people begging or accosting people for money. He would hope they would use good discretion within the spirit of law and finding that balance as far as what the public expects them to do.

Council President Cardoza asked about the Fire Department out soliciting with boots.

Council Member Buban-Vonder Haar explained it did not prohibit soliciting just accosting people for the purpose of begging or soliciting. It pertained to continued harassment and getting in people's faces.

**Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-08. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-08. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson.**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2017-08. Seconded by Council Member McPherson. Motion carried 4-0.**

**9. *Mayor/Council Announcements:***

**10. *Executive Session:***

- A. Adjourn to Executive Session Pursuant to Idaho Code 74-206(b) for the Purpose of Discussing a Personnel Matter  
(Timestamp 02:14:42)**

**Council Member Buban-Vonder Haar moved to adjourn to Executive Session pursuant to Idaho Code 74-206(b) for the purpose of discussing a personnel matter. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson.**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

***Executive session was adjourned at 8:53 PM.***

**11. *Request from Mayor Stear to confirm appointment of Bob Bachman to the position of Kuna Public Works Director***

**Council Member Buban-Vonder Haar moved to confirm the appointment of Bob Bachman to the position of Kuna Public Works Director. Seconded by Council Member Jones. Motion carried 4-0.**

**12. Adjournment: 8:54 PM**



\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

  
Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Deputy City Clerk  
Date Approved: CCM 06.20.2017*





# Bike Master Plan Update

## Kuna City Council – Information Briefing

Brooke Green, MBA, PCED  
Sr. Transportation Planner, ACHD  
June 6, 2017

Our Mission: We drive quality transportation for all Ada County...Anytime,  
Anywhere!

## 2009 Bike Master Plan



### Vision & Purpose

- Provide a broad vision, policy, goals and objective

### Overarching Concepts

- Expansion of existing on-street bikeways network
- Connect Gaps
- Address constrained areas
- Create greater local & regional connectivity
- Encourage more residents to bicycle



Commission approved Roadways to Bikeways Plan is ACHD Foundation document and provides comprehensive strategy to enhance and expand the bicycle facilities in Ada County. *Adopted 2009*

## 2009 Implementation Strategies



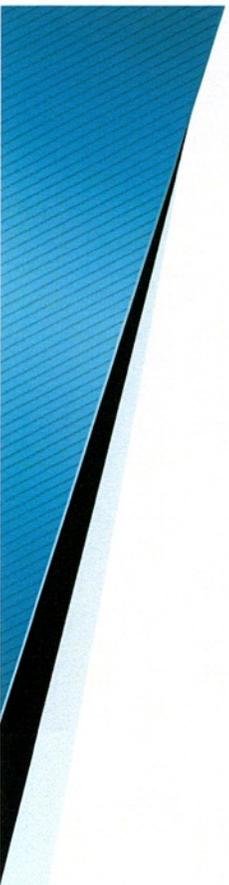
- Added 122 Bike Lane Miles
- Designated 273 Lane Miles of Neighborhood Routes
- Added 79 Lane Miles of Shared Roadways "Sharrows"
- Added 436 Wayfinding Signs
- Initiated 7 Neighborhood Plans
- Adopted Complete Streets Policy
- Planned & Built ACHD First Bikeway "Shamrock"
- Initiated Roadways to Bikeways Update within 10 Years

## 2017 Bike Master Plan Update

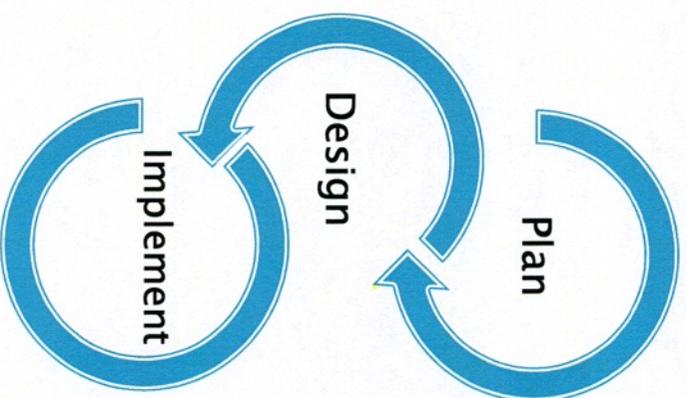


### Purpose

- Assess ACHD progress in achieving the Goals, Objectives and Actions items
- Create performance measures that will assist ACHD in evaluating future bicycle enhancements to the roadways
- Evaluate emerging trends and technology
- Prioritize future projects



# Key Deliverables



- Update to existing 2009 plan that identifies new gaps in the bicycling network
- Evaluation of 2009 Goals, Objectives and Action Items
- Addition of Performance Measures
- Recommendation for an updated system of low stress networks that include bike lanes, signed shared roadways and bicycle boulevard designations
- Highlights of new technology, emerging treatment types and best practices for implementation
- Clearly defined prioritized projects
- Annual Report Template

# Evaluation of Goals

- Complete *and maintain* a bicycle facility network that maximizes **safety**, provides **connectivity**, and supports the bicycle as a **viable transportation option** among the residents of Ada County and its six cities.
- Promote bicycle safety and **increased bicycling** within Ada County and its six cities.

## Plan Objective & Measures (1)



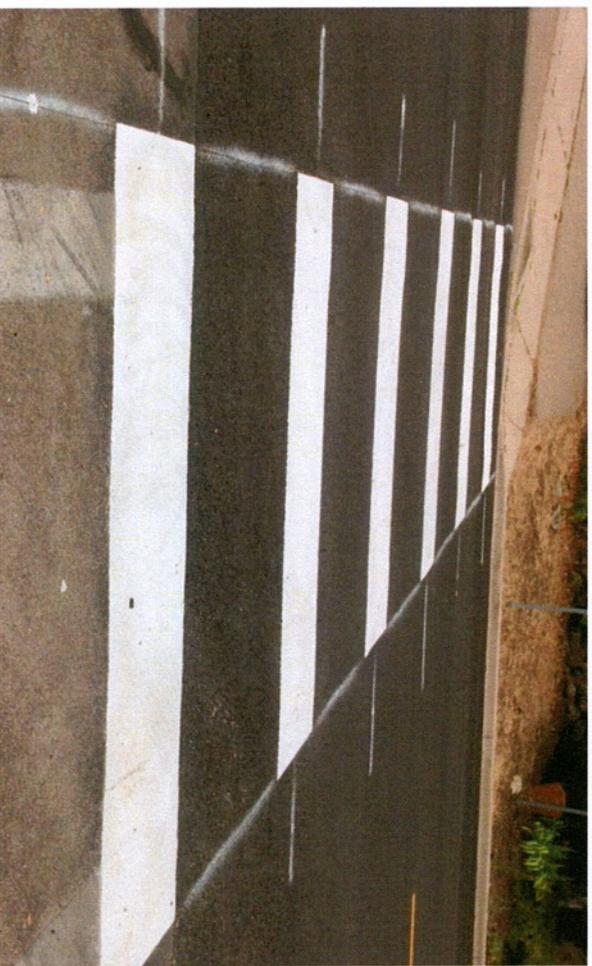
- ▶ Implement the Roadways to Bikeways Recommended Bikeway Network to support bicycling as a viable transportation option.



## Plan Objectives & Measures (2)

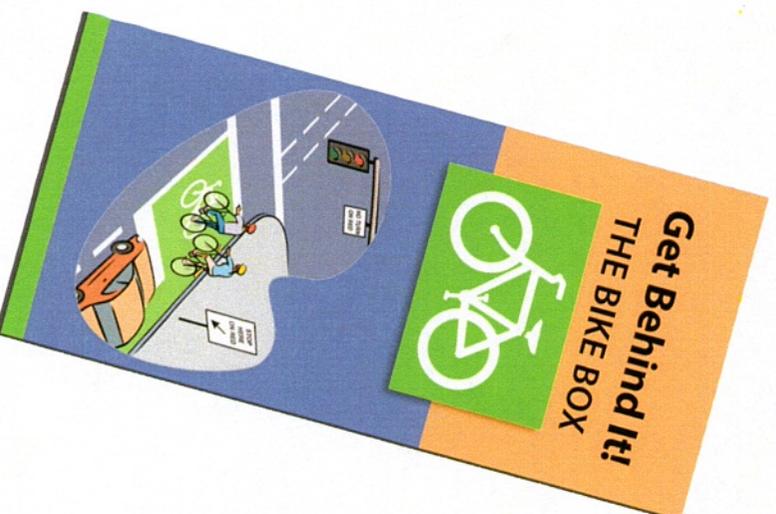


- ▶ *Maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use.*



## Plan Objectives & Measures (3)

- ▶ *Promote awareness of existing bicycle routes and features and support encouragement programs.*

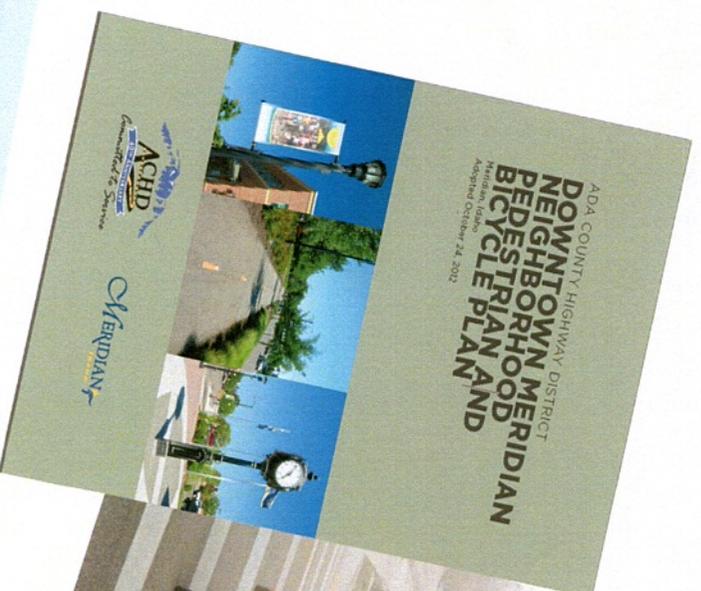




## Plan Objectives & Measures (4)



- Facilitate coordination and cooperation among local jurisdictions *in implementing* the Roadways to Bikeways recommendations.



Boise West Bench  
Pedestrian and  
Bicycle Plan



# Plan Objectives



## Bicycle Program

# DRAFT 2017 STATUS REPORT



### FUNDING

**\$\$**

BUDGET

**X%**

ACHD'S CONSTRUCTION BUDGET



### NETWORK BUILD-OUT

**#**

MILES OF BIKE LANES

**X**

MILES FROM 2015

**#**

MILES OF SHARED BIKE ROUTES

**X**

MILES FROM 2015

**#**

MILES OF BIKE BOULEVARDS

**X**

MILES FROM 2015

**X%**  
PLAN NETWORK BUILT



### ACCESS

**X%**

POPULATION WITHIN 1/4-MILE OF LOW-STRESS NETWORK

**X%**

INCREASE FROM 2016

**#**

NEW CONNECTIONS

**#**

EXISTING CONNECTIONS EXPANDED



### SAFETY

**#**

TRAFFIC CALMING PROJECTS

**#**

NEW OR ENHANCED CROSSINGS



### MAINTENANCE

**GOOD**

AVERAGE PAVEMENT RATING OF DESIGNATED BIKE ROUTES AND ROADS WITH BIKE LANES

**#**

MILES OF BIKE LANES SWEEP



### OUTREACH EFFORTS

**#**

EMPLOYERS ENGAGED\*

**#**

INFORMATIONAL ON-SITE EVENTS\*

**#**

PRINTED BIKE MAPS DISTRIBUTED

**LAUNCHED**

BIKE BOX EDUCATIONAL CAMPAIGN



### LOCAL PLANNING EFFORTS COMPLETED & ADOPTED

**5**

ADOPTED PLANS

NORTH BOISE NEIGHBORHOOD BICYCLE & PEDESTRIAN PLAN

FAIRVIEW AVENUE & MAIN STREET LOCAL STREETS IMPROVEMENT PLAN

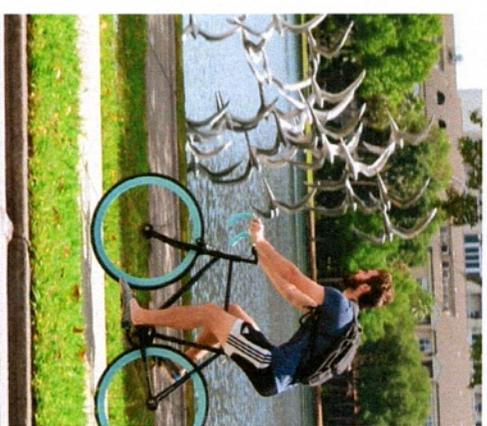
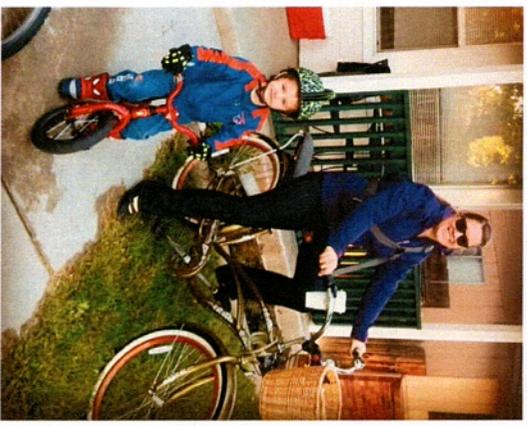
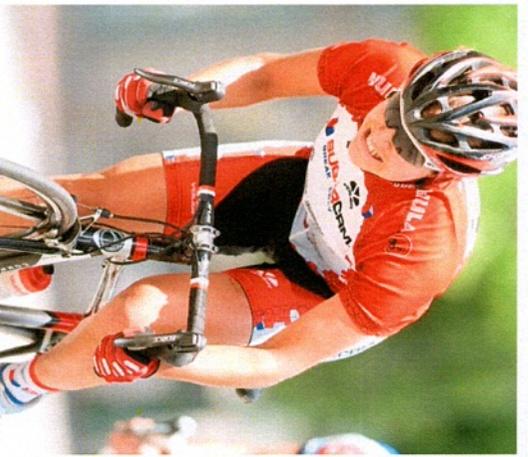
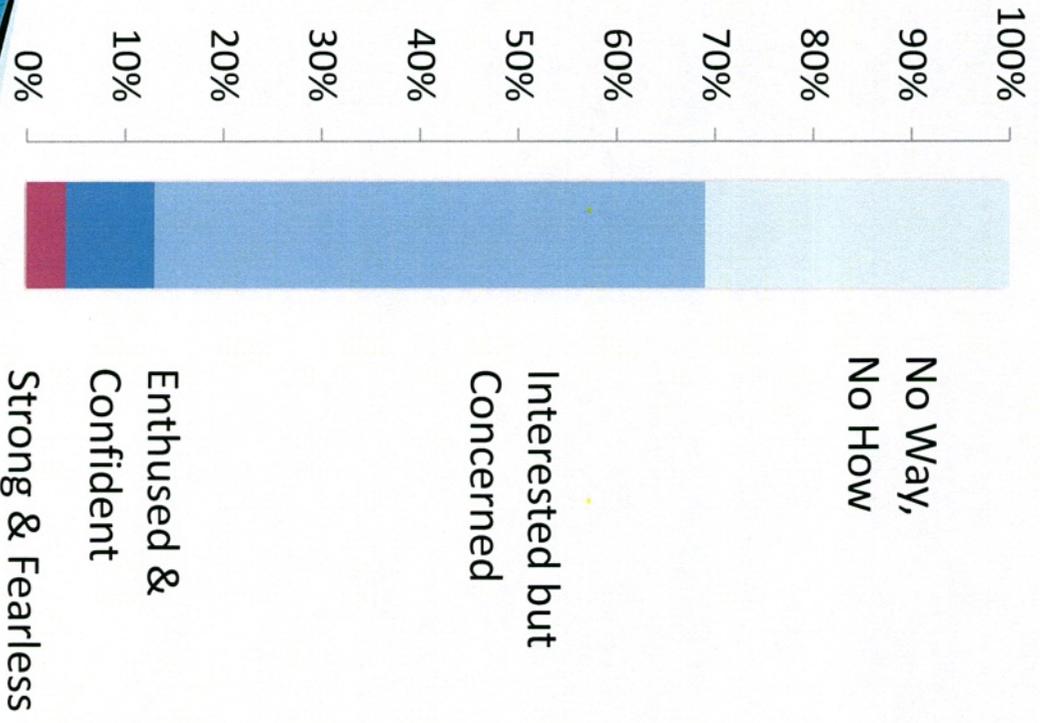
MASTER STREETS MAP UPDATE

CAPITAL IMPROVEMENTS PLAN UPDATE

2017-2021 INTEGRATED FIVE-YEAR WORK PLAN



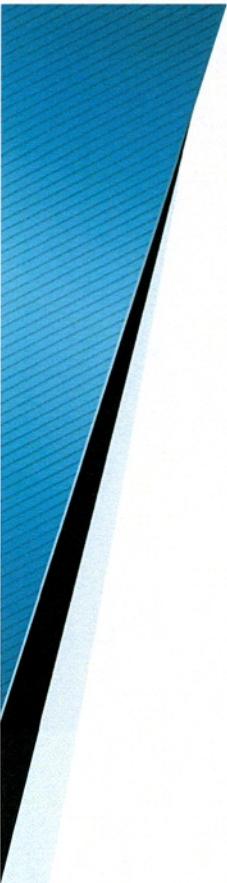
# Evaluation of Low Stress Network



# Low Stress Network Analysis



Score	User Type
LTS 1	Most people, including children who can cross intersections on their own
LTS 2	Most adults
LTS 3	More confident adults (most people regularly bicycling today are in this category)
LTS 4	The most confident adults (e.g., advanced recreation riders) and/or those who must ride on the road out of necessity



# Analyzing the Network

What an Interested  
but Concerned  
Bicyclist Sees



## Factors affecting LTS:

- Number of vehicle travel lanes
- Bike facility type
- Posted speed of roadway
- Adjacent parking and bike lane blockages
- Volume of Traffic
- Roadway classification

## Next Steps



- ✓ May Agency Presentations & Interviews
- June 2017-ACHHD Commission Update
- July 2017-Update Partner Agencies
- September 2017-Final Concept Refinement & Plan Report
- October 2017-Commission Adoption

Transit Agency	Service Area Population	Total Operating Expenses	Annual Hours	Unlinked Passenger Trips	Annual Operating Cost/Capita
<b>Valley Regional Transit</b>	<b>349,684</b>	<b>\$ 9,624,981</b>	<b>121,563</b>	<b>1,466,139</b>	<b>\$ 27.52</b>
Spokane Transit Authority (WA)	409,271	\$ 59,413,530	589,241	12,045,936	\$ 145.17
Regional Transportation Commission of Washoe County (Reno, NV)	327,768	\$ 31,429,617	365,298	8,568,937	\$ 95.89
City of Tucson (AZ)	544,000	\$ 74,107,836	941,815	20,272,980	\$ 136.23
Metro Transit System (Madison WI)	253,075	\$ 54,088,838	515,453	15,492,317	\$ 213.73
<b>Average of Peers</b>	<b>383,529</b>	<b>\$ 54,759,955</b>	<b>602,952</b>	<b>14,095,043</b>	<b>\$ 142.78</b>
If Valley Regional Transit spent that average Operating Cost/Capita	349,684	\$ 50,000,000	500,000	12,000,000	\$ 142.78

Communities in Motion 2025	N/A	\$ 46,000,000	455,000	N/A	N/A
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# Peer Comparison

National Transit Database 2014 Data



valleyregionaltransit



# CITY OF KUNA

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## SIGN-UP SHEET

**June 6, 2017 – City Council Public Hearing**

**Case Name:** Caspian Subdivision, Mason Creek Farm, LLC; 17-01-ZC (Rezone), 17-01-S (Subdivision), and 17-07-DR (Subdivision Landscape).

**Case Type:** Request approval to rezone approximately 107 acres from P (Public) to R-6 (Med. Density Residential), and to preliminary plat approximately a total of 131.74 acres. Applicant proposes to subdivide the parcels into 494 buildable lots and 69 common lots. This site is located north of Lake Hazel, between Ten Mile and Linder Roads.

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission or City Council.

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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Print Name		Print Name		Print Name	
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# CITY OF KUNA

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## SIGN-UP SHEET

**June 6, 2017 – City Council Public Hearing**

**Case Name: Indian Creek Sports Comprehensive Plan Map Amendment & Annexation; 16-04-CPM (Comp Plan Amendment), and 16-13-AN (Annexation).**

**Case Type:** Request approval to amend the Kuna Comp. Plan Map (CPM) designation from High Density Residential to a Commercial Zone for approximately 5.46 acres. Applicant also requests approval to annex the same parcel into Kuna City limits with a C-1 (Neighborhood Commercial) zone. The subject property is on the southwest corner (SWC) of Meridian Road and the Mason Creek Street alignment – west of Meridian Road, half way between Hubbard and Columbia Roads

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Council.

IN FAVOR	NEUTRAL	IN OPPOSITION
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Testify     Not Testify  
Rodney Baldwin  
Print Name  
4066 N. Howard Ave  
Print Address  
Bowl ID 83703  
City                      State, Zip

Testify     Not Testify  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
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City                      State, Zip

Testify     Not Testify  
Troy Todd  
Print Name  
6029 Sunrise  
Print Address  
Kuna ID 83634  
City                      State, Zip

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