

OFFICIALS

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



CITY OF KUNA

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

City Council Meeting AGENDA Tuesday, September 19, 2017

6:00 P.M. REGULAR CITY COUNCIL

1. *Call to Order and Roll Call*
2. *Invocation:* Stan Johnson, Kuna Life Church
3. *Pledge of Allegiance:* Mayor Stear
4. *Consent Agenda:*

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:

1. Regular City Council Minutes, September 5, 2017

B. Accounts Payable Dated September 14, 2017 in the Amount of \$707,955.23

C. Resolutions

1. Consideration to approve Resolution No. R67-2017A

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING RESOLUTION NO. R67-2017 TO ADD MORE SPECIFIC LANGUAGE REGARDING USE OF THE FOREGONE PROPERTY TAX LEVY; AND CERTIFYING THE INTENT OF THE KUNA CITY COUNCIL TO LEVY, AS PART OF THE GENERAL TAX LEVY ADOPTED PURSUANT TO ORDINANCE NO. 2017-14, FOREGONE PROPERTY TAXES.

2. Consideration to approve Resolution No. R69-2017

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE CITY OF KUNA PUBLIC UTILITIES EASEMENT BY AND BETWEEN DAVID L. AND TAWNI M. LIMESAND (GRANTOR) AND THE CITY OF KUNA, IDAHO (GRANTEE) FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A CITY OF KUNA, IDAHO PUBLIC UTILITIES.

3. Consideration to approve Resolution No. R70-2017

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT BY AND BETWEEN DAVID L. AND TAWNI M. LIMESAND (GRANTOR) AND THE CITY OF KUNA, IDAHO (GRANTEE) FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A CITY OF KUNA, IDAHO PRESSURIZED IRRIGATION SYSTEM.

4. Consideration to approve Resolution No. R72-2017

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE CITY OF KUNA SEWER EASEMENT BY AND BETWEEN DON YOUNG LAND COMPANY INC. (GRANTOR) AND THE CITY OF KUNA, IDAHO (GRANTEE) FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A CITY OF KUNA, IDAHO MUNICIPAL UTILITIES, INCLUDING SEWER AND WATER LINES, A LIFT STATION AND DRIVEWAY.

5. Consideration to approve Resolution No. R73-2017

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE CITY OF KUNA SEWER EASEMENT BY AND BETWEEN MACKEY REAL ESTATE HOLDING, LLC (GRANTOR) AND THE CITY OF KUNA, IDAHO (GRANTEE) FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A CITY OF KUNA, IDAHO MUNICIPAL UTILITIES, INCLUDING SEWER AND WATER LINES, A LIFT STATION AND DRIVEWAY.

D. Findings of Fact and Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for 17-05-ZC (Rezone) for JSV Development
2. Consideration to approve Findings of Fact and Conclusions of Law for 17-03-S (Subdivision) and 17-03-ZC (Rezone) for Endurance Holdings, LLC

3. Consideration to approve Findings of Fact and Conclusions of Law for 17-04-ZC (Rezone) and 17-04-S (Subdivision) for Ashton Estates
4. Consideration to approve Findings of Fact and Conclusions of Law for 16-11-AN (Annexation) for Kolo, LLC

E. Informational Only Notification of Kuna School District request to include a flyer in with the City’s mailed September utility bills

6. Community Reports or Requests:

- A. Ada County Sheriff’s Office presenting a Chevy Tahoe to the City of Kuna – Justin Dusseau, Ada County Sheriff’s Office and Jon McDaniel, Kuna Police Chief

7. Public Hearings: (6:00 p.m. or as soon thereafter as matters may be heard.)

- A. *Staff requests this item be tabled to the public hearing scheduled for Oct. 3, 2017.* Public Hearing and consideration to approve 17-05-S (Preliminary Plat) for Springhill Residential Subdivision – Troy Behunin Planner III

On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approx.), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Units/acre. The subject site is located on the south-east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No’s S1301212425 and S1301325480.

8. Business Items:

- A. Consideration to approve Resolution No. R71-2017 – Richard Roats, City Attorney

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING AND AGREEING TO BE BOUND BY THE TERMS OF THE MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF KUNA, IDAHO AND DANIEL AND GINA SAFFORD (SAFFORD) FOR THE DEVELOPMENT OF SAFFORD PROPERTY WHEREIN SAFFORD WILL NOT BE REQUIRED TO INSTALL DRY LINE SEWER LINES OR PAY THE SEWER CONNECTION AT THIS TIME; AND APPROVING THE MAYOR’S SIGNATURE AND CLERK’S ATTESTATION ON THE MEMORANDUM OF UNDERSTANDING.

9. Ordinances:

- A. Third Reading and Consideration to approve Ordinance No. 2017-13

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 7, CHAPTER 3, SECTION 4 TITLED “HOURS” TO ALLOW FOR PERSONS TO BE ON THE GREENBELT PATHWAY DURING CERTAIN

HOURS WHERE THE CITY HAS INSTALLED LIGHTING, AND PROVIDING AN EFFECTIVE DATE.

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

B. Consideration to approve Ordinance No. 2017-09A

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING ORDINANCE NO. 2017-09 TO ADD PARCEL NO. S1234244310 OWNED BY RENASCENCE FARMS, LLC, WHICH WAS INADVERTENTLY OMITTED FROM THE ORDINANCE THAT ANNEXED CERTAIN REAL PROPERTIES INTO THE CITY OF KUNA, IDAHO, TO WIT:

PARCEL NO. S1235336450 OWNED BY GAVIN & JESSICA KEMPE, SUCCESSORS IN INTEREST TO OWNERS DOUG ROBERTS & SUSAN HICKMAN,

PARCEL NO. S1234417520 OWNED BY WATERS EDGE FARM LLC, SUCCESSOR IN INTEREST TO ALAN & KATHRYN COLSON,

PARCEL NO. R0967660156 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. R0967660155 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234142351 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234212935 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234212405 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234121105 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234244310 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. R0967660151 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234244200 OWNED BY BRENT F & LESLIE L ANDERSON,

PARCEL NO. S1234131300 OWNED BY MELVIN A & JEANNE A SPAULDING,

PARCEL NO. S1235347051 OWNED BY MASON CREEK FARMS, LLC.

ALL PROPERTIES SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTIES; 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

C. Consideration to approve Ordinance No. 2017-15

AN ORDINANCE REZONING PARCEL R5070001940; A PORTION OF THE SW ¼ OF THE SW ¼ OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, IDAHO, FROM R-6 TO C-1; SITUATED WITHIN

THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED 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

D. Consideration to approve Ordinance No. 2017-16

AN ORDINANCE REZONING PARCEL R5070501800; LOT 13 OF THE KUNA ORCHARD TRACTS AS SHOWN IN BOOK 6 OF PLATS AT PAGE 291 RECORDS, ADA COUNTY, IDAHO AND ADJOINING RIGHT-OF-WAY, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, IDAHO, FROM A TO R-6; SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED 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

E. Consideration to approve Ordinance No. 2017-17

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF THE NE ¼ OF THE NE ¼ OF SECTION 24, TOWNSHIP 2 NORTH RANGE 1 WEST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND COMMONLY REFERRED TO AS RIDLEY'S FAMILY CENTER SUBDIVISION NO. 2 WHICH IS OWNED BY CJM LIMITED LIABILITY LIMITED PARTNERSHIP, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED 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

F. Consideration to approve Ordinance No. 2017-18

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1314417300, AND REFERRED TO AS ARDELL ESTATES SUBDIVISION NO. 2 WHICH IS OWNED BY DB DEVELOPMENT LLC, INTO THE KUNA

MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED 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

G. Consideration to approve Ordinance No. 2017-19

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1311336210, AND REFERRED TO AS SILVER TRAIL SUBDIVISION NO. 3 WHICH IS OWNED BY DB DEVELOPMENT LLC., INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED 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

H. Consideration to approve Ordinance No. 2017-20

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF THE NW ¼ OF THE NE ¼ OF SECTION 25, TOWNSHIP 2 NORTH RANGE 1 WEST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND COMMONLY REFERRED TO AS THE JOURNEYS END SUBDIVISION NO. 2 WHICH IS OWNED BY BLACK CREEK LTD PARTNERSHIP2 INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED 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

I. Consideration to approve Ordinance No. 2017-21

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1314131615, AND REFERRED TO AS ARBOR RIDGE SUBDIVISION NO. 4 WHICH IS OWNED BY CHALLENGER DEVELOPMENT INC., INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED 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

J. Consideration to approve Ordinance No. 2017-22

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF THE SW ¼ OF THE NE ¼ OF SECTION 13, TOWNSHIP 2 NORTH RANGE 1 WEST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND COMMONLY REFERRED TO AS THE GREYHAWK SUBDIVISION NO. 7 WHICH IS OWNED BY GREYHAWK LAND COMPANY LLC., INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NEW YORK IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED 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

10. Mayor/Council Announcements:

11. Executive Session:

12. Adjournment: