

OFFICIALS

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



CITY OF KUNA

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

**City Council Meeting
MINUTES
Tuesday, June 18, 2019**

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear
Council President Briana Buban-Vonder Haar
Council Member Richard Cardoza
Council Member Warren Christensen
Council Member Greg McPherson

CITY STAFF PRESENT:

Bob Bachman, Public Works Director
Jared Empey, City Treasurer
Chris Engels, City Clerk
Bill Gigray, City Attorney
Lisa Holland, Economic Development Director
Wendy Howell, Planning & Zoning Director
Nancy Stauffer, Human Resources Director
Bobby Withrow, Parks Director
Jace Hellman, Planner II
Sam Weiger, Planner I

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

Mayor Stear commented the first concert of the Summer Concert Series was awesome. The City Attorney, Bill Gigray, and his band, The Almost Dangerous Band L.L.P., played and did a great job.

Mr. Gigray thanked Mayor Stear and thought it was a very nice place for this sort of event. They had a great time.

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
(Timestamp 00:01:42)

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

I. Regular City Council Minutes, June 4, 2019

B. Accounts Payable Dated June 13, 2019 in the Amount \$712,048.18

C. Resolutions

I. Consideration to approve Resolution No. R44-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY SDN, LLC, FOR THE ASHTON ESTATES SUBDIVISION NO. 2 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Consideration to approve Resolution No. R45-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "PROFESSIONAL SERVICES AGREEMENT" WITH JUB ENGINEERING, INC. FOR PROPERTY SURVEYS FOR THE ZAMZOW'S AND UPRR PROPERTIES; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

Council President 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, Christensen, Buban-Vonder Haar, and McPherson

Voting No: None

Absent: None

Motion carried 4-0.

5. Community Reports or Requests:

A. Valley Regional Transit Presentation – Stephen Hunt, Sr. Principal Planner and David Pederson, Mobility Coordinator

Stephen Hunt, Sr. Principal Planner for Valley Regional Transit (VRT), reviewed what had been accomplished by VRT in the past year and ValleyConnect 2.0 Service in Kuna. He presented their request for funding and how they assessed that need. They looked at the community population and road miles and the amount of services in the area for negotiated rates. He also reviewed their service performance over the past year.

David Pederson, Mobility Coordinator for VRT, discussed their past support of the Kuna Senior Center and the benefits and need for the Kuna Senior Center's transportation services. He presented their request for funds to support senior transportation during FY19 and FY20 and stood for questions.

Mayor Stear shared this came about because he saw a post on social media that they would have to cut bus rides and services because they were short on funding. He remembered the bus rides to the grocery store and doctor's office and socializing had been a big deal for his mother for several years. It was disturbing to hear the funding was being cut in half so he suggested they bring a request to Council to try to bridge that gap. He thought the Lyons Club had donated some funds that year and asked if that had been accounted for in the \$13,000.

Mr. Pederson replied it was for \$2,000.

Mayor Stear clarified that would make the request for \$11,000. It was up to Council's discretion if they wanted to approve it that night or not. The request for FY20 would be part of the budget process.

Council Member Cardoza asked what the City of Kuna got for \$9,819. There were no buses or routes in Kuna.

Mr. Hunt reviewed how they made their assessment.

Mayor Stear added some Kuna residents also used the Park & Ride on Overland by the freeway.

Council Member Cardoza said it seemed like for the last 5 to 8 years VRT had said they would be providing bus services. He asked how far out VRT was looking at.

Mr. Hunt explained their funding came from local jurisdictions. Service came to jurisdictions as they were able to work together on funding plans for those services. That was why there were two elements to their funding request. He reviewed what was distributed to each element. They could provide service to Kuna as soon as they worked out a funding plan that would allow them to get the vehicles to Kuna and operate them.

City Attorney Bill Gigray recommended, since, if he was understanding correctly, this would be an expenditure for something they had not participated in before, they

assign this to staff for review and then they could report back for their consideration in July. It would appear that the proposed agreement would need to be reviewed. They would also need to look at if this would affect the current budget and how this would fit into future budgets.

Council decided to have the agreement documented so they could review it at the next meeting and make a determination.

Mayor Stear thanked Mr. Hunt and Mr. Pederson.

1. Request to increase the FY19 Service Contribution amount from \$0.00 to \$13,000 for the Kuna Senior Center - ACTION ITEM

No action was taken.

2. FY20 Assessment and Service Contribution Presentation

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

- A. Continuation of Public Hearing held May 7 and May 21, 2019 to accept testimony regarding the meeting between staff and the applicant as required by City Council at the public hearing held May 21, 2019 and consideration to approve 18-07-AN (Annexation) & 18-05-ZC (Rezone) for Thistle Farm, LLC and Bodahl Farm, LLC – Sam Weiger, Planner I ACTION ITEM
(Timestamp 00:26:55)

Tim Eck seeks approval of an annexation of approximately 40 acres into Kuna City Limits with a Medium Density Residential (R-6) zoning and a rezone of approximately 40 acres from Agricultural (A) to Commercial (C-1). The subject properties are located at the southwest corner of Ten Mile and Hubbard Rd, Kuna, Idaho 83634.

Planner I Sam Weiger reviewed the meeting held on June 13, 2019 with staff, the applicant, and his attorney as requested by Council at the May 21, 2019 City Council Meeting. He passed out an updated Staff Memo Addendum. The original draft of the addendum was included in the packet but after the packet was submitted two late exhibits were created. Exhibit A6 was edits to the original draft of the staff addendum submitted by the applicant's attorney, Jeff Bower, and exhibit A7 was the updated final draft of the staff addendum. He read the exhibits. Staff had determined the annexation and rezone for this request generally complied with goals and polices for Kuna City in City Code Title 5, Idaho Code, and the Kuna Comprehensive Plan. He stood for questions.

Jeff Bower with Givens Pursley, 601 W Bannock Street, Boise, Idaho 83702, had presented the application twice to Council so was not going to belabor the facts. They were there for an application to annex and rezone a piece of property into the

city as R-6 and to rezone another property that was already annexed from Agricultural to C-1. They agreed with staff's comments and the addendum as well as their late exhibit. He stood for questions.

Mayor Stear clarified they were still saying, because of the timing of the application, the use would still be commercial/residential.

Mr. Bower explained that was their legal position in the past and it was certainly his position that the law would operate independently of whatever approval they got that night. Their intent was to take their C-1 zone and work with the City's Economic Development Director to try to utilize the property within the scope of the current zoning ordinance to try to get a fully commercial use as currently drafted. He added that the zoning they were requesting was fully compliant with the comp plan on both parcels.

Council President Buban-Vonder Haar noted the school district requested a spot for kids to wait for buses. She asked if they would propose that as a condition now or if, as she presumed, they would wait until there was an actual development.

Mr. Weiger replied that would occur as part of that application.

Mayor Stear re-opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

Council President Buban-Vonder Haar noted they had talked about this a couple times and it appeared to be consistent with Kuna City Code and the comp plan. She was glad they appeared to have resolved the issues regarding the zoning. It looked fine to her.

Council Member McPherson agreed. If they got approval, they could look for the commercial route and, if that didn't work, they could rezone part of it.

Mayor Stear was concerned that they didn't have a plan yet. They wanted to rezone it and then come back and figure out what they were going to do.

Council President Buban-Vonder Haar did not really have any concerns about that because they had talked to them ad nauseum about it and there seemed to be understanding there.

Economic Director Lisa Holland stated Kuna was having trouble finding shovel ready sites for commercial development. It was okay to have some of these pieces zoned commercial without a plan because it allowed for flexibility and competitiveness in attracting commercial.

Council Member Christensen agreed with what they both said. With what they were actually agreeing to that night, it looked like they did come to an understanding and didn't need to talk about it much longer.

Council Member Cardoza was a little confused. He asked City Attorney Bill Gigray, if they allowed the C-1, were they accepting Mr. Bower's stance that the application was adequate to put in townhomes.

Mr. Gigray reviewed the opposing legal positions regarding zoning and how the issue had been resolved. Mr. Bower still held to his position and Mr. Gigray held to his but, in their meeting, they determined to move forward with the C-1 or, if they sought to do multifamily, they would use a PUD, a zone change, or a split of the property.

Council Member Cardoza asked, if they approved the C-1, would it hinder any litigation from the City regarding this property.

Mr. Gigray replied at this point no. It would depend on what they applied for. At the moment they were only looking at zoning. It would come up when they sought a permit to do something and the permit would have to comply with the C-1 zoning or they would have to make an application for changes to do what they wanted to do.

Council Member Cardoza asked, if they approved the C-1, would it grandfather Mr. Eck back to when he originally applied.

Mr. Gigray replied, in his opinion, absolutely not.

Mayor Stear suggested, when they made a motion, they clarify C-1 as it read today.

Mr. Gigray did not recommend they do that. He noted the staff addendum and presentations made showed the pathway they would have to proceed with to develop that property.

Mr. Bower stated the City Attorney had properly encapsulated their agreement and he had nothing to add.

Council President Buban-Vonder Haar moved to approve Case No 18-07-AN (Annexation) & 18-05-ZC (Rezone), close the Public Hearing, and direct staff to prepare Findings of Fact, Conclusions of Law and Order of Decision for approval by the Council on the next Council Meeting Consent Agenda with the conditions

stipulated in the staff report. Seconded by Council Member McPherson. Motion carried 4-0.

- B.** Continuation of Public Hearing held on June 4, 2019 and consideration to approve Envision Kuna – Comprehensive Plan – Wendy Howell, Planning and Zoning Director ACTION ITEM
(Timestamp 00:45:00)

Following a recommendation of approval from the Planning and Zoning Commission, Staff requests City Council’s consideration of the new Envision Kuna – Comprehensive Plan (text and maps) including the Future Land Use Map. This Plan, if approved, will replace the 2015 Kuna Comprehensive Plan and Future Land Use Map.

Please follow the links below to view the Envision Kuna – Comprehensive Plan and its appendices:

http://kunacity.id.gov/DocumentCenter/View/4344/Kuna-Comprehensive-Plan-Final-Update_52919 (Comprehensive Plan)

<http://kunacity.id.gov/DocumentCenter/View/4345/Kuna-Comprehensive-Plan-Appendices-5-29-19> (Appendices)

Jace Hellman, Planner II, reviewed the different options of the land use map based on Mr. Craig’s request and the other changes that were made per Council’s direction. He noted they also added dark sky language submitted by Council President Buban-Vonder Haar under Objective 2.E.5. which added a letter d.; “Require lighting plans comply with dark sky principles by developing lighting and advertising policies which minimize light pollution and impact on wildlife”. They also added under Goal 4.F., “Dark Sky”, so it read, “Kuna has adopted Light Emitting Diode (LED) and Dark Sky street lighting standards for both standard lighting and upgraded/ decorative lighting”. He stood for questions.

Mayor Stear asked if Mr. Hellman received an answer from the person who originally made the request from the audience.

Mr. Hellman apologized for not including it in the packet. They liked option 2 but were okay with the options provided.

Mayor Stear clarified he was talking about the dark sky request.

Council President Buban-Vonder Haar said the person was there. She asked Public Works Director Bob Bachman if he had a preference.

Mr. Bachman preferred Option 2 because the variety of services in that area would help with other issues.

Council President Buban-Vonder Haar clarified Option 1 was the original comp plan and Options 2 and 3 showed changes to the area Chase Craig requested to make medium density with the only difference between the two being an extra medium density piece down below. She asked if Mr. Bachman needed that piece down below to be medium density.

Mr. Bachman replied that particular piece of sewer was a different direction. Everything south of the creek had its own set of issues and was more than they were looking at during that time. It probably fit well as it was in Option 2.

Mr. Hellman and Council clarified which options were which.

City Attorney Bill Gigray reviewed the procedures for the hearing that evening and for approving the Comp Plan.

Mayor Stear re-opened the public hearing.

Support: None

Against: None

Neutral:

David Gronbeck, 1400 E Kokanee Lane, Kuna, Idaho 83634, supported the Planning & Zoning Commission's recommendation to change the Comprehensive Plan for the parcel at the corner of Deer Flat and Meridian. He was also curious about the mixed-use language in the appendices. It said, "with an emphasis on residential components". He wanted to know if that was staff's intent to include it with the mixed-use.

Mr. Hellman replied the piece Mr. Gronbeck was talking about was from the appendices where it discussed the different zones being incorporated in the comp plan, specifically where mixed-use read "Land parcel or combination of parcels that contain at least two types of complimentary and integrated uses, e.g., residential, commercial or office uses (with an emphasis on residential components)". His interpretation of that was, with an office use, there would be an emphasis on residential not the overall zone.

Cindy Giesen, 1363 S Ash Avenue, Kuna, Idaho 83634, thanked Council for adding 2.E.5.d. to the Comprehensive Plan. She read, "Require lighting plans comply with dark sky principles by developing lighting and advertising policies which minimize light pollution and impact on wildlife." This was a well-crafted statement that would serve as protection for Kuna. It was something they would be able to refer to when attending development meetings, neighborhood meetings, picking out yard lights, and all those ways. She hoped people fully realized the importance of it and referred to it whenever necessary.

Council President Buban-Vonder Haar thanked Ms. Giesen for making the suggestion and for showing up and participating. Preserving rural character and the things that everyone loved about living in a small town came up over and over again in the comp plan meetings and seeing the stars was one of her favorite things. They were happy to include it.

Ms. Giesen stated this verbiage was like a contract to her and it would keep the planning department up to date with zoning and codes if people drew attention to it. She thanked Council again

Chase Craig, 337 W Redgrave, Meridian, Idaho 83646, appreciated staff's time and effort in putting a thoughtful change together on this. Looking at the proposed comprehensive plan and the map, this was the only low-density residential section in that corridor, going through Kuna Road from Cloverdale to Highway 69. He really felt it didn't make sense and was happy to hear from Mr. Bachman that it would actually benefit the sewer treatment by having medium density there. He also wanted to clear something up from the Council Meeting from a couple of weeks prior. It was reference that this recommendation was in front of the Planning & Zoning Commission and they said no. In going over the minutes from the Commission Meeting, they found the Commission actually didn't make a decision at all and opted to let Council review it with recommendations. He stood for questions.

Mayor Stear asked Mr. Hellman if it was considered a material change if they opted to let Council make the decision on that.

Mr. Hellman replied, in the Planning & Zoning Commission Minutes, the only case in the motion was the piece Mr. Gronbeck was requesting. They discussed the Chase Craig piece and were not opposed to it but it was not included in the motion.

Council President Buban-Vonder Haar preferred to err on the side of the caution. If they decided to make any changes, she preferred to re-notice it. After Mr. Bachman's input about needing a medium density piece in that area, it did not sound like the Planning & Zoning Commission had that information, and given that it was beneficial to the city; she would be fine endorsing Option 1 as listed in the packet, the middle one on the screen, changing the northern parcels to medium density and everything below to low density. She also endorsed the dark sky changes.

Council Member Christensen agreed.

Council Member McPherson also agreed.

Council Member Cardoza asked if there was a big canal moving through the west side of that property.

Mr. Hellman responded there was.

Council Member Cardoza had mixed emotions about that density level being so close to a canal. He was concerned for children's safety.

Council President Buban-Vonder Haar clarified it was only medium density being requested there so there couldn't be any multifamily or anything like that.

Council Member Cardoza said the canal was his only concern but, if it wasn't high density, he had no problem with it.

Council President Buban-Vonder Haar consulted City Attorney Bill Gigray on how to go about making a motion.

Mr. Gigray recommended erring on the side of caution. Council should be very clear about what changes they supported and were being made and they re-notice for hearing so it was clear those changes were being made there.

Mayor Stear suggested they high-light the changes when they re-noticed so people knew what was changed.

Mr. Gigray replied yes sir.

Council President Buban-Vonder Haar asked Mr. Hellman to confirm the parcel number for the property being changed from commercial to low density residential. She had it written down as ending with 800 and in the file it was 880.

Mr. Hellman replied it ended with 880.

Mayor Stear thanked staff, the public and everyone who had been involved with this. It was a process and they did their very best and their due diligence to make this city go in the direction the people had a say in. They had done a good job in that. He appreciated everyone's help and effort.

Council Member Christensen wanted to talk about the commercial to low density parcel. Economic Development Director Lisa Holland made a comment that night about hearing Kuna was limited on the commercial side but they were just kind of flipping their heads and saying great let's change it to residential without even discussing getting rid of a parcel like that. That did a disservice to the commercial side of things, especially on that side of town where, if you looked at the map, commercial was limited. That was a situation he wanted to get everyone's thoughts on.

Council President Buban-Vonder Haar recalled that parcel was where Enrique Contreras and Ana Paz currently lived so it was already being used as low density residential and it was in the middle of a bunch of residential.

Ms. Holland stated it was currently being used for a low-density residential house which was why they wanted to keep it that way. She had no concerns with the surrounding uses on that parcel. It would be a tough parcel to develop out as commercial anyway.

Council Member Christensen said that was all he needed to hear.

Rebuttal: None

Council President Buban-Vonder Haar moved to direct staff to modify the proposed comp plan to reflect that parcel S1424131800, which was currently designated in the comp plan as ag, be changed to mixed use, parcel S1315141880, which was currently proposed in the comp plan to be commercial, be changed to low density residential, parcel S1313449901, currently designated as commercial, be changed to mix use, and parcel S1428223050 and surrounding area, currently designated as low density, be changed to medium density, changing the zoning of those areas surrounding that parcel to reflect Option 1 of the maps provided, and incorporate the dark sky comments in Objective 2.E.5. and Goal 4.F. and let it be re-noticed for consideration of approval at a public hearing at the soonest date possible. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

- A. Staff Report on Financing Tools & Urban Renewal Workshop – Lisa Holland, Economic Development Director
(Timestamp 01:13:59)

Economic Development Director Lisa Holland reviewed the Financing Tools & Urban Renewal Workshop that was held on June 5, 2019. She listed some things to keep in mind. Impact fees would still apply for any new developments coming in so, even though they may not see the increment of those tax dollars coming to them, they would still see those impact fees if the City created an Urban Renewal District. They could not create a district that took up more than 10% of the community. There was a maximum of 20 years or earlier to complete a project. They could also work to address improvements needed to help public entities in the plan. They couldn't put up a building but they could help get ground ready or shovel ready. If they wanted to build a public building, they would have to go out to a vote. They could still use Urban Renewal funding to do that; it would just take a little bit longer because it would have to go through a voting process like they would with a levy or bond. Usually, when defining an urban renewal district, it would be an area that wouldn't otherwise develop so the biggest benefit was putting infrastructure in the ground for an area that otherwise probably wouldn't see development for another 20 plus years. There was no risk to property owners if a district failed or property values decreased because it was not an extra tax on those properties; it was just taking the increment of the property tax increase.

Ms. Holland noted they were trying to be proactive on transparency and getting out education and awareness on how these tools worked. They wanted to do what was right for the community in the long term. She met with the fire department and police chief already and had some brief conversations with Ada County. She wanted to meet more with the school district, library, and Ada County to make sure they answered any questions and talk about what could happen.

Ms. Holland requested direction from Council on how they would like to proceed. They could continue with public outreach and education or they could do an eligibility study which would give them the tools to see if this made sense for Kuna. It was kind of the first step. It didn't require appointing commissioners at that point. It would just help develop a plan they could consider or determine certain areas they were qualified for. Some rough numbers for an eligibility study were \$10,000 - \$20,000 and about a two - four-month process. Some of it would be covered in that year's budget and some in the next year's budget. She had worked with City Treasurer Jared Empey to see how they could allocate for that and could come back to them with a proposal once they talked to some other agencies if that was the direction they wanted to go. She stood for questions.

Council Member Cardoza asked if there was any taxing entity that was exempt from Urban Renewal.

Ms. Holland replied impact fees were and she knew there were some changes so school districts might be exempt from a portion of that collection. She would have to look into that further.

Council Member Cardoza suggested, if the City published information and there were entities that were exempt, a list of those entities be published so the people would know.

Ms. Holland reviewed how an urban renewal assessment worked.

City Attorney Bill Gigray stated the Urban Renewal Law, and the revenue allocation provisions with that law, was the method by which funds could be accumulated by the Urban Renewal District to fund items that were established in the plan. That was the difference with the assessed valuation once the Urban Renewal District was established for the period of time the Urban Renewal District existed. The increase in assessed value and the property tax collected was the revenue that went to the Urban Renewal Board. The rest went back to the taxing entities. If the entity was already exempt from property taxes, they wouldn't be paying those property taxes anyways. The exemptions for those entities were with the impact fees. The statute provided, unless it was specifically stated in the ordinance, that impact fees were not paid by property taxing entities and, by action of the Idaho Legislator that year, that included charter schools.

Ms. Holland noted some communities, to help mitigate what school districts or other entities that might have received that increment but missed out on it, offered a program that would give them extra monies out of general budget. She would have to do some more research on how other cities had structured that.

Mr. Gigray added he experienced this with Caldwell for two entities who received funds in their East Urban Renewal District because it was included in the plan. The plan was the key. It had to identify what those funds were going to be used for.

Council President Buban-Vonder Haar thought it would be a good idea to do an eligibility study so they had an idea of what options might exist and it didn't tie them to anything. However, there was an election coming up and she wondered if they should wait until after the election to let new Council make the decision. Her preference was to allocate the money and start the study but save the decision for after the election and new Council was sworn in.

Mayor Stear wanted to make sure all the entities that could be affected be in the conversation before getting to the eligibility study but he thought that could be done fairly quickly.

Ms. Holland suggested she could continue to work on more public outreach and find out exactly how much it would cost to do an eligibility study. Then she could bring an option back to Council to look at with the understanding that they would not present the results of that eligibility study until after the election. Then they could move forward with whatever they decided to do at that point but they could start doing the eligibility study in the meantime.

Council President Buban-Vonder Haar said she should proceed with that plan.

Mayor Stear said to start adding that into the budget process as well. He appreciated the workshop she put together. It was well received and it was the kind of thing that was important to get the public involved in so they knew the facts instead of rumors.

8. Ordinances:

None

9. Mayor/Council Announcements:

(Timestamp 01:26:33)

Council Member McPherson congratulated Parks Director Bobby Withrow for the splashpad.

Council Member Cardoza thanked Mr. Withrow for the splashpad except for the fact that it shut off at 8:00 PM.

Mr. Withrow had been hearing a lot of that.

Mayor Stear explained the problem was tanks stored the water, it was potable water that went in, dumped on the kids and then went down the drain. It had to run through a filtration system and, if they ran the water to long, they ended up with standing water above the drain.

Mr. Withrow supported Mayor Stear's explanation and added, if they had standing water, they would be required to have a life guard on duty or they would get in a lot of trouble.

Council President Buban-Vonder Haar suggested doing a Facebook poll to see if people would prefer to have the water on from Noon to 8:00 PM or 1:00 PM to 9:00 PM or something like that and explaining the issue.

Mr. Withrow said they could do that and they could also present the option of running it earlier in the day and then giving it a break and turning it back on later.

City Treasurer Jared Empey reminded Council the next Council Meeting they would start the budget deliberations.

Council President Buban-Vonder Haar asked if the budget sessions were all incorporated as part of the Council Meetings and confirmed there were no extra sessions or early start times unless they were needed.

Mr. Empey said that was correct. He sent out that email with those available dates just in case they needed them but he wasn't planning on using them.

Council President Buban-Vonder Haar just wanted to make sure she didn't miss getting something on her calendar. She thanked Mr. Empey.

10. Executive Session:

None

11. Adjournment: 7:29 P.M.

ATTEST:



Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 07.02.2019





Joe L. Stear, Mayor



CITY OF KUNA

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SIGN-UP SHEET

June 18, 2019 – City Council Public Hearing

Case Name: 18-07-AN (Annexation) & 18-05-ZC (Rezone) – Bodahl-Stiner Annexation

Case Type: Tim Eck requests to annex two parcels comprising of approximately 40 acres at 3925 W Hubbard Road into Kuna City Limits with an R-6 zoning designation; and to rezone approximately 40 acres at 3003 N Ten Mile Rd. The subject sites are within Section 15, Township 2 North, Range 1 West; (APN's S1315120800, S1315120700, & S1315110051)

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> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
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*Jeff Bower
Attorney*

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify **Not Testify**

Print Name

Print Address

City State, Zip

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On May 21, 2019, City Council directed staff to meet with the applicant. As directed by Council, on June 13, 2019, Kuna Planning and Zoning staff and the City Attorney met with the applicant, Tim Eck, and his attorney, Jeff Bower, to discuss concerns surrounding Case No. 18-07-AN (Annexation) and 18-05-ZC (Rezone); Bodahl-Stiner. Planning and Zoning staff discussed with the applicant the possibility of carrying out a lot split and a rezone to have an appropriate zone for townhomes on the Bodahl property. Staff discussed options with the applicant on how to move forward with the application. ~~The applicant maintains that Ordinance No. 2019-04 does not change the allowed uses at the time the application was made. However, the applicant expressed interest in proceeding with his request for a C-1 zoning designation for the Bodahl property as submitted. Staff and the applicant discussed the potential result of the application.~~ The application, if approved by City Council, would annex the Stiner parcels into City limits with R-6 (Medium Density Residential) zoning districts and rezone the Bodahl parcel from A (agricultural) to C-1 (Neighborhood Commercial). ~~Although City Code does not permit the development of townhomes within the C-1 zone, townhomes are permitted in the R-8, R-12 and R-20 (High Density Residential) zones.~~

Staff and the applicant ~~further discussed reached a compromise that could zoning and land use tools that could~~ permit townhomes on ~~a portion of~~ the Bodahl parcel within an R-12 or R-20 zoning district. If this application is approved, the applicant may submit a subsequent ~~planned unit development application or a application~~ request to split the Bodahl parcel and rezone the newly split parcel to R-12 or R-20, ~~which will not require a comprehensive plan map amendment. If the applicant returns with a lot split and rezone application, and it is determined that a development agreement is necessary, the City Council would have an opportunity to approve a development agreement containing language that may allow the applicant to develop townhomes. This Staff expressed support for townhome use on a portion of the Bodahl parcel to provide appropriate transition of uses. Both processes~~ will consist of a public hearing with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body. The Stiner parcels are proposed to annex into the City with R-6 zoning districts. ~~The applicant suggested subsequently applying for a lot line adjustment, if this application is approved, to develop a mixture of uses on the Stiner parcels. Because the Stiner parcels have a Future Land Use Map designation of mixed-use, this is a natural transition that staff is supportive of.~~



City of Kuna

City Council - Staff Memo Addendum – June 13, 2019

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

Staff Analysis:

On May 21, 2019, City Council directed staff to meet with the applicant. As directed by Council, on June 13, 2019, Kuna Planning and Zoning staff and the City Attorney met with the applicant, Tim Eck, and his attorney, Jeff Bower, to discuss concerns surrounding Case No. 18-07-AN (Annexation) and 18-05-ZC (Rezone); Bodahl-Stiner. Planning and Zoning staff discussed with the applicant the possibility of carrying out a lot split and a rezone to have an appropriate zone for townhomes on the Bodahl property.

Staff discussed options with the applicant on how to move forward with the application. The applicant expressed interest in proceeding with his request for a C-1 zoning designation for the Bodahl property as submitted. The application, if approved by City Council, would annex the Stiner parcels into City limits with R-6 (Medium Density Residential) zoning districts and rezone the Bodahl parcel from A (agricultural) to C-1 (Neighborhood Commercial). Although City Code does not permit the development of townhomes within the C-1 zone, townhomes are permitted in the R-8, R-12 and R-20 (High Density Residential) zones.

Staff and the applicant further discussed zoning and land use tools that could permit townhomes on the Bodahl parcel within an R-12 or R-20 zoning district. If this application is approved, the applicant may submit a subsequent planned unit development application or a request to split the Bodahl parcel and rezone the newly split parcel to R-12 or R-20, which will not require a comprehensive plan map amendment. Staff expressed support for townhome use on a portion of the Bodahl parcel to provide appropriate transition of uses. Both processes will consist of a public hearing with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body. The Stiner parcels are proposed to annex into the City with R-6 zoning districts.



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
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SIGN-UP SHEET

June 18, 2019 – City Council Public Hearing
Continued from June 4, 2019

Case Name: Envision Kuna – Comprehensive Plan

Case Description: Following a recommendation of approval from the Planning and Zoning Commission, Staff requests City Council's consideration of the new Envision Kuna – Comprehensive Plan (text and maps) including the Future Land Use Map. This Plan, if approved, will replace the 2015 Kuna Comprehensive Plan and Future Land Use Map.

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.

Table with 3 columns: IN FAVOR, NEUTRAL, IN OPPOSITION. Each column has rows for Testify/Not Testify, Print Name, Print Address, City, State, Zip. Includes handwritten entries for David Goubeek, Cindy Giesen, and Chase Craig.

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