

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
AGENDA

Wednesday, November 6, 2019

Note: The regular City Council Meeting is moved to Wednesday to accommodate the election held on the first Tuesday of this November, the regular meeting date for Council.

6:00 P.M. REGULAR CITY COUNCIL

- 1. Call to Order and Roll Call**
- 2. Invocation: Gail Graves, Anchor Baptist Church**
- 3. Pledge of Allegiance: Mayor Stear**
- 4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS**

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, October 15, 2019

B. Accounts Payable Dated October 31, 2019 in the Amount \$423,080.01

C. Resolutions

I. Consideration to approve Resolution No. R80-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE GOVERNMENT PRODUCT LEASE AGREEMENT WITH METER RENTAL AGREEMENT WITH MAILFINANCE, A NEOPOST USA COMPANY, TO CONTINUE LEASING A POSTAL METER, AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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.

2. Consideration to approve Resolution No. R81-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINFIELD SPRINGS SUBDIVISION NO. 5 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Consideration to approve Resolution No. R82-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HDP GREYHAWK, LLC, FOR THE GREYHAWK SUBDIVISION NO. 9 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Public Works Reimbursement Policies

a. Consideration to approve Resolution No. R83-2019

CITY PRESSURIZED IRRIGATION REIMBURSEMENT POLICY.

b. Consideration to approve Resolution No. R84-2019

CITY CAPITAL IMPROVEMENT AND LATECOMER REIMBURSEMENT POLICY – 2019

c. Consideration to approve Resolution No. R85-2019

CITY SEWER REIMBURSEMENT POLICY.

d. Consideration to approve Resolution No. R86-2019

CITY POTABLE WATER REIMBURSEMENT POLICY.

5. Consideration to approve Resolution No. R87-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COST OF LIVING INCREASE OF TWO AND 90/100 PERCENT (2.90%) FOR ALL FULL-TIME CITY EMPLOYEES; ADOPTING THE 2019-2020 STEP AND GRADE CHART FOR ALL FULL-TIME NON-DIRECTOR EMPLOYEES AS ATTACHED HERETO AS EXHIBIT A; AND DECLARING THE EFFECTIVE DATE.

D. Final Plats

- I.** Consideration to approve Case No. 19-15-FP (Final Plat) for Lete Commercial Subdivision No. 2.

5. Community Reports or Requests:

None

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

- A.** *The applicant requests to table the Public Hearing for 19-08-AN (Annexation) and 19-04-S (Preliminary Plat) for Indian Creek at Crimson Point Subdivision to the City Council Meeting to be held on November 19th, 2019.*

Public Hearing and Consideration to approve 19-08-AN (Annexation) and 19-04-S (Preliminary Plat) for Indian Creek at Crimson Point Subdivision – Troy Behunin, Planner III **ACTION ITEM**

ACME, LLC, requests to annex approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road with an R-8 (Medium Density Residential) zone; and to subdivide approximately 8.68 acres into 39 total lots, (33 buildable single-family lots, and six common lots). The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550).

- B.** Public Hearing continued from October 15, 2019 for further comments from the School District on their ability to service the proposed subdivision and information from Economic Development Director Lisa Holland regarding commercial feasibility on a lot that size and Consideration to approve 19-03-ZC (Rezone) and 19-05-S (Subdivision) for Athleta Subdivision – Troy Behunin, Planner III **ACTION ITEM**

Applicant requests to rezone approximately 4.11 acres in Kuna City from C-1 (Neighborhood Commercial) to R-20, (High Density Residential [HDR]) zone; and to subdivide the approx. 4.11 acres into 63 total lots (Home lots & Common lots) and have reserved the name Athleta Subdivision. A Design Review application for the common areas & buffer landscaping proceeded this application (19-05-DR). The site is near the northwest Corner of Ten Mile Rd. and Crenshaw Street, Kuna, Idaho; In Section 15, T 2N, R 1W, APN #: S1315449223.

- *Re-Open Public Hearing*
- *Receive evidence*
- *Consideration to close evidence presentation and proceed to deliberation*

Potential Motions:

- *Consideration to either:*

Option 1: Approve or Deny 19-03-ZC (Rezone) and 19-05-S (Subdivision) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing.

Option 2: Continue the Public Hearing to a time and date certain, direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.

C. Public Hearing and Consideration to approve 19-09-AN (Annexation) – Doug Hanson, Planner I **ACTION ITEM**

The City of Kuna requests to annex two contiguous parcels owned by the Bureau of Land Management into Kuna City Limits with Public (P) zoning district classifications. The subject sites are located near the southwest corner of West Kuna Mora Road and South Cole Road (APNs: S2101212400 & S2102110000).

- *Open Public Hearing*
- *Receive evidence*
- *Consideration to close evidence presentation and proceed to deliberation*

Potential Motions:

- *Consideration to either:*

Option 1: Approve or Deny 19-09-AN (Annexation) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing.

Option 2: Continue the Public Hearing to a time and date certain, direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.

D. Public Hearing and Consideration to approve 19-02-ZC (Rezone) – Doug Hanson, Planner I **ACTION ITEM**

Sergey Stadnitsky (owner), is requesting to rezone approximately 5.00 acres from an “A” (Agriculture) to “C-2” (Area Commercial) zoning district classification. The subject site is located at 252 N Meridian Road, Kuna, ID 83634 (APN: S141933450).

- *Open Public Hearing*
- *Receive evidence*
- *Consideration to close evidence presentation and proceed to deliberation*

Potential Motions:

- *Consideration to either:*

Option 1: Approve or Deny 19-02-ZC (Rezone) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing.

Option 2: Continue the Public Hearing to a time and date certain, direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.

- E. Public Hearing and Consideration to approve Resolution No. R79-2019 – Bobby Withrow, Parks Director **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING AND REFORMING FEES FOR CITY PARKS AND CITY PUBLIC PROPERTY FEES, ISSUED BY THE CITY OF KUNA, IDAHO AND SET IN RESOLUTION NO. R85-2018, TO ESTABLISH RENTAL FEES FOR EIGHT (8) FOOT FOLDING TABLES AND FOLDING CHAIRS FOR EVENTS THAT OCCUR ON CITY PROPERTY AND PROVIDE AN EFFECTIVE DATE.

- *Open Public Hearing*
- *Receive evidence*
- *Consideration to close evidence presentation and proceed to deliberation*

Potential Motions:

- *Consideration to either:*
 - Option 1: *Approve or Deny Resolution No. R79-2019 and Close the Public Hearing.*
 - Option 2: *Continue the Public Hearing to a time and date certain.*

7. Business Items:

- A. Consideration to approve 19-01-LLA (Lot Line Adjustment) – Doug Hanson, Planner I **ACTION ITEM**

JJ Howard Engineering, on behalf of Rob Grigg requests a Lot Line Adjustment for three parcels located at 224 & 270 N. Ten Mile Road and 1583 W. Park Avenue. (APN: R5070003236, R5070003240, R5070003247).

8. Ordinances:

- A. Consideration to approve Ordinance No. 2019-42 **ACTION ITEM**

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: LANDS LEGALLY DESCRIBED IN EXHIBIT A, OWNED BY CLOVERDALE RANCH, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance

B. Consideration to approve Ordinance No. 2019-43 **ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING
KUNA CITY CODE TITLE 2 – BOARDS AND COMMISSIONS:

- REPEALING KUNA CITY CODE CHAPTER 2 OF TITLE 2 – URBAN FORESTRY COMMITTEE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication

9. Mayor/Council Announcements:

10. Executive Session:

None

11. Adjournment: