

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, November 20, 2018

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 - Absent
Council Member Richard Cardoza
Council Member Warren Christensen
Council Member Greg McPherson

CITY STAFF PRESENT:

Chris Engels, City Clerk
Bob Bachman, Public Works Director
Bobby Withrow, Parks Director
Wendy Howell, Planning & Zoning Director
Jared Empey, City Treasurer
Troy Behunin, Planner III
Jace Hellman, Planner II

2. Invocation: Chris Bent, Calvary Chapel

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
(Timestamp 00:01:47)

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, November 7, 2018

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.

B. Accounts Payable Dated November 15, 2018 in the Amount of \$496,047.51

C. Resolutions

I. Consideration to approve Resolution No. R90-2018

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO
AMENDING RESOLUTION NO. R77-2018 APPOINTING ONE (1) NEW
MEMBER TO THE KUNA ARTS COMMISSION.

D. Final Plats

I. Consideration to approve Case No. 18-17-FP (final plat) for Winfield Springs
Subdivision No. 2

E. Findings of Fact and Conclusions of Law

I. Consideration to approve the Findings of Fact & Conclusions of Law for Case
No. 18-02-V (Variance) for J. Scott Dowdy

**Council Member McPherson moved to approve the Consent Agenda. Seconded by
Council Member Christensen. Approved by the following roll call vote:
Voting Aye: Council Members Cardoza, Christensen, and McPherson
Voting No: None
Absent: Council President Buban-Vonder Haar
Motion carried 3-0-1.**

5. Community Reports or Requests:

A. Recognition of Sergeant Carl Olson – Mayor Stear
(Timestamp 00:02:26)

Mayor Stear recognized Sergeant Carl Olson for the impressive job he did during his
6 years of service. He presented him with a token of appreciation.

Sergeant Olson commented on how wonderful it was working in the Kuna
community and thanked everyone.

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

A. Continuation of Public Hearing on Ordinance No. 2018-37 and Resolution No. R85-
2018 – Bobby Withrow, Parks Director
(Timestamp 00:04:31)

Parks Director Bobby Withrow reviewed the changes made according to requests
from Council at the last meeting and stood for questions.

Council Member Cardoza had mixed emotions about certain individuals or groups getting different rates to use a public facility. Tax payers pay for it and he felt that all tax payers should pay the same amount.

Council Member Christensen did not feel it was unreasonable to look at those types of discounts. They were in every level of things. He did not have a problem with the discounts.

Council Member McPherson was fine with it the way it was.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

Council Member McPherson moved to close the public hearing. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

1. Second reading of Ordinance No. 2018-37

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 7, CHAPTER 3 SECTION 6 TITLED EXCLUSIVE RESERVATIONS TO ALLOW FOR EXCLUSIVE RESERVATION OF CERTAIN AMENITIES, AND AMENDING TITLE 7, CHAPTER 3 SECTION 7 TITLED APPLICATION FOR RESERVATION ADDING A RESERVATION TIMEFRAME, AND AMENDING TITLE 7, CHAPTER 3 SECTION 8 TITLED VACATION OF PARKS UPON REQUEST OF CITY TO INCLUDE ADDITIONAL AMENITIES, AND PROVIDING AN EFFECTIVE DATE.

2. Consideration to approve Resolution No. R85-2018 ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING RESOLUTION NO. R44-2017 TO RAISE CERTAIN FEES TO COVER RISING COSTS, ADD DISCOUNT ELIGIBILITY, ADD NEW AMENITIES, ADD RESERVATION TIME FRAMES, ADD A RESERVATION DEADLINE AND PROVIDE AN EFFECTIVE DATE.

Council Member McPherson moved to approve Resolution No. R85-2018. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

B. Continuation of Public Hearing and Consideration to approve Case No. 18-05-S (Preliminary Plat) Madrone Heights Subdivision - Troy Behunin, Planner III
ACTION ITEM
(Timestamp 00:10:13)

Kristi Garbo, KM Engineering, on behalf of applicant Tim Eck, requests approval to subdivide approximately 39.50 ac. into 206 single home lots, an additional 27 common lots, and one shared driveway. The address is 2030 W. Kuna Road, Kuna Idaho, and is located near the NWC of Ten Mile and Kuna Roads, in Section 22, T 2N, R 1W, APN #: S1322438400.

Planner III Troy Behunin reviewed Council direction from the last public hearing and the updated staff report. He stood for questions.

Mayor Stear opened the public hearing.

Support: None

Against:

Nancy Simper, 4597 W. Deer Flat Road, Kuna, Idaho 83634, reviewed her testimony from November 7, 2018. In addition, she shared how the issues discussed previously related to the City of Kuna Comprehensive Plan sections 8 and 9. Goal 3 in section 9.2 was to “balance land use planning with transportation needs”. Goal 2 in section 8.2 was to “provide adequate safety and emergency services”. In section 8.3 the plan stated, “A significant safety hazard results from the Union Pacific Railroad line physically separating north and south Kuna with few out-grade railroad separations and more than 30 trains a day passing through the community and halting traffic. Trains often block both crossings at the same time preventing emergency vehicles from accessing the area south of the tracks for several minutes at a time and negatively impacting emergency response times.” She stated if Council were to ignore this and approve adding hundreds of new residents with thousands of daily vehicle trips to the area south of tracks it would be working against both of those stated goals it would be putting more households in this safety hazard zone with problematic access to police, fire, and emergency medical services. The comprehensive plan did address a solution to this problem. In section 8.2 under goal 2 was a policy bullet point that stated “Continue to work with the Ada County Highway District, Idaho Transportation Department, and other governmental entities to build bridges over Indian Creek and overpasses over the Union Pacific Railroad Line in order to provide uninterrupted access to areas south and west of Kuna.”

Ms. Simper stated our road infrastructure was not yet ready for more housing developments south of the railroad tracks crossing Avalon Road. The comp plan acknowledged this problem, outlined a solution, and made policy to work towards that solution. Complying with the comprehensive plan was something that should be done in the right order. The Madrone Heights development did help meet other goals

of the plan such as providing single family housing and the future potential to connect to the city's greenbelt but approving it before transportation and public safety goals were met would put the cart before the horse. At such time as there is an overpass railroad crossing then more developments on the south side of town could commence but she strongly believed they should not be approved until then. She stood for questions.

Kelly Simper, 4597 W. Deer Flat Road, Kuna, Idaho 83634, voiced, for the record, his opposition to the development until further safety concerns were addressed.

Neutral: None

Council Member Christensen asked Public Works Director Bob Bachman about his concern regarding the size of the development and the ability of the system to support the 5.2.

Mr. Bachman still stood by his previous statement that they could work with the 5.2. Everything they had done since the original statement was an effort to relieve some of the problem there. Everything was still on track.

Council Member Christensen clarified steps had been taken to relieve some of the usage in that area.

Mr. Bachman replied yes, the Orchard Lift Station that was currently under construction was a small piece to the resolution of the problem. They had done a test run of the old force main that ran up Ten Mile. They had to do a few repairs on that and then retry it but there was nothing that negatively impacted their decision. Everything they had done only helped alleviate the problem.

Council Member Cardoza referred to the January 4 statement regarding sanitary sewer needs; Ten Mile Lift Station was over committed for future sewer connections. At that time the City opted that this project would over burden the lift station and there could be a delay in connections to the city sewer while they were working on a solution. He asked if that was still Mr. Bachman's personal feeling.

Mr. Bachman explained that was their feeling when they wrote that and it still was. However, they could still work with the 5.2. He could not remember what the original density of the project was but Public Works recommended R4 and the developer decreased the amount of houses that were going to be on it. Staff was doing everything they could on that side to remedy any problems. When they looked at commitment for sewer capacity, they looked at everything that they knew was on the table and future build out. At that time, if the project were to move forward, they had no problem issuing a well-served letter to serve the property.

Council Member Cardoza recalled there had been a lot of repeated issues with the Ten Mile Lift Station where they had to bring in tankers to pump it. He wasn't sure how far back he could go though.

Mr. Bachman replied some of that went back to that old force main that ran up Ten Mile which they abandoned and then had the new force main that ran down Avalon and up. They bypassed that line. Most of the problems in the past with Ten Mile were associated with that force main. Staff had some new working theories on ways to make that work just having a new city engineer and new set of eyes on that. They were doing everything they could to put that back into the system. It was roughly a \$2 million asset in the ground for the City of Kuna and they felt it was beneficial to figure out how to fix it and use it. The other problem was the Ten Mile Lift Station would eventually need a substantial rebuild or replacement. It was the oldest lift station they had. With the addition of Orchard in about a month that would alleviate some of the pressure on it. There was also a capital improvements project scheduled to start that coming Spring that would take Prospector Subdivision out of Ten Mile and rerouted it north taking another 250 EDUs out of Ten Mile Lift Station.

Council Member Cardoza noted years ago there was trouble up and down Ten Mile going north to south to King. The waste lines were breaking. He asked if those were adequately available for an increase in EDUs.

Mr. Bachman explained the line he was talking about was the line that had been taken off line because of the breaks. However, with the rerouting of some of the waste from Orchard Lift Station heading straight south with that and the additional line on Avalon they suspected they would be able to turn the Ten Mile line back on and they would see a substantial pressure reduction. Therefore, the working theory was, by decreasing the pressure from approximately 140 PSI to around 90 they would not have the problems they used to have with that line.

Council Member Cardoza thought Orchard was being built for everything east down to Swan Falls and the pond. He asked if they were encompassing waste west going east to Orchard.

Mr. Bachman stated the Orchard Lift Station currently pumped everything into Ten Mile already. They would not be pumping into Ten Mile anymore. Orchard would be pumping straight south to the lagoons and bypassing Ten Mile, alleviating that strain from the system.

Rebuttal:

Kevin McCarthy, 9233 W. State Street, Boise, ID 83714, representing the applicant, gave a brief rebuttal. He noted the concerns laid out at the last meeting regarding the letter from ITD and that they had provided a new comment citing they had no concern. He stood for questions and stated his client was available for questions as well.

Mayor Stear stated the major concern last time was the comment from ITD and that was removed. There were legitimate concerns regarding safety and the comp plan but, as everyone knew, the overpass was not going to happen for a while. They were still working on that and ACHD Commissioner Kent Goldthorpe had plans to somehow resolve that issue. In regards to the other part of the comp plan that mentioned more bridges across Indian Creek, the problem with that was really the only solution was going to be an overpass because in order for them to put any more at grade crossings they would have to get rid of 2 to add 1. That did not help in any way shape or form and Union Pacific got to control that. The overpass was the only option they had for crossing. The other question would probably be what Kuna Fire had in mind there. They stated their next station would most likely be to the north not the south unless there was substantial growth over there. He did not want to speak for the fire department since they weren't there, but that was kind of the comment they got before when they were talking about impact fees.

Council Member McPherson moved to close the public hearing. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

Council Member Cardoza stated this was probably 1 of the most difficult decisions he had for a while mainly because it was to the south of the tracks as opposed to everything else being north. There were so many variables coming into play on this subdivision. He had mixed emotions. According to Ada County Highway District, 85% of the vehicles going past where this development would be were doing 56 miles per hour. Black Cat Road and Kuna Road averaged 1.6 reported crashes per year, 75% of which were turning vehicles which he thought most were aware of that intersection. The statistic he was interested in that brought him to his denial was there were 8 reported crashes on Kuna Road between Black Cat and Ten Mile; 7 of the crashes involved a single vehicle leaving the roadway. His biggest concern with this development was there would be 2013 at full tilt, 213 daily new trips, and he assumed 205 family homes with 1.2 or 1.3 children per family so approximately 300 children. Once you cross the railroad going west on Bridge, Ada County had been lenient enough to provide an asphalt sidewalk down to School Street. After that there was not any on either side, on the north or south side, on Avalon all the way out to Ten Mile or farther west. There was not a sidewalk for 300 children to be walking. There was a charter school about a quarter of mile from the subdivision so there may be children walking to the charter school. He did not think it was a good place for an intersection right then when there were children walking up and down the street. It wasn't too long ago when 3 young ladies had left school and were walking down Avalon got to pushing each other and 1 got pushed out in the street and got hit by a car. Kids were kids and he wasn't any different. He would have been the kid doing the pushing. Things haven't changed. The trains seem to be getting longer and longer. The wait was longer for the police and the ambulance. He still had mixed emotions about the lift station. His biggest concern was for the safety of the public and children without a sidewalk all the way down Avalon to where this development would be. He did not think it was a good place for a development right then.

Council Member Christensen could not appreciate more what Council Member Cardoza said in that even during the initial discussion points a few months back a lot of the same things were said in respect to the thought process behind the safety aspect of this. In looking at the public safety and transportation side of it there was a lot of agreement he carried with it. When it came to the development on the south side of the tracks it was a juggling act to sit there and really look at what to approve and what they could not approve based on the traffic findings or the safety aspect of it but Council Member Cardoza brought in a whole lot of good considerations to carry forward with it. It was a truly tough decision but he thought the concerns were valid.

Council Member McPherson agreed with the safety aspect of sidewalks and accessibility and such. Public testimony did bring up the points out of the comp plan. While he knew that was being rewritten to be made better for the entire community, he looked at some of the other facts; ACHD basically stamped it okay to do and ITD retracted their once published statement. His concern would be the sewer capacity but, in a lengthy conversation with Public Works Director Bob Bachman about all that at a different time, he understood it was feasible to do. Again, traffic was the biggest thing with adding a couple hundred trips a day and the need for an overpass but who knew when that would happen. He was torn but based on the approval from ACHD and multiple other entities he would lean towards approval.

City Attorney Bill Gigray reminded Council as they went through their deliberations, as he understood their zoning ordinance, which was subsection F of 6-2-3 of the Kuna City Code, they were looking for the conformance of the subdivision with the comprehensive plan. That was a discussion of 1 of the witnesses who testified, so there was an issue there if they decided there was. He also noted the availability of public services to accommodate the proposed development which they were talking about, the continuity of the proposed development with the capital improvement program, and the public financial capability to provide supporting services to the proposed development. The other issue which he thought they were grappling with was item 5; other health safety and environmental considerations. If they determined they did not want to approve this they would need to land on facts that they saw in the record that supported 1 of those items and then were required, not only by their ordinance but also under the local planning act, to state what standards or ordinance they were relying on, or the reasons, as well as the actions, if any, the applicant could take to obtain a permit so they could be included in the findings but if they determined there weren't any and that there just wasn't enough public service to support it they would just state there wasn't any.

Council Member Cardoza referred to I.C. §67-6513 and quoted, "Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents." He felt those were conditions of denial. He asked if Mr. Gigray would agree to that.

Mr. Gigray replied if they believed the facts in the record supported that those were issues on which they could make a finding that they would deny the application. He just wanted to refresh their memories on the standards and if they determined they did not want to approve the application but felt there steps the applicant could take where they might get approval, they should state that or if they determine there aren't any at that time because of insurmountable circumstances such as sewer service, roads and streets, or traffic and safety concerns as a result of the circumstances that could not be resolved.

Council Member Cardoza noted 1 of the Conclusions of Law for discussion that night was if the preliminary plat application was likely to cause adverse public health problems. He asked if the lack of sidewalks on either side of Avalon would be reason for denial.

Mr. Gigray responded if in his opinion, based on the evidence presented, that posed a significant health and safety risk, yes.

Council Member Cardoza asked if he would be comfortable with him making that motion.

Mr. Gigray replied it was his job to support his decision.

Council Member Cardoza moved to deny Case No. 18-05-S (Preliminary Plat) for Madrone Heights Subdivision. Seconded by Council Member Christensen.

Council Member Christensen cited I.C. §67-6513 as the denial reason. It went to the affects of the subdivision development on the ability of compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision. He carried that concern and made it a part of his motion.

Council Member Cardoza moved to deny Case No. 18-05-S (Preliminary Plat) for Madrone Heights Subdivision based on I.C. §67-6513.

Mr. Gigray approached Council to display a digital version of Kuna City Code. He recommended they based their decision on city code. The state statute and the point they referenced about health was clear and in Kuna City Code. That state statute authorized them as a local planning jurisdiction to enact subdivision ordinances that have those standards. Those standards they were going to use were in city code not state code.

All previous motions and seconds stating I.C. §67-6513 were withdrawn.

Council Member Cardoza moved to deny Case No. 18-05-S (Preliminary Plat) for Madrone Heights Subdivision based on City Code 6-2-3 subsection F, numbers 1-5, specifically number 4. The public financial capability to provide

supporting services to the proposed development; and 5. Other health, safety and environmental considerations. Also, 2. The availability of public services to accommodate the proposed development. Seconded by Council Member Christensen. Motion carried 2-1-1. Council Member McPherson voted no. Council President Buban-Vonder Haar was absent.

Mr. Gigray recommended they continue the hearing to a time certain because they would have to receive Findings of Fact Conclusions of Law on the motion that was just made.

Council Member Cardoza moved to continue the Public Hearing on December 4, 2018 for staff to add in the Findings and Fact. Seconded by Council Member Christensen. Motion Carried 3-0-1. Council President Buban-Vonder Haar was absent.

- C. Public Hearing and Consideration to approve 18-04-AN (Annexation) & 18-03-S (Preliminary Plat) – Jace Hellman, Planner II ACTION ITEM
(Timestamp 00:54:35)

Billy Edwards, with Select Development and Contracting, LLC., requests to annex a 40-acre parcel on East Deer Flat Road into Kuna City Limits with an R-4 zoning designation and to subdivide the 40-acres into 134 total lots, consisting of 114 single family buildable lots, and 20 Common lots. The subject site is located at East Deer Flat Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN# S1418346600). Additionally, the applicant also requests to annex a 1.725-acre parcel into Kuna City Limits with an R-6 zoning designation. The subject site is located at 1919 East Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN# S1419223000).

Jonathan Seal with Select Development, 2501 E State Avenue, Meridian, Idaho 83642, presented the application. He reviewed the vicinity map and their plans for the different parcels. He stood for questions.

Council Member Cardoza clarified they were asking for an R6 on the 1.725 across the street.

Mr. Seal replied they were not asking for any zoning for that, only annexation. The triangular portion was their path for annexation and they would come back at a later date once they determined what they were going to do with that. The subdivision itself was an R4 with a density of 2.8 residential units per acre.

Planner II Jace Hellman presented the staff report. In response to Council Member Cardoza's question, they did not allow people to annex property without a zone because there would be no regulations on it. With their Commission and Council application they did designate the parcel as an R6 because that was what the comp plan designated the piece as. For all intents and purposes, the 1.725 parcel would be

annexed in to Kuna with an R6 zoning designation on their application. He reiterated the parcel was a path to annexation piece only with no plans for development at that time. If future development were to occur it would be zoned and brought before Council appropriately. He stood for questions.

Mayor Stear opened the public hearing.

Support: None

Against:

David Andrus, 1928 E. Deer Flat Road, Kuna, Idaho 83634, testified he owned the property directly west of this project. It was a nice subdivision but there would be 114 homes going in and 140 homes going in across the street on Deer Flat so there would be around 200 cars going down Deer Flat Road and turning north. The crosswalk on Meridian Road was on the north side. Even though there were sidewalks in front of the subdivision there were not any extending from there down to Meridian Road. Trying to get across Meridian Road on the crosswalk was a difficult process as it was but this would add considerable traffic turning north on to Meridian Road on a continuous basis. The main thing for him was nobody wanted a subdivision next to them no matter how nice it was. They lived out there for 25 years and there would be homes right next to them. Their concern was what would happen with the lighting. Also, they were putting a 6-foot fence in but the property was already 4 feet lower than his so the 6-foot fence wouldn't really provide much of a barrier between his property and this property. He thanked Council for their time.

Neutral: None

Rebuttal:

Mr. Seal, in response to the testimony given, explained they did not have any control over the crosswalk on Meridian Road, that would be ITD. In regards to traffic, any development creates traffic. It was unavoidable. The density was not huge on this project and was certainly within the comprehensive plan. It could have been offices which potentially would have generated far more traffic. As for the lighting, like any development out there, and he could appreciate the gentleman's concerns, there would be streetlights but they would be downcast. They should be assured there would be no unusual lighting imposed on his property. For the difference in elevation between the 2 properties he wasn't sure what could be done with that; it was sadly just topography. He felt it was a good, quality project and the developer went beyond what was normally required with almost 1.7 acres of common area plus the landscaped areas. He thought it was 1 they could be positive about and, if they approved it, they would not regret it when driving through it later. He stood for questions.

Council Member Cardoza clarified it was 2.8 per acre.

Mr. Seal replied yes.

Council Member McPherson moved to close the public hearing. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

Council Member Cardoza moved to approve Case No.s 18-04-AN (Annexation) & 18-03-S (Preliminary Plat) with the conditions of approval as listed. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

- D. Public Hearing and Consideration to approve 18-01-S (Preliminary Plat) Whisper Meadows Subdivision – Troy Behunin, Planner III ACTION ITEM
(Timestamp 01:15:50)**

Katie Miller with Bailey Engineers requests approval to subdivide approximately 73.50 acres into 310 buildable lots, 38 common lots. The subject site is located near the northwest corner of Linder and Columbia Roads, Meridian, Idaho, ID 83642, within Section 2, Township 2 North, Range 1 West, B.M. (APN#'s R1393850100, R1693860010, R1693860290 and R1693860280).

Katie Miller with Bailey Engineers asked to table the public hearing until December 4, 2018.

Council Member McPherson moved to table the public hearing for 18-01-S (Preliminary Plat) Whisper Meadows to the December 4, 2018 meeting. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar absent.

7. Business Items:

- A. Consideration to reappoint John Laraway to the Planning & Zoning Commission for a period of three years, which will expire in November 2021 – Wendy Howell, Planning & Zoning Director ACTION ITEM
(Timestamp 01:17:20)**

Planning & Zoning Director Wendy Howell reviewed John Laraway's service with the Planning & Zoning Commission and presented the request that he be reappointed to a full term.

Council Member Cardoza confirmed Mr. Laraway's current term had expired.

Ms. Howell explained it was expiring that month.

Council Member McPherson moved to reappoint John Laraway to the Planning & Zoning Commission for a period of 3 years which would expire in November

2021. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

8. Ordinances:

- A. Consideration to approve Ordinance No. 2018-40 ACTION ITEM
(Timestamp 01:19:04)

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING SEVERAL PROPERTIES ON SOUTH ASH AVENUE OWNED BY CLAY WOOD & VERA STREICHIK, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; THUS, CHANGING THE BOUNDARY OF THE KUNA MUNICIPAL IRRIGATION DISTRICT; 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 of ordinance
Consideration to approve ordinance*

Council Member Cardoza clarified this was already annexed into the city and this was just for the water rights.

City Clerk Chris Engels confirmed that was correct.

Council Member McPherson moved to waive three readings of Ordinance No. 2018-40. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

Council Member McPherson moved to approve Ordinance No. 2018-40. Seconded by Council Member Christensen. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Christensen and McPherson

Voting No: None

Absent: Council President Buban-Vonder Haar

Motion carried 3-0-1.

9. Mayor/Council Announcements:

(Timestamp 01:21:16)

There were none.

10. Executive Session:

None

11. Adjournment: 7:22 P.M.



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



*Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 12.04.2018*



CITY OF KUNA

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PUBLIC HEARING SIGN-UP SHEET

Kuna City Council Meeting 6:00 p.m.
November 20, 2018

**Park Reservation Process & Fees
Ordinance No. 2018-37 and Resolution No. R85-2018**

Please print your name below if you would like to present oral testimony or written exhibits about this item to the 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 type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
<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 type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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<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 type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify Not Testify

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CITY OF KUNA

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SIGN-UP SHEET

Wed. November 20, 2018 – Council, Public Hearing

Case Name: Pre Plat – Madrone Heights Sub; Request by Kevin McCarthy, KM Eng.

Case Type: Applicant requests approval to subdivide approximately 39.50 acres (previously zoned R-6) into 206 single home lots, an additional 27 common lots, and one shared driveway. A Design Review application for the landscaping for the 27 common lots accompanies this application. The address is 2030 W. Kuna Road, Kuna Idaho, and is located near the NWC of Ten Mile and Kuna Roads, in Section 22, T 2N, R 1W, APN #: S1322438400.

Case No.: 18-02-S – Preliminary Plat for 206 new Home lots in an R-6 zone.

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

Table with 3 columns: IN FAVOR, NEUTRAL, IN OPPOSITION. Each column contains a 'Testify' checkbox, a 'Not Testify' checkbox, and a form for printing Name, Address, City, State, and Zip. The 'IN OPPOSITION' column contains handwritten entries for Nancy Simper and Kelly Simper.

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SIGN-UP SHEET

November 20, 2018 – City Council Public Hearing

Case Name: 18-04-AN (Annexation) & 18-03-S (Preliminary Plat) – Lugarno Terra Sub.

Case Type: Billy Edwards, with Select Development and Contracting, LLC., requests to annex a 40-acre parcel on East Deer Flat Road into Kuna City Limits with an R-4 zoning designation and to subdivide the 40-acres into 134 total lots, consisting of 114 single family buildable lots, and 20 Common lots. The subject site is located at East Deer Flat Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN# S1418346600). Additionally, the applicant also requests to annex a 1.725-acre parcel into Kuna City Limits with an R-6 zoning designation. The subject site is located at 1919 East Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN# S1419223000).

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.

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SIGN-UP SHEET

November 20, 2018 – City Council, Public Hearing

Case Name: Preliminary Plat, Thistle Farm & Vanderkooy Farm, LLC.; Request by Katie Miller, Bailey Engineers.

Case Type: Applicant requests approval to subdivide approximately 73.50 acres (previously zoned R-6 and four lots within Chisum Valley Subdivision No. 1 and 2) into 310 single home lots, an additional 38 common lots, following the Comprehensive Plan of MDR and the Council approved conditions of approval from the recent rezone. This site is located at the NWC Linder and Columbia Roads. APN No's; R1393850100, R1693860010, R1693860290, R1693860280.

Case No.: 18-01-S (Prelim Plat) - **A Pre Plat to Subdivide Approx. 73.50 acres.**

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

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<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>GREG HIATT</u> _____ Print Name <u>3300 W COGBURN</u> _____ Print Address <u>MERIDIAN ID 83642</u> _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>DRU WRIGHT</u> _____ Print Name <u>7828 S McINTOCK PL</u> _____ Print Address <u>MERIDIAN</u> _____ City State, Zip
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Richard Parrant
Print Name

5590 South 1st Ter m. 1/4
Print Address

Meridian ID 83647
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GREG HATT
Print Name

2300 W COGBURN
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Meridian ID 83642
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Rick Willis
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2345 Cogburn St
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Meridian ID 83642
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