

**OFFICIALS**

Joe Stear, Mayor  
Greg McPherson, Council President  
Richard Cardoza, Council Member  
Warren Christensen, Council Member  
John Laraway, Council Member



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

**City Council Meeting**  
**AGENDA**  
**Tuesday, January 5, 2021**

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

*Due to the rise in COVID-19 cases and the Governor’s Order dated November 14, 2020:  
Council Chamber is closed to the public.  
Public Attendance Option is Live Streaming*

**Live Streaming Instructions:**

Members of the public may watch the January 5, 2021 Council Meeting via Facebook Live.  
Live feed will start at **6:00 P.M.** on the City of Kuna Idaho Facebook page linked below:  
<https://www.facebook.com/CityofKunaIdaho/>

*For questions please call the Kuna City Clerk’s Office at (208) 387-7726.*

*Public testimony will be received on the cases listed under Public Hearings within this Agenda.  
The instructions and options available for public testimony are listed below.*

**PUBLIC HEARING APPLICANT/PUBLIC TESTIMONY PROCESS:**

**Written – Up to noon the day of the Public Hearing**

1. Submit any below stated option **prior to noon the day of the Public Hearing meeting.**  
Late submissions will not be included.
2. Submit testimony via our website on the [Public Testimony Form](#).  
Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to [PublicHearingTestimony@KunaID.gov](mailto:PublicHearingTestimony@KunaID.gov)
4. Submit via mail to:  
City of Kuna  
Attention: City Clerk’s Office  
PO Box 13  
Kuna, ID 83634

**Oral – Via electronic call during the Public Hearing**

1. Submit request **no later than noon the day of the Public Hearing meeting.**
2. Email [PublicHearingTestimony@KunaID.gov](mailto:PublicHearingTestimony@KunaID.gov)
  - ✓ Your name
  - ✓ Address
  - ✓ Phone Number you will be calling from to give testimony
  - ✓ Email Address

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 (208) 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.

- ✓ Date of Public Hearing
- ✓ Case number or Identification of Public Hearing
- 3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
- 4. Follow the dial in information.
- 5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

***If you have questions regarding public testimony,  
please call the Kuna City Clerk's Office at (208) 387-7726.***

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

**2. Invocation: None**

**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. Regular City Council Meeting Minutes Dated December 15, 2020
- B. Accounts Payable Dated December 29, 2020 in the amount of \$504,194.78
- C. Case No. 20-22-FP (Final Plat) for Patagonia No. 8
- D. Findings of Fact and Conclusions of Law
  - 1. Case Nos. 19-08-ZC (Rezone) & 19-10-S (Preliminary Plat) for Monarch Landing Subdivision
  - 2. Case No. 20-03-AN (Annexation) for C&G Farms
  - 3. Case No. 20-07-S (Preliminary Plat) for Memory Ranch Subdivision No. 6-9

**5. External Reports or Requests: None**

**6. Public Hearings:**

*Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written and oral testimony please follow the directions above or call the City of Kuna Clerk's Office at (208) 387-7726.*

- A. *Public Hearing tabled from November 17, 2020, December 1, 2020, and December 15, 2020* and consideration to approve Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) for Sera Sole Subdivision – Doug Hanson, Planner I and Riley Planning, LLC, Applicant **ACTION ITEM**

Riley Planning, LLC requests to rezone two parcels consisting of approximately 19.22-ac in Kuna City, from Agriculture (Ag.) **TO** the R-6 MDR (Medium Density Residential) zone and to subdivide the same lands into 89 total lots (78 buildable lots and 11 common lots). The subject site is located near the NWC of Swan Falls Road and Sunbeam Street within Section 26, Township 2 North, Range 1 West; (APNs: S1326141870 & S1326142025.).

*Staff requests this item be tabled to a date certain. Requested information is incomplete.*

- B. Public Hearing and consideration to approve 20-02-ZC (Rezone) and 20-05-S (Preliminary Plat) for Rockaway Cove Subdivision – Jace Hellman, Interim Planning & Zoning Director **ACTION ITEM**

Tealey’s Land Surveying requests to rezone two parcels consisting of approximately 9.71-ac in Kuna City, from Agriculture (Ag.) **TO** the R-6 MDR (Medium Density Residential) zone and to subdivide the same lands into 31 total lots (28 buildable lots and 3 common lots). The applicant proposes a gross density at 3.21 DUA and Net Density at 4.30 DUA with 28,750 SF of open space or 7.6% of the gross area. The subject site is located near the NWC of Swan Falls Road and King Road within Section 26, Township 2 North, Range 1 West BM; (APNs: R8247270176 & R82477270180.)

*Staff requests this item be tabled to without a date certain.*

## **7. Business Items:**

Consideration to approve Resolution No. R01-2021 – Mayor Stear **ACTION ITEM**

A RESOLUTION DECLARING THE CITY OF KUNA, IDAHO TO BE A SECOND AMENDMENT SANCTUARY CITY.

## **8. Ordinances:**

- A. Consideration to approve Ordinance No. 2021-01 **ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; AND
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S DB DEVELOPMENT LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND

- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to Waive Three Readings of Ordinance*  
*Consideration to Approve Ordinance*

**B. Consideration to approve Ordinance No. 2021-02 ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. R0501710340, R0501710360 AND R0501710380 OWNED BY CHALLENGER DEVELOPMENT INC, 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 of Ordinance*  
*Consideration to Approve Ordinance*

**C. Consideration to approve Ordinance No. 2021-03 ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. R8555340190 OWNED BY DENNIS AND HELENE WOLFGRAM AND PARCEL NO. R8555340180 OWNED BY LETE FAMILY REVOCABLE TRUST, 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 of Ordinance*  
*Consideration to Approve Ordinance*

**9. Executive Session:**

Convene to Executive Session pursuant to:

Idaho Code Section 74-206 (1)(a), (d) and (e)

- (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.
- (d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code
- (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

***10. Business Continued***

Consideration to consent to Mayor's appointment of a new Planning and Zoning Director  
ACTION ITEM

***11. Mayor/Council Announcements:***

***12. Adjournment:***