

OFFICIALS
Joe Stear, Mayor
Greg McPherson, Council President
Chris Bruce, 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, February 01, 2022

6:00 P.M. REGULAR CITY COUNCIL

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

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

1. Call to Order and Roll Call

2. Invocation

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: 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 January 18, 2022.
- B. Accounts Payable Dated January 26, 2022, in the amount of \$451,147.67
- C. Findings of Facts Conclusions of Law
 - 1. Denying Gran Prado Appeal.

5. External Reports or Requests:

6. Public Hearings:

Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.
City Council members may ask questions throughout the public hearing process.
Once the public hearing is closed, no further testimony or comments are heard.
City Council may move to continue the application to a future meeting or approve or deny the application.

A. Consideration to approve Case No. 20-03-ZC (Rezone) & 20-06-S (Preliminary Plat) Ledgestone Plaza Subdivision: ACTION ITEM

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) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

Trilogy Development, Inc and Gem State Planning request to subdivide approximately 76.03 acres into 275 total lots (247 residential buildable lots) (425 total dwelling units), six commercial lots and 22 common lots). Additionally, the applicants propose to rezone the 76.03 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial), R-12 (High-Density Residential) and R-6 (Medium-Density Residential) zoning district classifications. The subject district classifications. The subject sites are located at 2400 N Meridian Road and N. Meridian Road, within Section 18, Township 2 North, Range 1 East; (APNs: S1418234000 and S1418233650). *Staff requests this item to be tabled to a date certain of March 15, 2022, for additional review and noticing correction.*

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

B. Consideration to approve Case No. 21-07-AN (Annexation) for Ledgestone South: Tabled from 01.18.2022 City Council Meeting ACTION ITEM

GEM State Planning, LLC on behalf of Trilogy Development, Inc. requests Annexation of approximately 99.78 acres into the City of Kuna and to zone approximately (approx.) 83.33 acres as R-6 Medium Density Residential (MDR), and 16.45 acres as R-8 MDR. The Applicant only requests Annexation at this time and will propose a Preliminary Plat in the future. The subject site is adjacent to Kuna City limits on the north and west side; and is currently zoned RR (Rural Residential) in Ada County. The subject site is located at 2425 N Locust Grove Road, Kuna, ID 83642, (APN's: S1418123460, S1418123496, S1418123498, S1418123490, S1418427800 & S1418417200).). Section 18, Township 2 North, Range 1 East. – Troy Behunin, Senior Planner

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

C. Consideration to approve Case No. 21-04-S (Preliminary Plat) for Falcon Crest Golf Villages Subdivision ACTION ITEM

Wendy Shrief of J-U-B Engineers, on behalf of M3 Companies, LLC, requests preliminary plat approval to subdivide approximately 86.03 ac. into 291 residential lots, 43 common lots, and 18 common driveway lots, within R-6 (Medium Density Residential) and R-12 (High Density Residential) zones. (APN: S1422110300). Section 22, Township 2 North, Range 1 East – Troy Behunin, Senior Planner.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

7. Business Items:

- A. Consideration to approve Case No. 21-07-LS (Lot Split) for 3003 N Ten Mile Road –** David Crawford of Centurion Engineers, on behalf of Bodahl Farms, LLC, requests approval to split an approximately 38.98-acre parcel with a C-1 (Neighborhood Commercial) zone, into two (2) parcels; Parcel A is proposed to be 24.82-acres, Parcel B is proposed to be 14.58-acres. The subject site is located at 3003 N Ten Mile Road (APN: S1315110051); Section 15, Township 2 North, Range 1 West - Jessica Reid, Planning & Zoning Specialist **ACTION ITEM**
- B. Consideration to approve Case No. 21-08-LS (Lot Split) for 525 W Main Street –** BTC Properties requests approval to split an approximately 0.22-acre parcel into an approximately 0.108-acre (4,734 SF) North Parcel and an approximately 0.101-acre (4,434 SF) South Parcel. This Lot Split is to facilitate each individual building being on its own lot, and allows the potential for the State of Idaho to purchase the office they currently occupy. There are no requested changes to the current CBD (Central Business District) zone – Jessica Reid, Planning & Zoning Specialist **ACTION ITEM**
- C. Consideration to approve request for \$64,300 from Contingency for Planning Consultant Services for the proposed Urban Renewal District in East Kuna –** Morgan Treasure, Economic Development Director **ACTION ITEM**
- D. Consideration to approve Resolution R05-2022 –** Morgan Treasure, Economic Development Director **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, DETERMINING CERTAIN AREA WITHIN THE CITY, TO BE A DETERIORATED AREA AND/OR A DETERIORATING AREA AS DEFINED BY IDAHO CODE SECTIONS 50-2018(9) AND 50-2903(8), DIRECTING THE URBAN RENEWAL AGENCY OF KUNA, IDAHO TO COMMENCE THE PREPARATION OF AN URBAN RENEWAL PLAN SUBJECT TO CERTAIN CONDITIONS, WHICH PLAN MAY INCLUDE REVENUE ALLOCATION PROVISIONS, FOR ALL OR PART OF THE AREA; AND PROVIDING AN EFFECTIVE DATE.

8. Ordinances:

- A. Consideration to approve Ordinance 2022-04 –** Chris Engels, City Clerk **ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO,

- AMENDING SUBSECTION C OF SECTION 3, CHAPTER 8, TITLE 3 OF THE KUNA CITY CODE TO MAKE CERTAIN APPLICATION CRITERIA FOR SPECIAL EVENT PERMITS APPLICABLE TO ALL SPECIAL EVENT PERMIT REQUESTS, TO REQUIRE THAT SPECIAL EVENT PERMIT APPLICATIONS INCLUDE A PUBLIC SAFETY PLAN THAT MUST BE REVIEWED AND APPROVED BY THE CHIEF OF POLICE, AND TO MAKE TECHNICAL CORRECTIONS;
- AMENDING SUBSECTION J OF SECTION 3, CHAPTER 8, TITLE 3 OF THE KUNA CITY CODE TO SPECIFY THE NEED TO CONSIDER OBTAINING PRIVATE SECURITY FOR A SPECIAL EVENT;

- AMENDING SUBSECTION C OF SECTION 4, CHAPTER 8, TITLE 3 OF THE KUNA CITY CODE TO PROVIDE THAT SPECIAL EVENT PERMIT APPLICATIONS MAY BE DENIED FOR FAILING TO FOLLOW COMMENTS PROVIDED BY THE POLICE OF CHIEF ON THE PUBLIC SAFETY PLAN, AND TO MAKE TECHNICAL CORRECTIONS;
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

Consideration to approve Summary Ordinance Publication

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment: