

OFFICIALS
Joe Stear, Mayor
Chris Bruce, Council President
Greg McPherson, Council Member
Matt Biggs, 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 06, 2024

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 16, 2024

B. Accounts Payable Dated February 1, 2024, in the amount of \$806,449.05

C. Findings of Fact & Conclusions of Law

1. Case No. 23-05-AN 5200 S Black Cat Road
2. Case Nos. 21-14-AN, 21-01-CPM, 21-10-S and 23-05-DA Hazelcrest Estates Subdivision
3. Case Nos. 20-03-ZC and 20-06-S Ledgestone Plaza

D. Final Plats

1. Case No. 23-15-FP Ardell Estates Subdivision No. 6
2. Case No. 23-16-FP Ardell Estates Subdivision No. 7
3. Case No. 21-09-FPA (Final Plat Amendment No. 1) Falcon Crest No. 2

E. Resolutions

1. Resolution R07-2024

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.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE AGREEMENT FOR TEMPORARY EASEMENT FROM ARROYO CAP-II, LLC.

5. Public Comment

6. External Reports

7. 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.** Case No. 23-03-AN (Annexation) for 5610 S Ten Mile Road. Applicant requests to annex 10 acres located at 5610 S Ten Mile Road (APN: S1235325410) into Kuna City Limits with a C-2 (Area Commercial) zone; Section 35, Township 2 North, Range 1 West. Jessica Hall, Associate Planner **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- B.** Case Nos. 22-07-ZC, 22-05-PUD, 22-05-S, and to grant an Appeal to Case Nos. 22-08-SUP and 22-34-DR, Gallica Heights Subdivision. Applicant requests PUD approval for approx. 132.26 acres and to Rezone the site from A to R-6, R-12 & C-1 zones. Applicant requests Preliminary Plat approval to subdivide the lands into 702 total lots (615 residential, 86 common & four (4) commercial). The applicant also Appeals the Commissions' decision on the Special Use Permit and Design Review for the common lots. The subject site is located at the SEC of Columbia and Black Cat Roads, in Section 10, Township 2 North, Range 1 West, (APN's S1310223100, S1310233700, and S1310233610). Troy Behunin, Senior Planner **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

8. Business Items:

- A.** Consideration to approve Contingency Request for \$25,000 for an annual subscription for Placer.ai demographic and mapping software. Morgan Treasure, Economic Development Director **ACTION ITEM**

- B.** Kuna High Centennial proclamation. Mayor Stear.

C. Kuna Kindness proclamation. Mayor Stear.

9. Ordinances:

A. Consideration to approve Ordinance No. 2024-01 **ACTION ITEM**

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: 5200 S BLACK CAT ROAD OWNED BY JOHN STEUART REVOCABLE TRUST, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings
Consideration to approve Ordinance*

10. Executive Session:

A. Executive Session under Idaho Code: 74-206 (1)(c)(d)(f) (c) To acquire an interest in real property not owned by a public agency; (d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

11. Mayor/Council Announcements:

12. Adjournment: