

**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**  
**MINUTES**  
**Tuesday, October 15, 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**

*(Timestamp 00:00:10)*

**COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear - Present  
Council President Chris Bruce - Present  
Council Member John Laraway - Absent  
Council Member Matt Biggs - Present  
Council Member Greg McPherson - Present

**CITY STAFF PRESENT:**

Marc Bybee, City Attorney  
Jared Empey, City Treasurer  
Mike Fratusco, Kuna Police Chief  
Adam Wenger, Public Works Director  
Doug Hanson, P & Z Director  
Bobby Withrow, Parks Director  
Morgan Treasure, Economic Development Director  
Nancy Stauffer, Human Resource Director  
Nathan Stanley, City Clerk

**Mayor Stear** All right. We'll go ahead and call this meeting to order. Nathan, would you take the roll, please?

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Here.

**City Clerk Nathan Stanley** Council Member Biggs.

**Council Member Biggs** Here.

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.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

**2. Pledge of Allegiance: Mayor Stear**

*(Timestamp 00:00:21)*

Mayor Stear And if you'll join me for the Pledge of Allegiance.

**Multiple Speakers** I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Mayor Stear Thank you

**3. 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.*

*(Timestamp 00:00:41)*

- A. Regular City Council Meeting Minutes Dated October 01, 2024
- B. Accounts Payable Dated October 10, 2024, in the amount of \$1,487,453.63
- C. Final Plats
  - 1. Case No. 24-14-FP (Final Plat) Falcon Crest No. 8
  - 2. Case No. 21-13-FP (Final Plat) Valor Golf Village No. 3

**D. Resolutions**

**1. Resolution R63-2024**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA; MAKING CERTAIN FINDINGS, ESTABLISHING THE "CITY OF KUNA INVESTMENT PROCESS POLICY" BY PROVIDING:

- POLICY TITLE; AND
- DEFINITIONS; AND
- POLICY APPLICATION; AND

- CITY COUNCIL CERTIFICATION TO THE CITY TREASURER OF THE CITY'S CAPITAL AND SURPLUS OR RESERVES AND UNALLOCATED OR UNDIVIDED EARNINGS NOT NEEDED FOR ANTICIPATED EXPENDITURES FOR THE CERTIFIED PERIOD OF TIME; AND
  - CITY TREASURER INVESTMENT CONSIDERATIONS; AND
  - ESTABLISHED INVESTMENT PRIORITIES AND PROHIBITIONS; AND
  - PROVIDING FOR THE ACCOUNTING OF INVESTMENT EARNINGS; AND
  - REPEALING RESOLUTION NO. R21-2022
  - DIRECTING THE CITY CLERK; AND
  - PROVIDING AN EFFECTIVE DATE.
2. Resolution R64-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY KUNA LUTHERAN CHURCH FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R65-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE INTERAGENCY AGREEMENT FOR AVALON STREET AND KAY STREET INTERSECTION TRAFFIC SIGNALIZATION AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

**Mayor Stear** Thank you. First item is the consent agenda; questions or comments?

**Council President Bruce** I make a motion that we approve the consent agenda, as published.

**Council Member McPherson** I'd second that.

**Mayor Stear** Motion's made and seconded, is there any further discussion on that motion?

**Mayor Stear** Nathan, would you poll the Council?

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Yes.

**City Clerk Nathan Stanley** Council Member Biggs.

**Council Member Biggs** Yes.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 00:00:52)*

**Motion To:** Approve The Consent Agenda, As Published

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Biggs

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Approved Via:** Roll Call Vote

**3-0-1**

#### **4. Public Comment**

*(Timestamp 00:02:53)*

**Mayor Stear** And that takes us to public hearings.

**Council President Bruce** Public comment.

**Mayor Stear** Oh, I'm sorry, public comment.

**Mayor Stear** I skipped that one. Let's see...Bob Shattuck? If I said that right. Yes, Sir. You may have the floor if you would just state your name and address for the record and push the little button on the mic so it turns green just right on the base. *There you go.*

**Bob Shattuck** Thank you. Robert Shattuck, 1498 W Gainsborough St. in Kuna. *And anything else?*

**Mayor Stear** *Yes.*

**Bob Shattuck** First of all, thank you for the opportunity to speak to your Council here. We've lived here about 2 1/2 years, almost 3 now, and there's a piece of property on Ardell between School and across from Citrine that's a large area and we're not... Don't know what the plan is for it. But we'll wonder if there's any consideration to turn that in, maybe into a park area.

**Mayor Stear** If it's the one I'm thinking of, I think they want a pretty hefty price tag for that. It was like \$190,000 an acre or something like that.

**Bob Shattuck** *Ouch.* Is there...I know in some states that I've been in, they have public domain that you can I say get that price lowered for the use of it, if it's for, you know community purpose is that any possibility?

**Mayor Stear** You know, we can go ahead and make contact with the owner and see if they're willing to do something.

**Bob Shattuck** Sometimes they can get a write off. I know some friends of mine have been in real estate before by the donation. They can write off part of that and that helps them offset the taxes they pay on their other profits.

**Mayor Stear** Right, okay.

**Bob Shattuck** And the reason I thought of that is because we come from an area where there was heavy saturation of housing. And one of the problems is, I think the kids and there are quite a few kids in that area need to have a place they can kind of get together. Park is a nice area. Seggo Pond is a good example there. I see kids there all the time. and it would be nice maybe to put a basketball court in maybe some little tables and maybe a little covers. You can come and bring a lunch and maybe even a little walk path. Probably not room for another pond, but. It would be good for the older people as well as the younger people and something that's like, say, not just all residential going from residential and it's hard I realize because there's progress going on, a lot of people coming in us being one of them and once you lose that land, the housing, it's you're not going to get that.

**Mayor Stear** Right.

**Bob Shattuck** And just briefly, when I lived in Hawaii, they had a beautiful park area. Somebody came in with big money, put up 3, 4 high rises. It was never the same again because that was a nice little piece of paradise. They even wrote a song about it, so...

**Mayor Stear** And are you going to sent the letter on that?

**Bob Shattuck** No.

**Mayor Stear** All right.

**Bob Shattuck** Glad to hear somebody else...

**Mayor Stear** Somebody did send the letter, yes. Otherwise, if you would just make sure that... I guess we have your name and address. If you can just leave your contact information at some point, then I'll get a hold of you and we'll see what when

**Bob Shattuck** with the person at the back?

**City Clerk Nathan Stanley** I'll come help.

**Mayor Stear** You with that? Yeah. Thank you. Help you.

**Council Member Biggs** With that, all right. Thank you, Mr. Shannon. Mr. Shattuck, it was Ardell and what?

**Mayor Stear** All right. Thank you.

**Council Member Biggs** Okay. Thank you.

**Bob Shattuck** *[Inaudible]*

**Mayor Stear** Dave Prost.

**David Prost** Dave Prost. Good Evening, Council Members. Thank you for taking our allowing us to take your time and thank you for your service to the city and to our community. I'm here representing several folks, some of which are here with me, but most of which are not, are regular players of pickleball I know first-world issues that we're bringing to your attention today, but regular players of pickleball at the Kuna, pickleball courts at Indian Creek Ranch. I am a resident of Indian Creek Ranch and happen to live across the street from the courts. My friend and neighbor *Brighton* is here with me, as well. He lives 2 doors over. We both live across the street from the courts. If you didn't know, we've prepared a package that will be available to anybody that wants to look at it with pictures of those courts. We know the city did not build the courts or lay the foundation for the for the courts, but it is the City's courts now, as I understand it, and our request tonight is that you would pay... We'd like to draw your attention to the condition of those courts, which has deteriorated quite a bit in the two years since they've been open. With the pictures, there's over 40 pictures. There are four courts. We have about 10 pictures of each court and you can see that there's been settling at the of the... paint, of the concrete there, cracks on every one of them, and now holes in most of them. So just from a volume of play standpoint, I'm no... maybe you've run your own studies of how many people play over there. We've run an estimate, some of its official, some of it's not, but our estimate is that in 2023 and 2024, there have been 2300, over 2300 pickleball sessions at those courts alone. With over 9300 players, albeit not unique individuals, but 9300 players. Some of those are scheduled events that you can do online at play time scheduler and in fact in our packet we have a submission from play time scheduler will tell you exactly how many of their... how many sessions have been scheduled on that website. So, that's no small amount of play. We're here really with specific requests of you. And if I might run through those, I'd like to make those draw those to your attention before I do. *I'm sorry, is it? No problem.* Before I do, I think it might be interesting to draw your attention if you didn't already know that the Boise Area Pickleball Association, the President of that association, is a resident of Kuna, lives in Sterling Ranch and his individual play that he schedules. He is removed from the Kuna courts. Because of their condition and moved over to Discovery Park in Meridian because they don't have the issues that we'll draw to your attention. The pictures will lay out exactly what's going on with the fencing, the court itself, and other issues. So with my remaining time, I just want to run through 9 specific requests. We would specifically make. First is to a complete resurfacing of the courts, replace the fencing, and add higher fencing on the North and South side, which won't affect visual lines for the residents. Add windscreens and it gets quite windy there. Add gates to the South side of each...

**City Clerk Nathan Stanley** Sir, that's your time, if you can wrap up your final comment.

**David Prost** I will. Add gates to the South side, add medium sized rock so the dirt doesn't blow out. We're out there almost every day blowing the courts off because the dirt blows off it is. I'll just cut it off there and say we have a submission that's available to you when we're done. We've left copies for everybody on the on the Council. With the specific requests and with the evidence to kind of back it up, if you will. Thank you for your time. Thank you.

**Mayor Stear** Hey, I appreciate that. That's unfortunate. Those courts are only a couple years old. Yeah. Okay.

**Council Member McPherson** On the flipside, it's good they're getting that much use.

**Mayor Stear** Yeah, that's really good. They're being used.

**Council Member McPherson** They're always busy when you drive by, so.

**Council President Bruce** Thank you.

**Mayor Stear** Linda Garretson.

**Linda Garretson** *[Inaudible]*

**Mayor Stear** Oh, that's okay. All right, that's all I had. Was there anybody else wanted to address the Council in this part? Okay, thank you.

## 5. External Reports

*(Timestamp 00:01:18)*

### A. Domestic Violence Awareness Month Proclamation. Mayor Stear

**Mayor Stear** And that takes us to a proclamation for Domestic Violence Awareness Month.

Whereas domestic violence is defined as abusive behavior in a personal relationship that gives 1 member control and power over another through physical, emotional, sexual, economic, or psychological actions or threats; and

Whereas an estimated one in four women and one in seven men will face domestic abuse in their lifetime, and in 2023 there were 5767 calls for service related to domestic violence and sexual assault in a county; and

Whereas a range of services and programs exist throughout the Treasure Valley, providing safety, healing and freedom from domestic abuse and sexual assault, including forensic exams, medical care, secure shelters, court advocacy, counseling, childcare, as well as case management; and

Whereas the city of Kuna is an important partner in the women and Children's Alliance and faces of hope to provide a safety net of crisis services to create a community where individuals thrive in a safe, healthy relationship.

Now, therefore, I, Joe Stear, Mayor of the City of Kuna, ID to hear hereby proclaim the month of October '24 as domestic Violence Awareness Month.

## 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.*

(Timestamp 00:11:41)

- A. Case No. 24-01-DA MOD (Development Agreement Modification, 08-15-DA) Napa Vineyards: The applicant requests a development agreement modification for the Napa Vineyards Subdivision. The site is located at the 1235 W Columbia Road, and 750 W Road, Meridian, Idaho 83642 (APNs: S1312212400, R7135690180, S1312417410).  
Doug Hanson, Planning and Zoning Director **ACTION ITEM**

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**Mayor Stear** Okay, now I can go where I should be. Public hearings, case #24-01-DA modification, development agreement modification 815 DA Napa Vineyards, Doug Hanson.

**Planning & Zoning Director Doug Hanson** Good evening, Mayor, and Council. For the record, Doug Hanson, Kuna Planning and Zoning, 751 W 4th St. Kuna, ID. The applicant requests a development agreement modification for the Napa Vineyard Subdivision. The site is located at 1235 W Columbia Rd. West Columbia Rd. and 750 W Hubbard Rd. Meridian, ID 83642. The Napa Vineyards Annexation Planned unit development and development agreement was approved by the City Council on April 22nd, 2009. The zoning, residential lot, and unit counts, dimensional standards are all shown on the preliminary plan submitted as approved in the original application. The requested modifications to the development agreement are due to the following changes deemed substantial enough to require modification by Planning and Zoning staff, those being, 1.): The relocation of the fire station lot; 2.): The relocation of the park and pool lot; 3.): The owner will dedicate lot 27, block 14 as shown on the preliminary plans and exhibit B for public purposes. The primary intent of the parties is that this lot will be dedicated to the Kuna Joint School District #3 to be used as a public school site in the event such dedication is not accepted by Kuna School District #3, the owner may pursue efforts to dedicate the lot to a public charter school in the event all or any portion of the subject lot is not dedicated to the Kuna Joint School District #3, or a public charter school, the lot or remaining portion shall be dedicated to the City for development and use as a City Park; 4.): Removal of the senior housing age restriction from 218 lots within the R-20 zone; and, 5.): dedication of the Mason Creek Trunk line easement through a project infrastructure agreement between the applicant and the City. Upon review staff finds the application to be in compliance with Kuna City Code, The Comprehensive Plan, Idaho Code, and original development agreement. Staff recommends that if

the Council approved case #24-01-DA MOD, the applicant be subject to the conditions of approval as listed in Staff's report. With that, I will stand by for any questions.

**Mayor Stear** Okay, questions for Doug?

**Council President Bruce** Not at this time, for me. Greg?

**Mayor Stear** And this was all was approved in 2009, correct?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning & Zoning, that's correct.

**Mayor Stear** And what we're talking about tonight is an adjustment to the... or modification to the development agreement, not whether or not this project is going to happen, right?

**Planning & Zoning Director Doug Hanson** That's correct.

**Mayor Stear** Okay, all right. Did anybody else want to speak on this matter before we get to the public hearing? Okay. All right...

**Planning & Zoning Director Doug Hanson** The applicant is here with the presentation this evening.

**Mayor Stear** I'm sorry. What's that?

**Planning & Zoning Director Doug Hanson** That the applicant is here with their presentation this evening.

**Mayor Stear** Oh, Okay. Yes, please. You may have the floor.

**Elizabeth Koeckeritz, Givens Pursley** All right. Good evening, Mayor, and City Council Members. I'm Elizabeth Koeckeritz with Givens Pursley Law Firm, 601 Bannock in Boise, ID. I represent the owners and developers of Napa Vineyards. And so with me today is Tim Eck who's one of the owners and developers. I want to thank Planning staff for their time on this. It took a lot working through this older development agreement for trying to figure out what changes needed to be made, how we could start moving forward with this... these applications again. And then I also want to thank you guys for your time here tonight. This project has been long in the works and we're the developers are really finally starting to get ready to move forward on it tonight as... or soon. As Doug mentioned, this is not approving the specific development yet. There's going to have to be preliminary plats before you. There may be a PUD modification. There's other things that will come, but in order to even sort of kickstart this and get it moving again, we are requesting the DA modification for the reasons that Doug mentioned.

The vicinity map, just to bring you in here a little bit, due to the passage of time when this was first approved, this was really far on the outskirts of Meridian. Since that time there's been a lot of development around it and so this development really is now becoming, very much, an infill development. There's been development approved pretty much in every direction from this. It's ideally located with access on to Meridian Rd. south of Meridian, and north of Hubbard. The property is currently primarily zoned, the largest portion is zoned R-6, there's also an R-20

component C-1, commercial 1, and commercial 3. But what I'd really like to do is just sort of skip ahead to comparing the two concept plans. The... you can see the sites are remarkably similar. The majority of the property is zoned R-6, single family residential, and both plans include 653 single family lots stretching from Columbia Rd. in the north to Hubbard Rd. on the south along the new Kay Dr. which will be included. The southeast intersection of Meridian and Hubbard contains the three, the C-3, the largest commercial pads, and directly north of that is the multi-family component also located along Meridian Ave. Moving to the north along Columbia Ave. up here, you can see better on this one. This is the new fire site. It was originally proposed to be over here on the far west side of the project. However, after discussions, multiple discussions, with the General Fire district and made a lot more sense. And put it at the intersection of a collector and an arterial versus where it was just on the arterial, and then also after more recent discussions with the school district it also made sense to move the school district site out to the intersection of two collector roads rather than have it more internal and off of a collector road and a local road. And so those changes are being made at the request of the respective agencies.

And then also very importantly the Mason Creek Trunk line is also going to be extended through this property. There'll be an easement dedicated for that at the location that will be determined in the soon to be determined near future. I don't think that plans have been finally decided on that yet, between public works and the developer; but it's definitely something that is moving forward and in the works. One of the other big reasons for the DA modification is that if you look at the original DA, I think it's like 20 or 22 pages long, which really just doesn't really meet with today's standards for DA's. It includes a lot of language that is just reiterating city code standards. And so what makes that difficult is then when city code changes. When we go from ACHD wanting meandering sidewalks to ACHD wanting sidewalks along the side of the roads, things like that make it really difficult to actually develop and meet what those standards are, and so there is a lot of stuff like that in here where at one point the City was requesting berming and now they no longer want berming between subdivisions due to a whole myriad of drainage issues fencing issues...different things. And so, it's just much simpler these days to include that you're going to comply with everything in the Code which you have to comply with anyway, and then to just add on the extra additional conditions. And so that's really what we're asking for here. There is things it included things like provide a grading plan. Of course we have to do that, connect to the city sewer system. There's a number of things like that. The roads also were no longer meeting ACHD standards. They meet ACHD standards now. Sidewalks are getting widened. There's a lot of information like that in here that just requires a refresh and really a shortening of what that development agreement looks like.

In moving back up here, to this rendering, you can see it a little bit better here. Here it's a better view of the future school lot and the future fire station lot. The Mason Creek trunk line which I mentioned. One of the things that this development has significantly more of, or that was difficult to even calculate before, was the amount of open space on the property. Previously, the DA said it needed to include 10%. It did include that, but here when you look at how open space is calculated now, it's actually 18.69% of the total land area is considered open space which is 45 acres that does include the school site, but when you remove the school site and the fire site,

you're still at 14.8% open space. So you're still significantly over at 36 acres, significantly over that requirement, the 10% requirement.

There's also with this new updated site plan, there will be a consolidation of amenities. The last one included four separate swimming pools. In talking to the Public Works Department and looking at best practices these days, one bigger pool is for the single-family residential and then one pool with the multi-family residential just makes a lot more sense. It's less water intensive and it's just an easier, better, amenity for residents who are going to live here. As I mentioned, this is still 653 R-6 residential lots. It results in a density of just 4.05 units per acre, which doesn't include the school donation site. It would be even lower if we included that. And in the R-20 we're still asking to have the 842 units maximum that was previously approved.

And so finally we brief here, we are in agreement with all of the terms and conditions of approval with just a couple minor modifications. The developer worked very closely with the Kuna School District on where the location of the site would be. However, as we all know, it is taking some time these days to get a bond passed to get schools built and the real goal is just to get a school built as quickly as possible. And so it's a good school, a public school. And so they would also like to have not where the... how the DA condition is currently read, it must be provided to the Kuna School District if they don't want it, then it can go to a charter school and then it can go somewhere else. The developer at this time is... We are asking that just that the site to be used for a public-school site which includes the ability to dedicate the property to a public school district, public charter school, or a combination of a public charter school and a public park in the owner's discretion. Because it really is important to the developer and to the community to actually get the school built there, and they've had a great long-standing relationship with Kuna School District and want to continue working on that, but also really want to make sure that the school does get built here. The reason for the joint charter school-park is that it turns out that some of these charter schools don't need quite as much property, and they are happy to enter into different agreements where half of the property can be a public park that they use for maybe they'll just use it at recess, but they don't need quite as much land as the public schools sites usually do, and so that's one minor modification that we are requesting is just some different changed language there, just to give the maximum flexibility moving forward.

And then the other one was digging into the public works comments. There was a new one in there who hadn't seen before about putting in between a 500,000- and a 1,000,000-gallon pressurized irrigation pond. The developer is willing to. I mean, he's always worked with the city and done with the cities asked. We spoke with Mike Borzick earlier today and we just want this clarified that the final size and dimensions are subject to future discussions with the City and that it will be eligible just to make sure it's clarified that this and the other donations are eligible for reimbursement under the City's oversized reimbursement policies. And with that, I will stand for any questions.

**Mayor Stear** Okay, questions?

**Council Member Biggs** I have some questions.

**Mayor Stear** Go ahead.

**Council Member Biggs** So, the decision to change the development agreement from the 55+ to the open-to-all-ages, I didn't see a school comment in on that one because that would definitely greatly affect the schools and that may not be your fault. But I'm just curious the train of thought on the change with that.

**Elizabeth Koeckeritz, Givens Pursley** I think a big part of it is by moving away from that, it doesn't stop a senior assisted living or housing for older persons act like for an older person's development there, but it does allow a wider variety of different potential uses there. Because under the code multi-family is multi-family is multi-family and then this... that housing for older adults is just an additional layer on that where to have the maximum discretion and possibility for this property in the future they would like to have that removed.

**Council Member Biggs** I definitely agree with you that it does open up, you know, for a wider *map*. Now, but also there's schools will have a greater impact than with 55+.

**Elizabeth Koeckeritz, Givens Pursley** You also included specifically assisted care and we definitely don't want to have the assisted care because that is a more specific, very specific, use.

**Council Member Biggs** And just for, we have had a couple developments recently that did have 55+ specifically called out. So it seems to be... It's a trend with that. I did want to ask also the public comments from the packet. Specifically, *Ginger Yore*. I didn't know if you took those into consideration or if you've made any modifications based on her, her comments?

**Elizabeth Koeckeritz, Givens Pursley** Mayor, City Council Member Biggs, Yes, we have. Let me flip to them and I can tell you what we've done. One of them is, I know, we're doing the taller fence. We think that was, we understand there has to be a six-foot-high fence around everything. As far as the road goes, also the access will, of course, remain that we are required to provide that access. We pulled the easement on it and so she will, of course, continue to have that to have access to that property. And then as far as the berming goes, that's one of the things that I did briefly mention. The City and developers and developments generally have moved away from berms between uses. It creates drainage issues when you put berms on properties, it's also very because it drains on to the property you're trying to protect and onto the other property. And so there have just been some issues with that over time and now just most jurisdictions, including Kuna, have just gone to more nicely landscaped buffers between uses, and so that is what we're proposing there. And we did look at the distance, and I believe from the edge of her property line to the nearest home, it would be 65 feet. So, that's pretty significant.

**Council Member Biggs** Thank you, and good to hear about the fence too. And then my last question, you talked briefly about schools getting built and how much you were for that. So what efforts specifically are you taking to that end, to get the actual building built? Because we don't have a bond in the immediate future or in the distant future that I can tell, and normally a bond is required to build a School.

**Elizabeth Koeckeritz, Givens Pursley** And Council Member Biggs, that's a great question, and that is why the developer really would like the option of doing a charter school because those are public schools with private financing and other financing. And so you can get a charter school

built a lot more quickly. And I know that Mister Eck has been in contact with several like there's 3 or 4 charter school companies that are operating in Idaho right now. And I know that he's been in touch with all of...I believe he's been in touch with all of them; both for this site and for a different one in Kuna.

**Council Member Biggs** Okay, thanks again.

**Mayor Stear** Okay, further?

**Council President Bruce** Not for her, I'm good.

**Council Member McPherson** I'm good.

**Mayor Stear** Okay, thank you.

**Council President Bruce** Thank you.

**Mayor Stear** All right, this is a public hearing and so we're going to go ahead and open that up. Anybody that has testimony that deals with the development modification. Tim Jensen, Kuna School District.

**Tim Jensen, Kuna School District** Thank you for your time this evening. Tim Jensen with Kuna School District, 711 E Porter Rd. in Kuna. I'm up here tonight because we'd like to talk about our concern about them wanting to have the flexibility of bringing in the public charter school. You know, our support has been and this developer has been great to work with. And so this is not about that. But our concern is if this is turned over to be a public charter, the bill for also in this other one that's in town had made a comment in that previous session that while all the kids in the neighborhood will go to that school and that's just simply not true. You know, even if there's a public charter put on this ground, it's still they're still going to be kids that come to all the rest of our schools, you know, in that zone. And it has an impact on it. And so we went into this agreement, you know, saying, "Hey, you know, we want to work with you. This is a place that we, you know, we want and we need for our future growth for the public schools in Kuna." And we just feel like that if that option is given in there, you know, put in there, then that can just be pulled out and they hit it right on the head. It's easier for a charter school to build it. You know, Idaho is one of those states that for public schools that you have to have the 2/3 vote or one and one of two states in the nation that require a 2/3 vote for bonds to pass. But charter schools, because our legislature's Pro-Charter make it much easier for them to put them in. Well, let's call it what it is. Developers have figured that out. And so now you know, we're going to put a school site in or, you know, we're just going to call it a 'charter site' because we know that we can have that process go faster. And so we're asking, you know, that we, You know, you guys and the developer to keep working with us and we want to work with them. We need this site because we're growing faster than we can. We, you know, we can right now we've got you know, a levy coming up. We've got a great public grassroots effort going to help us with the levy. But we got to have a bond. I I'm the...And I'm also the principal of Fremont Middle School and we are over capacity. I turned away more open enrollments this year than I have in the seven years I've been there. I turned away 80 some open enrollments for my building this year. And so it's we are growing and we need the places and obviously we need the help of our community to help us

pass bonds. But this is this would be a huge setback for us. You know we're we've been counting on having this ground and now, you know, for future development, but now all of a sudden if that's taken, we feel like. You know, if it's easier for the developer to go public charter, then that could just be pulled out from under us and so. Just wanted to express our support, You know, we support the developer, we support. Like I said, they've been a good partner for us. But it just raises some concern for us. If that option is put in for them to be able to turn to the to the Charter route. So I'll stand for any questions.

**Mayor Stear** Okay... questions? Alright, thank you.

**Council President Bruce** No, not at this time. Thank you.

**Tim Jensen, Kuna School District** Thank you.

**Mayor Stear** Thank you, Doug. Correct me if I'm wrong. I thought I've read that to where the Kuna School District has to refuse the property in order for it to be passed on?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning and Zoning. That is correct. It currently read 'in the event such dedication is not accepted by Kuna School District #3 the owner may pursue efforts to dedicate the lot to public charter school.'

**Council President Bruce** And I have a question.

**Mayor Stear** Okay. Yeah, go ahead.

**Council President Bruce** Doug, what does that 'acceptance' mean? Like, you said, they have to accept it is that or deny it. Is that in writing? Is that one person saying, "hey, we're not going to use it right now" it goes to the next person?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning and Zoning. That would be up to the applicant and the school district as how they wanted to handle those agreements.

**City Attorney Marc Bybee** Marc Bybee, City Attorney. Acceptance, I'm the one that added that language as to acceptance in there, and that means actually doing some act to accept the property. And I put it in there because some issues can happen where people sometimes might just do a quit claim deed to a property to dump it on a government because there's something wrong with the property. And so there's this concept that a government entity should be 'accepting' ownership and so acceptance and is accomplished in my mind by them actually acknowledging and signing the deed of conveyance. And so if they didn't accept it, it would mean that they're essentially rejecting the deed and maybe they have signed, I think with what I just heard from the school district Rep, I don't wouldn't see that being a probable outcome. But I basically I was adding in the language to give the school district the ability to say no, this isn't something that we. We don't, we don't need this. It's not practical for whatever reason. Because I think it's fair to say we're not experts on the school district's business and their needs and so if there's for some reason it didn't make sense, that gives them the discretion to make that determination. That was my intent with that language.

**Council Member Biggs** Marc, is there anything that says it has to be a school that's built there? So if they decide they want to make it a soccer field or something else.

**City Attorney Marc Bybee** Not in this agreement. I think you're kind of getting into the question of and that would, if you're going to restrict what it could be used for after conveyance to the school district and we.... could it be in a development agreement? Yes. It could also be a deed restrictions, you know, that would be something up to the developer to put deed restrictions in that prevent use for something else. But right now it's not contemplated in this DA that would restrict it. It has to be to a public school if they receive it like they that they have to develop it in the public school. If they receive it, that's not in there right now.

**Council Member Biggs** Is there a precedent for anything like that being that specific that you're aware of?

**City Attorney Marc Bybee** Off the top of my head, I don't know that I don't. I can't answer that. There could be plenty and I'm just not familiar.

**Council Member Biggs** Thank you.

**Mayor Stear** I'm not sure I'm going to read this right, Tracy McClain? 9302 S... or you wrote, 'Not Testify'. I'm sorry. So I got that wrong. All right, Linda Hibbard.

**Linda Hibbard** Good evening, Mayor, and Council Members. My name is Linda Hibbard, 9365 S Russell Ave. in Kuna. I attended a meeting about a little over a year ago that the architecture or somebody from the developer put on and provided us information on this. I was not aware that it had gone to the City Council in 2009. There was concerns about growth in Kuna, and while it looks good on paper that they want to donate sites for the school and a fire department, those buildings still have to be built, they still have to be funded. And we've already had just speaking to the schools. We've already had one levy that didn't pass. We've got one coming up and honestly, I'll be surprised if this one does. It's... there's a lot of people that have moved here from other states that don't understand that our State doesn't fund our schools. We do at the... this local level and if it keeps getting voted down, having land doesn't do any good. We don't have other infrastructure. We have to put a moratorium on building. We can't just keep approving these developments because they've checked all the right boxes. And, while I'm all for funding our schools I can't do it by myself. I can't do it if people keep saying 'no.' We had concerns about how many houses are crammed together, especially around the school site. That's just a danger waiting to happen and, you know, I moved from that horrible place that everybody hates, but I moved from the state of poverty within the State of California. It costs us more to move here and live here in a smaller house than what we had in California. And we saw this same kind of growth happening there and the repercussions of it, years later, are awful and if we keep approving these developments? We're going to have way more crime. We're going to have way more overcrowding. We're going to have way less infrastructure. Our kids deserve better. If that means that we have to put a stop on something for a while until we can get a hold of it, then that's what we need to do. I encourage you to just stop it. Thank you.

**Council President Bruce** Thank you, Linda.

**Mayor Stear** Linda Garretson.

*Unknown Speaker [Inaudible]*

**Mayor Stear** Okay. Mike Garretson.

*Unknown Speaker [Inaudible]*

**Mayor Stear** Not testify, that's fine. Okay. Melanie Peterson. Mariah Jensen. Oh, you wrote not testify. Okay, you missed that one. Christine Keith, Not testify; Brittany Schofield, said not testify; Aubrey Schofield, said not testify; Devin Hanson, not testify; How about Wendy McCurdy? No testify.

**Council President Bruce** Mr. Mayor, could you tell us if they were in favor or opposition?

**Mayor Stear** There was... the school district was neutral. And then the second name I called was neutral and everyone else I've listed is in opposition.

**Council President Bruce** Thank you.

**Mayor Stear** I have a William... Williams, the only name on there. 1142...from your address, I can't read the name. Okay. Yes, Sir, you may have the floor and this one was in favor.

**William Unknown Surname** Yeah. I just wanted to say that I'm opposed to this development. It should be turned into like the Hubbard reservoir, like a nature park, because our Fire Department and our Police Department is stretched thin. They already have too many calls and that's all I wanted to say.

**Mayor Stear** Okay, appreciate that, Thank you.

**William Unknown Surname** Thank you.

**Mayor Stear** All right. Was there anybody else who wished to testify that didn't get a chance to sign in? Yes, Sir. All right. You want to sign in on the sheet here? *In favor, neutral, In opposition.* Okay, you may have the floor, Sir.

**Seamus Hodges** Seamus Hodges, 8105 S Tupac Place. My wife. She's a schoolteacher within this impact zone there too. And that's one of our things. It's just follow along with Linda. You know everything put back on us is, you know, taxpayers and whatnot. And with the growth of schools and overcrowding and stuff. And just with also with the infrastructure. Her family also donated a bunch of land over off Strobel and stuff for school districts, so there's land that's been donated here. My big concern is, you know, the funding of it that way and I'm in the trade, so I you know, gain from building stuff too, but at the same time. I'm eighth generation Idaho and it's sad seeing all stuff going, especially high-density stuff there right behind us. And with just the impact that that's going to have with schools and just everything that goes along with that, it's kind of a domino effect, that way. So yeah, that's just my that's our concern to bring, you know tonight that way with the passing of stuff it's just and with the building continue going it's it puts stress on her. She's been teaching the school district for 16 years now and so it's.... see a lot of that changed as it's going on that way. So yeah, that's. So it's. But it's a. The hard thing to see that

way, and this definitely. Turns that way with. Getting this all figured out, how to, you know, make it that work. So appreciate your guys' time and hear me.

**Council President Bruce** Thank you, Sir

**Mayor Stear.** We appreciate that. All right. Anyone else? Okay. *So this column is in favor. That's neutral and that's in opposition and I didn't take the cap off. I'm not very helpful, am I?* Okay, and you may have the floor.

**Melissa Dean** I'm Melissa Dean, 2574 N Hose Gulch, Kuna. I know that one thing was brought up or has not been brought up, is just the roads. In 2009 when this was brought to our attention, I did not live here and I... but I have seen the growth since then and Columbia Rd. and Hubbard Rd. Both do not have a... They're not wide enough. Not... They don't have the, you know, the sidewalks or even turn lanes even to grant the amount of traffic that's going on them right now. I watch traffic on Hubbard a lot, and I once used Columbia a lot when Hubbard didn't have the stoplight. And then once you put the stoplight in the Hubbard, it's a lot better, but the traffic is way down the road, there's not turn lanes into subdivisions, there's not enough adequacy. There's not enough adequacy of turn lanes that go to Meridian Rd. There's enough for 2 1/2 cars to be in a turn lane to go to, to go down to into Meridian on Hubbard; and Colombia is the same way. There's enough for like maybe three cars to turn left to go into Meridian. I don't know. The developer did not mention tonight the infrastructure of the roads, but I know that the last builder said the infrastructure was going to be done on phase four, which is not accept. Phase one or two maybe, or maybe like phase one, let's widen the roads and let them, you know, current people, you know, get used to a little bit more widening roads. We need to get places. But if we can't get places and then you add more houses and then you add the builders there, you add the construction crews on site as well. There's no way that we're going to get to and from work, to and from the grocery store. I mean, Kay doesn't even go through to go to the grocery store, it's supposed to go through two over to red lays and never did. But also there's no sidewalks. So these kids are walking. I mean, obviously not walking in Kay and Hubbard yet. But they will eventually, and there's just no there's no infrastructure at all. There's we need to get more things done for their roads.

**Mayor Stear** Okay, very good point. Thank you.

**Council President Bruce** Thank you, Miss Dean.

**Mayor Stear** Anyone else? Okay, rebuttal.

**Elizabeth Koeckeritz, Givens Pursley** Thank you, Mayor. I will start with the roads. There is, I think it was an 800-page traffic impact study, done. ACHD and ITD are not commenting on it until we provide the preliminary plats, but it has been done it, I believe is in your packet and it is recommending really, really major significant road upgrades too. And when I read it, it seemed like every intersection in all of Kuna, but it was on a lot of the roads to put in turn lanes, to put in extra lanes, to widen roads to five lanes, to make sure their sidewalks, all of that, does come with this and I believe parts of it are conditioned on Kay Rd. needs to go through within was one of the first couple phases. I mean it's very detailed and we will definitely be talking about that more

with the preliminary plat, but without ACHD or ITD's comments on whether or not they agree or they think something more or something less is appropriate. I just... we don't have a lot to say on that. I did list out some of the requirements and the narrative that we provided that does include turn lanes and initial lanes on all of the roads directly adjacent to this as well as extending both North, South, over to Linda. Up to the one it they there's significant Rd. improvements with this development. As far as the senior housing component, the property is already zoned R-20. The big ask is to definitely have the assisted living component removed because that really gets into essentially running a medical, like a medical hospital type organization, and this developer on this development or any of his others, that's just not something that they do, that they have experience doing, that they're comfortable doing, that they really want to get into that sort of business of doing. They would also like the flexibility to not have a senior housing component. However, if that is required, they can comply with the hope over 55 community requirements and guidelines.

So I think we really are in agreement with much of what the staff has said and I absolutely can appreciate and understand the School District's position on this, that they also need the school site. Kuna has been growing incredibly rapidly. Tim Eck, as you know, has donated multiple school sites to the city, to the school district, and there have been schools built on a couple of them, but not all of them yet. And the concern is I actually, I believe it was Council Member Bruce. You asked if there are any examples of specific deed restrictions, things of that nature on school sites and I don't have that. The specific deed restriction, but we have been through our office involved in a situation in Eagle where the school site was to be dedicated to West Ada School District. It grew up all around it. There were thousands of people living in the neighborhood and West Ada School District simply couldn't, due to their funding and to their other issues, they just couldn't prioritize the school district in that site and they ended up having the entire neighborhood coming forward saying "can you please amend this to make this a charter school site so that we can get a school here so that our kids have somewhere to go" and I can really appreciate that the legislature has put the school district in a tough situation. But at the same time, it's really important that a school gets built and the hope is that no, not all of the kids in this development will go there, but the hope is that this development helps offset the number of kids that there'll be some kids from outside the development that come. And there'll be a few kids from inside the development that go out. And so hopefully in the end there is it's close to or a lot closer to a net-zero balance on that, which is why we are asking for that flexibility. And with that, I believe I'll stand for any other questions.

**Mayor Stear** Okay, further questions?

**Council President Bruce** The traffic study that you're talking about, when was it completed?

**Elizabeth Koeckeritz, Givens Pursley** Just recently.

**Council President Bruce** Because I didn't see it in...

**Elizabeth Koeckeritz, Givens Pursley** Oh, maybe it's not in the...

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning & Zoning. The TIS would come forward with the preliminary plot, not at this time.

**Elizabeth Koeckeritz, Givens Pursley** We have one dated September 2023.

**Council President Bruce** Okay, So you do have a...

**Mayor Stear** Okay, further questions? Okay, thank you very much. So the question before Council is to modify the development agreement, or not.

**Council President Bruce** I have one question for Doug.

**Mayor Stear** Go right ahead.

**Council President Bruce** Doug, so currently if we didn't approve the development agreement, they could still turn dirt on what they've already had annex, right?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning & Zoning. Should the development agreement modification not be approved this evening, they could submit a preliminary plat in compliance with the old previously approved site plan as seen on that screen.

**Council President Bruce** So either way, it's not going to. I just want for the record; it's not going to stop them from turning dirt one way or the other.

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Planning & Zoning, they do have entitlements either way that is correct.

**Planning & Zoning Director Doug Hanson** Okay, thank you.

**Mayor Stear** Okay, any further questions?

**Council President Bruce** You guys have any more questions for anyone? I make a motion that we close evidence presentation and move to deliberation.

**Council Member McPherson** Second.

**Mayor Stear** Motion's made and seconded, any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 00:56:19)*

**Motion To:** Close Evidence Presentation And Move To Deliberation

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Biggs

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Approved Via:** Voice Vote

**3-0-1**

**Council Member Biggs** Not your typical review.

**Council Member McPherson** It's not your typical review...

**Mayor Stear** No.

**Council Member McPherson** It was done by another Council before everybody...

**Mayor Stear** And 2 Mayors ago.

**Council Member McPherson** well and every city employee in this room, there's two, I think I figured out, that we're here when this all went through... You know what I mean? Like some of us were in the city and working and doing things. But only out of all of us representatives, two people. And it's been that long. It's been, you know, lying in the weeds. And I get it, you know... Through the way they need for housing and the order they do their projects. So I get it, but it puts us in a rock and a hard spot for sure.

**Council Member Biggs** Well, this made sense in 2009 for sure. From what I understand I mean the project makes sense. There's a lot of good to it, but I keep going back to the schools. And you know what even is our power we have at this point because it's already approved? And short of a moratorium on building or on permitting, I don't know what's possible. I guess that would be a question for Marc, but we still. I love that that we the school district is getting this land donated to them. But what is being done right now for the capacity issues we have right now? I dare anyone to walk into unit school district during the middle of the day during a class change and try to make it without getting bumped or ran over two or three times or you know, some of the other schools in the middle school. I know that doesn't have a lot to do with the plant, with the, with the development agreement, but in general. There's just... how much more we keep stacking on the city?

**Council Member McPherson** Should it not be in their planning? I mean. I'm going to say this wrong but the school district should have been aware of this from 2009. On the radar, but at any point they could have developed this.

**City Attorney Marc Bybee** Sorry, I think it's important on based on what you're saying and maybe I think sorry, Marc Bybee, City Attorney. What you're saying I think it's important to touch on the existing DA. It does have a school site clause, so it was on the school districts radar

for the school site clause. It has a clause that is a 'must dedicate to the school district,' and so it still has the if I remember at optional language to go elsewhere, but it uses 'must' language and so I think that's important as far as if we're going to talk about whether the school district was at the table in '09, the existing data evidence as they were.

**Council Member McPherson** So, thank you. So it's unfortunate. I mean, it's like us planning for future with sewer. We know we can't allocate EDU's in a specific line somewhere because property X over here has been sold a long time ago and has capacity in that. And unfortunately, it's different because they don't have capacity and can just save capacity based on what's been approved and who's moved in and I mean, when this project was approved, the population of Kuna was 10,500. What is it today, 30,000+?

**Mayor Stear** Well and we have brand new wastewater treatment plant that had basically not enough going into it, so.

**Council Member McPherson** Right. So it was approve stuff, approve stuff, approve stuff, to help fund that and make it work like it was supposed to. I mean, that's 67% of the population in Kuna that's here now wasn't here when this was approved.

**Council Member Biggs** 15 years?

**Council Member McPherson** Yeah.

**Council Member Biggs** Well, so I mean, on the good, the good of this. The Mason Creek trunk line, the work, and the dedication of that is going to be great, obviously. But we still have other snags. I think that still have to go through approval process for the Direct Line for the Mason Creek trunk to go to the wastewater treatment plant if I'm not mistaken.

**Council President Bruce** Well and...oh go ahead.

**Council Member Biggs** Oh, no, no. So I was going to say is that, are we putting the cart before the horse? You know, if we make that before, that gets that's done I guess before or....

**Mayor Stear** Well, I wouldn't. I wouldn't think so because that it follows Mason Creek. So that dedication needs to happen for Mason Creek trunk line to happen. So I don't, I don't. I think that's just another part that you secure so.

**Council President Bruce** Well, I look at it as. This is just an update to the modification; he can still bring the project like it is he already has access to the sewer. He already owns the EDU's. He could and we still have to vote on it one way or the other. We're still going to have to see it. The final plat, right? So that's when we'll see the traffic studies, that's when we'll see a letter from the school district. That's when...So whether we update this or not is still, you know, we still have another portion of time to where it will come back before us and we'll have to say yay, nay or these are what we want to update it. So this handles them the trunk line section. I think it gives the school more options for if the if the public school can't build something, at least there's an option for a charter school. I know that they still have the way it breaks out Public schools have a hard time turning away students but charter doesn't, but I still see it as it still has to come back before us, and then we see all of it. I mean, we may look at the traffic study once we see the final

plat and say, “hey there it's so far out that it's not going to make sense” right? that we deny it there. I don't....

**Council Member Biggs** About the deed restriction that we came up with. We're talking earlier where the schools would be would have their hand somewhat forced. I guess that a building would have to go there and a school would have to go there. If we put that language into it.

**City Attorney Marc Bybee** Marc Bybee, City Attorney. If I have the floor to speak?

**Mayor Stear** Yes.

**City Attorney Marc Bybee** All right. So I feel like it's important to talk about what deed restrictions actually do. And so how they're how they're created it actually be... So I was thinking about it after your comment, like, how would I accomplish that? And I think it'd be something that we'd have to put in the DA. Okay, we're going to require that any conveyance have some kind of deed restriction language into as to the usage of the property. And so then that obligate the developer to include deed restriction language. But what that typically does, let's say you put deed restriction it says “shall be used as a public-school site” and then that very frequently also has what's called a reversionary language that says if you don't then it's going to revert to some other purpose or entity or whatever, and the very frequent reversionary language is usually to the owner. You could revert it to somebody else, it could go to the ownership, could go back to somebody else. But by putting deed restriction language in there like what you'd be compelling is that the school district use it for a school site, and if it can't, then it just sits idle and undeveloped, right? And then potentially there's reversionary language at some point and it doesn't have to have reversionary languages. It's just it's a common thing because the probability of, you know you put deed restriction that says for this purpose there is a very real probability that even though you're restricted for that purpose, the purpose never happens, right? And so that's kind of the struggle with that. So is it a fix to what we're doing here? I guess only fixes if you have concern that the school district might do something with the site other than a school.

**Council Member Biggs** Or lose it to... Well, it doesn't seem to me like to be the school district would want to pass on this opportunity.

**Council President Bruce** Yeah.

**City Attorney Marc Bybee** So I just have to and I think the developer's representative gave an example of what can happen, though, right too with donated site. Sometimes it just never comes to fruition.

**Council Member McPherson** Right.

**Mayor Stear** And the modification also puts the fire station in a better spot.

**Council Member McPherson** For sure.

**Council Member Biggs** Well, so that fire station would this is this covered under the last bond or is this would this set to be a new bond?

**Council Member McPherson** Would be something different.

**Council President Bruce** Yeah.

**Council Member McPherson** Pass the decision to...

**Council Member Biggs** For the South side of the tracks.

**Mayor Stear** Well, that or they're or they are collecting impact fees... School district doesn't get impact fees at all.

**Council President Bruce** So I mean, I think it even if we update the development agreement, we'll still see it again. We'll still see all the traffic studies. We have our updated ordinance that says that that we treat schools like a service that if schools are at capacity, once we get the letter that gives us more flexibility of what we can do. I don't think saying 'no' to this stops it one way or the other. I think it's still going to come back to us so.

**Mayor Stear** It does not.

**Council President Bruce** I mean, we may see the traffic study and there may be so much stuff that needs to be done prior, but that they could do digging that it stalls the project for...

**Council Member McPherson** Well, just based on the representatives, you know that little blurb that was in there, the intersections...

**Council President Bruce** Yeah.

**Council Member McPherson** Turn lanes and all that. I mean we know how they do construction in this Valley that will take a long time, just that, so....

**Mayor Stear** And then like was mentioned, turn lines, we need to kind of make sure they can get more than 2 1/2 cards in there.

**Council Member McPherson** Oh, come on. It's fun like Frogger.

**Mayor Stear** Otherwise, the turn lane becomes a roadblock. And that was a good point that I'm glad was brought up.

**Council President Bruce** Do you do you have anything else?

**Planning & Zoning Director Doug Hanson** Mayor and Council if I might. Doug Hanson, Kuna Planning and Zoning So the two things we do need an answer to as it's currently written in the proposed development agreement language, there is no age restriction on the R-20 housing. So if you approved the development agreement as is, it would just be R-20. Any type of multifamily. So that's something we want to clarify before you make your vote. Whether or not you want to place an age restriction. As a component of the R-20 or you just want to leave it R-20 across the board with no restriction and then as far as the Kuna School District language if you're comfortable with it reading as the school district essentially has the first right of refusal on the property. If they don't accept it, then it would be able to go to a public charter school. So those are just two things we want to make sure are settled before the vote this evening.

**Council Member McPherson** Okay.

**Mayor Stear** So I think we do have approved several that had the age restriction. And what I'm afraid of is if we get too many of those, then it doesn't allow for anyone else to be able to live in the... We're, you know, we're not building apartments and so if we don't leave that open to everyone. That might be problematic for... Not that any of that's affordable housing either, but. I don't know what the definition of affordable housing is anymore. It used to be stuff you could afford, but I don't know that that's what that means, so.

**Council President Bruce** It's an oxymoron.

**Council Member Biggs** It's a shame that Councilman Laraway is not here, because I know he usually has pretty strong feelings about anything or anything above R-8.

**Council President Bruce** Well, and like I said, I think we will still see this again. It'll come back to us. We'll have all the traffic study. This is not an approval to start turning dirt. This is just saying let's update the development agreement, give the Kuna School District and the Fire Department their site locations, take care of the trunk line, which we need anyway and then just look for it to come back, so... Your thoughts, Mr. Biggs?

**Council Member Biggs** No, I... I kind of like the idea of over 55.

**Planning & Zoning Director Doug Hanson** For the record, it was just a little bit more clarification. The 55 plus as approved in the original development agreement, there were 74 units dedicated to senior housing, 55 plus and 144 units dedicated to the assisted living. So for a total of 218 lots. So that age restriction would affect 218 lots of the total 842 units, not lots. I'm sorry.

**Council Member Biggs** But they had no interest in the in the in the assisted living part. Take that out. Does all go 55 plus without assisted living. For them, telling them what to do, that'd be more of a P & Z issue, I would think....

**Council President Bruce** Yeah.

**Council Member Biggs** Our application would be...

**Council President Bruce** What's your take on the 55 and?

**Council Member McPherson** I don't... I don't think we should say that's what you have to do with that.

**Council President Bruce** Right.

**Council Member McPherson** I mean, it it's sold great in Falcon Crest, there's a golf course there. No offense to anyone that's over 55 or even younger, but that's what they want to do. There's nothing there for them to mingle around, you know.

**Mayor Stear** And that's what we've that's what we've done with the area leaving town.

**Council President Bruce** Yeah. And we've essentially denied most high density lately. So I mean, this has already been annexed, so we've denied annexations of high density.

**Council Member McPherson** I'd say just leave it as the R-20 and then the school thing.

**Council President Bruce** Make sure they have their first right of refusal.

**Council Member McPherson** Yeah, absolutely.

**Council President Bruce** Doug, do you have that?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Planning & Zoning. Yeah, the DA is current as development agreement proposed is currently written. There is no language to restrict the units to 55+, and the school district does have the first right of refusal.

**Council President Bruce** Okay. Anything else, Biggs?

**Council Member Biggs** It's hard to it's hard to even think about us without seeing the plats yet, because the build out, you know which phases there would be, and you know how many, how the school district would be impacted by each phase and stuff. That's where the that's where my thinking was on the 55+ because most 55+ don't have school aged children.

**Council President Bruce** Well, and it's been sitting since '09, right? Look at the housing market. We may have adjust this development agreement and maybe another 5 to 8 years before they bring anything else. So yeah, I mean...

**Council Member Biggs** We don't have a schedule yet.

**Council President Bruce** So do you have anything else? Yeah. I make a motion that we approve Case #24-01-DA MOD. And does it need to say the 08-15-DA in it?

**Planning & Zoning Director Doug Hanson** Doug Hanson, Kuna Planning & Zoning of the approval of 24-01-DA MOD would be fine.

**Council President Bruce** I make a motion that we approve Case #24-01-DA MOD.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded any further discussion on that motion? All those in favor say 'aye.'

**Council Members** Aye.

**Mayor Stear** Any opposed?

**Council Member Biggs** Nay.

**Mayor Stear** Motion carries.

*(Timestamp 01:12:15)*

**Motion To:** Approve Case #24-01-DA MOD

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson

**Members Voting Nay:** Council Member Biggs

**Members Absent:** Council Member Laraway

**Approved Via:** Voice Vote

2-1-1

**Council President Bruce** Thank you for everybody that showed up to testify. I always enjoy the input.

**Mayor Stear** Yeah. Thank you. *My agenda is not right.*

**Council President Bruce** *On what?*

**Mayor Stear** *My written agenda is not right. I guess I better go by the one on the screen.*

**Council Member McPherson** *Just pick one, you're the boss*

*[Laughter]*

**Mayor Stear** *All right.*

**Council President Bruce** *Yeah. Now we're on business items.*

## **7. Business Items:**

*(Timestamp 01:13:26)*

- A. Consideration to approve Case No. 24-13-TE (Time Extension) Fossil Creek Final Plat No. 2 Troy Behunin, Senior Planner ACTION ITEM

**Mayor Stear** All right, that takes us to item 7A business item. Consideration to approve case #24-13-TE Fossil Creek final plat #2, Troy.

**Senior Planner Troy Behunin** Good evening, members of the Council and Mr. Mayor, the application for you tonight is just for phase two of a previously approved Fossil Creek Subdivision. The developer ran into a lot more rock than was anticipated, and it kind of put things in delay for a while and this is just a simple request. For a time extension and I don't believe they're going to need it the full time, but they are requesting it in order to comply with code. And I'll sit, for any questions you have.

**Mayor Stear** Okay, questions for Troy?

**Council President Bruce** Is this their first extension?

**Senior Planner Troy Behunin** For the record, Troy Behunin. Yes, that is correct Council Member Bruce.

**Mayor Stear** And I know they've run into a lot more rock than they thought because they are beating on that stuff daily. I would hate to live right next door.

**Council Member McPherson** Is it ironic It's called Fossil Creek and...?

**Mayor Stear** There's they haven't even found the fossil yet. The rocks too hard.

**Council Member McPherson** Yeah.

**Council President Bruce** I'll make a motion that we approve Case #24-13-TE.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded to approve case #24-13-TE any further discussion on that motion?

**Mayor Stear** All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? That motion carries.

*(Timestamp 01:14:57)*

**Motion To:** Approve Case #24-13-TE

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Biggs

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Approved Via:** Voice Vote

**3-0-1**

**Mayor Stear** *All right I've got to see what I've done here now. Fossil Creek.*

**Council Member McPherson** *Should be...*

**Mayor Stear** *Well, I'm not seeing the...*

**Council Member Biggs** *-37.*

**Mayor Stear** *What's that?*

**Council Member Biggs** *Right here.*

**Mayor Stear** *Well, I know I am, but I'm not seeing. I thought we had on here... Oh never mind That's in the consent agenda.*

**Council President Bruce** *Seeing ghosts.*

**Mayor Stear** *I made myself get lost. All right. We've only been doing this nine years. Give me a break.*

## **8. Ordinances:**

*(Timestamp 01:16:43)*

A. Consideration to approve Ordinance 2024-37 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; 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 BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

**Mayor Stear** All right, ordinances consideration to approve Ordinance 2024-37. An ordinance of the City Council, the City of Kuna, making certain findings; and enlarging the boundaries of the Kuna municipal irrigation system by the inclusion of Ada County Assessors, DB development; 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 the notice of this ordinance to the Boise~Kuna Irrigation District, the owners, and update the irrigation system map; and providing an effective date.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-37.

**Council Member McPherson** Second.

**Mayor Stear** Motion's made and seconded, any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 01:17:33)*

**Motion To:** Waive 3 Readings Of Ordinance 2024-37

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Biggs

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Approved Via:** Voice Vote

**3-0-1**

**Council President Bruce** I make a motion that we approve Ordinance 2024-37.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval. Any further discussion on that motion? Nathan, would you poll the Council?

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Yes.

**City Clerk Nathan Stanley** Council Member Biggs.

**Council Member Biggs** Yes.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries

*(Timestamp 01:17:48)*

**Motion To:** Approve Ordinance 2024-37

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Biggs

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Approved Via:** Roll Call Vote

**3-0-1**

B. Consideration to approve Ordinance 2024-38 **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; 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 BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings  
Consideration to approve Ordinance  
(Timestamp 01:18:07)*

**Mayor Stear** Item B. Consideration to approve ordinance 2024-38. An Ordinance of the City Council of the City of Kuna. Making certain findings and enlarging the boundaries of the municipal irrigation system by the inclusion of Ada County Assessor’s, DB development and declaring water rights apartment thereto are pooled for delivery purposes, directing the City Clerk to record this ordinance as provided by law, directing the city engineer to provide notice of this ordinance to the Boise~Kuna Irrigation District, the owners and update the irrigation system map and providing an effective date.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-38.

**Council Member McPherson** Second.

**Mayor Stear** Motion’s made and seconded, any further discussion on that motion? All those in favor say ‘aye.’

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 01:18:49)*

**Motion To:** Waive 3 Readings Of Ordinance 2024-38

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Biggs

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Approved Via:** Voice Vote

**3-0-1**

**Council President Bruce** I make a motion that we approve Ordinance 2024-38.

**Council Member McPherson** Second.

**Mayor Stear** Motion's made seconded for approval and for discussion on that motion? Nathan, would you poll the Council?

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Yes.

**City Clerk Nathan Stanley** Council Member Biggs.

**Council Member Biggs** Yes.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Yes.

**Mayor Stear** That motion carries.

*(Timestamp 01:19:05)*

**Motion To:** Approve Ordinance 2024-38

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Biggs

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Approved Via:** Roll Call Vote

**3-0-1**

C. Consideration to approve Ordinance 2024-39 **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 LETE FAMILY REVOCABLE TRUST; 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 BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and

- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings  
Consideration to approve Ordinance  
(Timestamp 01:19:24)*

**Mayor Stear** Consideration to approve ordinance 2024-39. 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 Assessors Lete Family Revocable Trust. And declaring water rights appurtenant thereto are pooled for delivery purposes, 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 Boise~Kuna Irrigation District, the owners, and update the irrigation system map, and providing an effective date.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-39.

**Council Member McPherson** Second.

**Mayor Stear** Motions made and seconded for waiving 3 readings is any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 01:20:06)*

**Motion To:** Waive 3 Readings Of Ordinance 2024-39

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Biggs

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Approved Via:** Voice Vote

**3-0-1**

**Council President Bruce** I make a motion that we approve Ordinance 2024-39.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval. Any further discussion on that motion? Nathan, would you poll the Council?

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Yes.

**City Clerk Nathan Stanley** Council Member Biggs.

**Council Member Biggs** Yes.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Yes.

**Mayor Stear** Motion carries.

*(Timestamp 01:20:22)*

**Motion To:** Approve 2024-39

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Biggs

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Approved Via:** Roll Call Vote

**3-0-1**

#### **9. Executive Session:**

#### **10. Mayor/Council Announcements:**

*(Timestamp 01:20:41)*

**Mayor Stear** And that is all we had on the agenda tonight. We don't need an executive session.

**Mayor Stear** First day of early voting was a huge success. There was a line of people here all day long, so it was...

**Council President Bruce** Yeah. I made it down to vote. It was...

**Mayor Stear** It was impressive.

**Council President Bruce** Good to see people doing their civic duty.

**Mayor Stear** The ladies that help take care of the voting. They're generally get to nit and stuff and they didn't even get any of that out of the basket today, so... It was good. It was just good to see and there were people lined up at the door here before the doors open. So, I'm really happy to see we're going to get a big turnout this year, so. Other than that, I see the Fire Chief made an announcement and pictures and the new station and the lot. And now just ready to go through the annexation process so hopefully we can get that done for you pretty quick and you get a new station going. I'm sure the guys will be excited about that. Are you going to have anybody want to stay over here now?

**Fire Chief Lawrence** *[Inaudible]*

*[Laughter]*

**Council Member Biggs** I can see it from my house.

**Council President Bruce** It from my house, so the training burned, looked like it went pretty well.

**Mayor Stear** Oh yeah, they burnt down the old Coolman House out there, that was kind of the last of a series of homes out there that went, so. I'm assuming that training went good. Meridian came out.

**Fire Chief Lawrence** *[Inaudible]*

**Mayor Stear** Good, good. Awesome.

**Council Member Biggs** That was the old Llama farm, right?

**Mayor Stear** Yeah. When Gus Hill had the... He was in the next house.

**Council Member McPherson** Yeah, he was in the old house. Anyway, did anybody else have anything?

**Council Member McPherson** Yeah, Patagonia Park. The parks crew did a great job over there. I was in and out of there a couple of times looking at their progress, so it's tough to keep the neighbor's happy. They'd work when it was too dusty and then they'd work when it was too muddy and hopefully, they're not mad that there's now grass there because it looks pretty good. I'm not sure how far till they're actually completely done, but a lot of good guys and gals over there working their tails off and improving the neighborhood for sure and I guess throw a shout out to the Planning & Zoning department. They get reamed every way for either from developers or citizens and whatever, and I don't know that we give Doug and Troy and the rest of the staff over there enough credit and for trying to do the right thing and trying to give us the right information and help us with our decisions. So shout out to them guys and gals over there.

**Mayor Stear** Yeah, they do. They take a lot of flak for it. It's almost like people think that it's their project that's coming to us and that's not the case at all, so...

**Council Member McPherson** Right.

**Mayor Stear** Yeah, we.

**Council Member McPherson** Good people doing their jobs.

**Mayor Stear** So Doug, we appreciate you and your staff immensely. Anything else?

**Council President Bruce** No, that's good.

**Mayor Stear** All right.

**Council President Bruce** Thank you.

**11. Adjournment:**

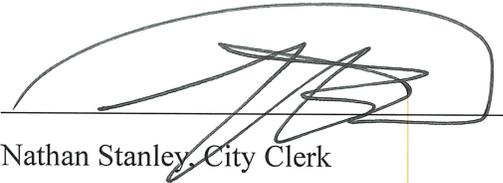
*(Timestamp 01:24:03)*

Mayor Stear Well, meeting adjourned, thank you.



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk



*Minutes prepared by Garrett Michaelson, Deputy City Clerk Date Approved: CCM 11.06.2024*



**CITY OF KUNA**  
 751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274  
 Fax: (208) 922-5989 • www.Kunacity.Id.gov

**SIGN-UP SHEET**

**October 15<sup>th</sup>, 2024 – City Council Public Comment**

The City of Kuna welcomes Public Questions and/or Comments during the Public Comment Session, as noted in the agenda.

In accordance with Idaho State Code, Public Comments may NOT include specific land use issues or cases. All comments regarding specific land use issues or cases MUST be heard in their associated Public Hearing(s). Idaho State Code also requires all comments and/or complaints regarding City personnel to be heard in Executive Session.

In all instances The Mayor and City Council may determine if your comments are appropriate for the Open Comment Session, particularly if your comments are covered by Idaho Code § 74-206(1), and may notify you accordingly. If you are recognized to speak you may "have the floor" for up to three (3) minutes unless a separate time duration is determined by The Mayor and/or City Council.

**Public Comment Sign Up**

BOB SHATTUCK  
 Print Name  
1498 W. GAINSBORO ST.  
 Print Address  
KUNA ID 83634  
 City State, Zip

OPEN LAND FOR PARK  
 Topic  
ON ARDEL

DAVE PROST  
 Print Name  
281 S. FUSION AVE.  
 Print Address  
KUNA ID 83634  
 City State, Zip

Topic

LINDA GARRETTSON  
 Print Name  
2692 W Pear Apple St  
 Print Address  
Kuna 83634  
 City State, Zip

Topic

John & Julie Kamy  
 Print Name  
2015 Kottas Way  
 Print Address  
Kuna ID 83634  
 City State, Zip  
Open land development  
 Topic

Print Name  
 Print Address  
 City State, Zip

Topic



**CITY OF KUNA**  
 751 W 4<sup>th</sup> Street • Kuna, ID 83634  
 (208) 922-5274 • www.kunacity.id.gov

City Council Public Hearing Sign-In Sheet  
 October 15, 2024

**Case No.: 24-01-DA MOD (Development Agreement Modification)**  
**Case Name: Napa Vineyards**

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	* <u>TIM JENSEN (KSD)</u>	Name
Address	<u>711 E PORTER ST</u>	* <u>Linda Hilboord</u>
City, State, ZIP	<u>KUNA, ID 83634</u>	<u>4505 S. Russell Ave Kuna</u>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	* <u>Tracy &amp; Julie McCann</u>	Name
Address	<u>4302 S Kollasway</u>	<u>LINDA GARRETSO</u>
City, State, ZIP	<u>Kuna, ID 83634</u>	<u>2692 W Pear Apple St Kuna</u>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	<u>Mike Gutierrez</u>
City, State, ZIP	City, State, ZIP	<u>2692 W Pear Apple KUNA</u>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	<u>Melanie Peterson</u>
Address	Address	<u>Melanie Peterson</u>
City, State, ZIP	City, State, ZIP	<u>1025 E Viedma St</u>
		<u>KUNA</u>

\*

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name. <i>William</i>	Name <i>Seamus Healy</i>	Name <i>SK.</i>
Address <i>1142 Emchwy RP</i>	Address <i>3105 S Cooper PC</i>	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name <i>Melissa Dean</i>
Address	Address	Address <i>2574 W. Horse Gulch</i>
City, State, ZIP	City, State, ZIP	City, State, ZIP <i>Kurd</i>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name MARIA JENSEN
Address	Address	Address 1095 W. SOLDOTNA ST.
City, State, ZIP	City, State, ZIP	City, State, ZIP KUNA ID 83634
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name Christine Keith
Address	Address	Address 899 S. Rangipō Ave
City, State, ZIP	City, State, ZIP	City, State, ZIP Kuna 83634
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name BRADY SCOFFIELD
Address	Address	Address 2613 N. DESTINY AVE. KUNA
City, State, ZIP	City, State, ZIP	City, State, ZIP 83634
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name AUBRIE SCOFFIELD
Address	Address	Address 2613 N. DESTINY AVE
City, State, ZIP	City, State, ZIP	City, State, ZIP KUNA
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name Devin Hansen
Address	Address	Address 1432 W Soldotna Dr
City, State, ZIP	City, State, ZIP	City, State, ZIP Kuna ID 83634
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name Wendy Mc Lurdy
Address	Address	Address 1511 W Crenshaw St
City, State, ZIP	City, State, ZIP	City, State, ZIP Kuna ID 83634

KND