

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, February 04, 2025

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 00:00:16)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear - Absent
Council President Chris Bruce - Present
Council Member John Laraway - Present
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
Troy Behunin, Senior Planner
Marina Lundy, Planner
Bobby Withrow, Parks Director
Morgan Treasure, Economic Development Director
Nancy Stauffer, Human Resource Director
Nathan Stanley, City Clerk

Council President Bruce All right, we'll go ahead and call this meeting to order. Nathan, if you would call roll.

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson 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 Member Biggs.

Council Member Biggs Here.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:29)

Council President Bruce And, if you stand with me for the pledge.

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.

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 00:00:47)

- A. Regular City Council Meeting Minutes Dated January 21, 2024
- B. Accounts Payable Dated January 29, 2025, in the amount of \$671,892.02
- C. Alcohol Licensing
 - 1. Treasure Valley Social Club
- D. Final Plat
 - 1. Case No. 24-20-FP (Final Plat) Amend two lots within the Ledgestone Subdivision No. 2 recorded final plat.
- E. Decision and Reason Statements
 - 1. Case Nos. 24-01-CPF, 22-02-DA MOD – Lamp District
 - 2. Case Nos. 24-05-AN, 24-02-DA – Kuna Mora Business Center
 - 3. Case No. 24-06-AN – Kuna Rural Fire District Station No. 2
- F. Resolutions

1. Resolution R15-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:

- SETTING FORTH CERTAIN PURPOSES;
- AUTHORIZING THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING FOR ACCELERATED CONSTRUCTION INSPECTIONS BETWEEN THE CITY OF KUNA AND HENSEL PHELPS CONSTRUCTION CO
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE

2. Resolution R16-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “*PARK USE AGREEMENT*” WITH THE KUNA POLICE ACTIVITIES LEAGUE (KPAL), PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

3. Resolution R17-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COOPERATIVE AGREEMENT BETWEEN VALLEY REGIONAL TRANSIT AND CITY OF KUNA FOR PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION; AUTHORIZING THE CITY TREASURER TO PAY THE PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION IN THE AMOUNT OF EIGHTEEN THOUSAND SIX HUNDRED AND SEVENTY-TWO DOLLARS AND ZERO CENTS (\$18,4672.00); AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

Council President Bruce And that takes us to the consent agenda. Any questions, concerns? Pull anything?

Council Member McPherson I would move we approve the consent agenda as published.

Council Member Biggs Second.

Council President Bruce I have a first and a second, Nathan if you will...

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 Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

(Timestamp 00:00:55)

Motion To: Approve The Consent Agenda, As Published

Motion By: Council Member McPherson

Seconded By: Council Member Biggs

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Roll Call Vote

4-0-0

4. Public Comment

(Timestamp 00:01:14)

Council President Bruce That takes us to public comment and we have one person signed up to testify. Mr. Rocco, if you would state your name and address.

Michael Rocco Michael Rocco, 1286. E For Erie St. in Kuna, ID 83634. I have two questions. Thanks for taking the questions. One is about... I know that the packet and the agenda comes out on Friday, but I've received conflicting instructions on how a citizen can get an agenda item on the agenda. I hear from the staff one thing, and then I hear something from the elected official. I'm looking for some clear direction on how a citizen can get on the agenda. What I understand is like a really tight window on Friday and how you're going to get to that, so that's one. And then also, I'd like to be able to ask a question of the Recreation Department status of the citizens here that testified about the condition of the pickleball court at Indian Creek. That it's all cracking. And so I'm just curious to see if they have any plans, come for the summer, and that's it. Thank you.

Council President Bruce Thank you. What I can do is I can get our Clerk to get with you afterwards and get you the information as far as the agenda, and then we can get an update from Parks and get that to you as well because the Park's Director is out, so it'll be better to get it from him.

5. Proclamations

(Timestamp 00:02:54)

A. Kuna Kindness Proclamation. Mayor Stear.

Council President Bruce I think that takes us to the proclamations. The Kuna Kindness Proclamation is for Mayor Stear. He is not here today, He is out sick, so I'm going to read it for him. I will not sign it because they asked me.

The City of Kuna Proclamation Mayor Stear's Kuna Kindness Challenge week:

Whereas the city of Kuna recognizes the value of simple acts of kindness that are performed without promoting or reason and how these acts can have a positive impact in Kuna; and

Whereas the City of Kuna and Mayor Stear seek to cultivate a thoughtful and compassionate, caring community by setting example of understanding and acceptance for all through genuine acts of kindness; and

Whereas Mayor Stear's Kuna kindness challenge is one week where acts of kindness can be performed by any person in the city of Kuna, regardless of age, origin, education, gender, beliefs, lifestyle, or abilities for the good of those around them; and

Whereas this week is intended to encourage all of us to practice acts of kindness in our homes, schools, businesses, and communities.

And Mayor Stear will sign that when he gets back. And then we do have our table out there for all the information that's back there. If you know anyone who wants to participate that this week coming up. And thank you for Zulema for putting that together.

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 00:04:20)

A. Case No. 24-01-S -AN (Annexation) – Applicant requests approval to Annex approx. 13.94 acres and to zone the property R-6 (Medium Density Residential) and R-12 (High Density Residential). The applicant will return with development applications in the future. The site is located at the southeast corner of Kay Avenue and Porter Street (APN: S1324161500). – Troy Behunin, Senior Planner **ACTION ITEM**

(Timestamp 00:04:20)

Council President Bruce And that takes us to public hearings, case #24-01-S which is Troy.

Senior Planner Troy Behunin Good evening, Council President Bruce, Members of the Council, for the record, Troy Behunin, Kuna Planning & Zoning Department. So the applicant for 24-01-S for Palomino Place annexation, they have requested that this action be tabled to a date uncertain and as they conduct further discussions with the Public Works department. Staff supports that and we will go ahead and re-advertise for that at a different time so that the public can be informed. If there's anybody here tonight who came to testify for that, if you would like to meet me out in the hallway, you can add your name to the sign-up sheet which is available. And I can give you a card and you can either send me a letter and I can include you or send me an Or can include you in the notification process. For the next meeting.

Council Member Bruce Okay, Thank you. And also...oh go ahead.

Council Member Laraway Question for you. The property that we're talking about, is that all one piece?

Senior Planner Troy Behunin No. .

Council Member Laraway So the bottom half, is actually we're talking about?

Senior Planner Troy Behunin It's not even the bottom half. It's only like the southwestern 16 acres.

Council Member Laraway We're talking about Palomino place.

Senior Planner Troy Behunin Correct.

Council Member Laraway In that bottom lower corner.

Senior Planner Troy Behunin Yeah.

Council Member Laraway So that that's actually the property line of that piece of property. What I'm wondering is I don't see a property split...

Senior Planner Troy Behunin It's not tonight, so it's not going to be heard tonight. It's actually just an annexation for the property. They'll come back later at another time

Council President Bruce They're going to table it.

Senior Planner Troy Behunin Yeah,

Council Member Laraway I just had a quick question about that.

Council President Bruce And then also, we didn't have information from the Kuna School District. If you can make sure that's in there as well?

Senior Planner Troy Behunin Staff's already reached out multiple times. They came and testified at the public hearing with the Commission, so...

Council President Bruce Okay.

Planning & Zoning Director Doug Hanson Sorry, Councilmen, Council President Bruce. For the record, Doug Hanson Kuna Planning & Zoning Director. Just a point of clarification, this might be where some of the confusion is. The case number should be 24-01-AN annexation, not 24-01-S, Annexation. So in the motion, if we could just have that reflected.

Senior Planner Troy Behunin Totally read right over that. Thank you.

City Attorney Marc Bybee Sorry, Marc Bybee, City Attorney. I was just going to offer with the recommendation of staff if the Council's inclined to. I would encourage the Council not to engage in questions at this point and just table to a date certain, so it's all a part of a single record and proceeding, yes.

Council President Bruce Public hearing.

City Attorney Marc Bybee Yes.

Council Member Laraway Okay.

Council Member McPherson Okay. Then I would move read table case #24-01-AN, as a correction from the current agenda, to a date uncertain.

Council Member Biggs Second.

Council President Bruce I have a first and a second. All in favor?

All Council Members Aye.

Council President Bruce Motion carries.

Council Member McPherson Thank you, Troy.

(Timestamp 00:07:27)

Motion To: Table Case #24-01-AN To A Date Uncertain

Motion By: Council Member McPherson

Seconded By: Council Member Biggs

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

B. Case No. 24-01-OA (Ordinance Amendment) Development Regulations Code – The City of Kuna Planning and Zoning Department requests a zoning ordinance text amendment application. – Doug Hanson, Planning and Zoning Director ACTION ITEM
(Timestamp 00:07:49)

Council President Bruce The next one we have is case #24-01-OA, Doug Hanson.

Planning & Zoning Director Doug Hanson Good evening. For the record, Doug Hanson, Kuna Planning & Zoning Director, 751 W. 4th St. Kuna, ID. The City of Kuna Planning & Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations Code to include Title 5, Chapter 4, Section 3 (D), proposing a change to application completeness review to allow 60 days of staff review time to determine if an application is complete and in compliance. Title 5, Chapter 5, Section 4, proposing changes to provide greater clarification for site notice for public hearings. As well as minor technical and typographical corrections to be cleaned up from the last major code update. This will be the first of many smaller incremental code updates that will be coming before you. And with that, I will stand by for any questions.

Council President Bruce Do you have any questions? I reviewed it well, I'm sure we'll see a couple of these throughout the...

Council Member Biggs What are the massive?

Council President Bruce Two year. Yeah.

Council President Bruce Okay, I'll stand for a motion.

Council Member McPherson Okay.

Council Member Biggs We got a we have a...

Council President Bruce Oh. There was no one signed up to. Would anybody like to testify on case #24-01-OA? Seeing nobody... Since this is a public hearing, you'll need to close.

Council Member McPherson I move we close the public hearing.

Council Member Biggs Second.

Council President Bruce A first and a second. All of those in favor say 'aye.'

All Council Members Aye.

Council President Bruce Any opposed? That motion carries.

(Timestamp 00:09:26)

Motion To: Close The Public Hearing And Proceed To Deliberation

Motion By: Council Member McPherson

Seconded By: Council Member Biggs

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council Member McPherson I would move we approve case #24-01-OA.

Council Member Laraway Second.

Council President Bruce I have a first and a second, Doug. Do we need to poll the Council on this one? All in favor, say 'aye.'

All Council Members Aye.

Council President Bruce Any opposed? That motion carries.

(Timestamp 00:09:37)

Motion To: Approve Case #24-01-OA

Motion By: Council Member McPherson

Seconded By: Council Member Laraway

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

- C. Case No. 24-02-OA (Ordinance Amendment) Administrative Citations – The City of Kuna Planning and Zoning Department requests a zoning ordinance test amendment application.
– Doug Hanson, Planning and Zoning Director. **ACTION ITEM**

(Timestamp 00:09:56)

Council President Bruce That moves us to case #24-02-OA, Doug.

Planning & Zoning Director Doug Hanson Councilmen, for the record, Doug Hanson, Planning & Zoning Director, 751 W. 4th St. Kuna The Planning & Zoning Department requests a zoning text amendment application to include modifications to the development regulations Code for Title 5, Chapter 13, Section 1 “Violations, Enforcement, & Penalty.” Amending Kuna City Code making a violation of the Development Regulations Code punishable by administrative citation rather than misdemeanor citation. This change will bring a violation of

Title 5 of Kuna City Code in line with the current violation enforcement and penalty for all other city code sections as approved in Ordinances 2024-17 and 2024-18 by the City Council in 2024, and with that I will stand by for any questions.

Council Member Biggs I just have one question, and this is may be more a Chief Fratusco question, is this... does this line up with pretty much everybody else in the world as far as enforcement and penalties?

Kuna Police Chief Mike Fratusco Councilman Biggs, Council Members. Mike Fratusco, Chief of Police, City of Kuna, 793 W 4th. Yes, I do believe that this aligns with them. This administrative citation. We've already used them. They've already been fairly successful for the most part. We get compliance through other means prior to even issuing a citation. So, there's warnings that go in effect prior. We've only had to issue a few citations, and they've already been paid, so we have had no issues.

Council President Bruce You have a question?

Council Member Laraway No.

Council Member McPherson I'm good.

Council President Bruce This is a public hearing. I do not have anyone that wishes to testify in this ordinance amendment. Is there anyone that wants to sign up to testify? Seeing none, I'll accept the motion to close the public hearing.

Council Member McPherson I would move we close the public hearing for case #24-02-OA.

Council Member Biggs Second.

Council President Bruce I have a first and second all in favor say 'aye.'

All Council Members Aye.

Council President Bruce Any opposed? Motion carries.

(Timestamp 00:12:04)

Motion To: Close The Public Hearing And Proceed To Deliberation

Motion By: Council Member McPherson

Seconded By: Council Member Biggs

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council Member McPherson I would move we approve case #24-02-OA.

Council President Bruce A first and a...

Council Member Laraway Second.

Council President Bruce All of those in favor say ‘aye.’

All Council Members Aye.

Council President Bruce That motion carries.

(Timestamp 00:12:20)

Motion To: Approve Case #24-02-OA

Motion By: Council Member McPherson

Seconded By: Council Member Laraway

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

7. Business Items:

(Timestamp 00:12:28)

- A. Consideration to approve Case No. 25-01-TE (Time Extension) Arroyo Vista No. 2 – Applicant requests Final Plat Time Extension approval for the Arroyo Vista Subdivision No. 2. – Marina Lundy, Planner ACTION ITEM

Council President Bruce And that takes us to business items. Consideration to approve case #25-01-TE. and that is Ms. Lundy.

Planner Marina Lundy Good evening, Council. For the Record, Marina Lundy for Kuna Planning & Zoning. The applicant requests final plat time extension approval for the Arroyo Vista Subdivision #2. It's the approximately 20.6 acres with an R-4 zone, and they've requested a one-year time extension to be granted based on delays due to weather conditions, grading complications, and coordination removal of a power pole which added time to the development of the site. This is the applicant's first request for a time extension. And upon review, staff finds the application to be in compliance with Kuna City Code, The Comp Plan, Idaho Code, and the approved Development Agreement. Staff recommends the Council approve case #25-01-TE, with the applicant being subject to the conditions listed in the staff report. And with that, I stand for any questions.

Council President Bruce Any questions?

Council Member Biggs I have a question for Adam. So, the assessment that this might drastically alter pressurized irrigation easements up against the Creek in some areas. So, giving one year is enough to address those?

Public Works Director Adam Wenger Thank you, Council Member. Adam Wenger, City of Kuna, Public Works. T.B.D. There are more things than to be considered with that. As far as tangential infrastructure that could alleviate that concern.

Council Member Biggs Okay, thank you.

Council President Bruce And I actually have a question, Doug, we typically do the extensions one year at a time, correct?

Planning & Zoning Director Doug Hanson That is correct, Councilman Bruce, and this sort of segues into an ordinance amendment that will be coming before you in the coming meetings. With the overhaul of the code language, it was intended that time extensions would make a change to where both preliminary plats and final plat phases would have two years to complete their work in order to record the next final plat. You'll be seeing that right now with final Plats. It's delineated as one year between a final plot being recorded at the county towards his next recordation what we're just seeing in this day and age is one year is just not enough time to mobilize and complete a final plat phase, whether that be external factors or internal factors, review times, things like that, so...

Council Member Biggs I thought in the code rewrite. Also there was. I thought we'd made a. There was a change where you change so that the staff could approve it for and then it wouldn't come to us until the second,

Planning & Zoning Director Doug Hanson Yes, Councilman Biggs, so there was some language in the code overhaul that didn't translate. Time extensions were broken into preliminary plat time extensions and final plat time extensions. We're rectifying that to just have one time extension section and it'll have the same standards to hopefully provide greater clarification and clean that up.

Council Member Biggs Thanks, Doug.

Council President Bruce Do you have any questions?

Council Member Laraway No, Sir.

Council President Bruce I'll stand for a motion.

Council Member McPherson Okay, I move we approve case #25-01-TE...

Council Member Laraway Second.

Council Member McPherson With the conditions listed in staff report.

Council Member Laraway Second.

Council President Bruce I have a first and a second. All those in favor say 'aye.'

All Council Members Aye.

Council President Bruce Any opposed? That motion carries. Thank you, Ms. Lundy.

(Timestamp 00:15:40)

Motion To: Approve Case #25-01-TE With Conditions

Motion By: Council Member McPherson

Seconded By: Council Member Laraway

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

8. Ordinances:

9. Executive Session:

10. Mayor/Council Announcements:

(Timestamp 00:16:00)

Council President Bruce And that is all I have on the agenda. Was there any announcements?
Do you guys have anything?

Council Member Biggs No, Sir. I hope the Mayor gets feeling better.

Council President Bruce Staff have any comments, announcements, anything? No?

11. Adjournment:

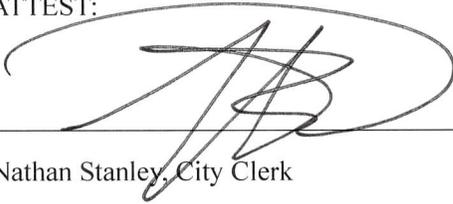
(Timestamp 00:16:16)

Council President Bruce With that motion, meeting is adjourned.



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Deputy City Clerk

Date Approved: CCM 02.18.2025





CITY OF KUNA

751 W. 4th Street • Kuna, Idaho 83634 • Phone (208) 922-5546
Fax: (208) 922-5989 • www.Kunacity.Id.gov



SIGN-UP SHEET

February 4th, 2025 – 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

Michael Rocco ✓
Print Name
1286 E. Fort Erie St
Print Address
City / KUNA State, Zip 83634
Topic City Council Agenda

Print Name
Print Address
City State, Zip
Topic



CITY OF KUNA

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City Council Public Hearing Sign-In Sheet
 February 4, 2025

Case No.: 24-01-AN (Annexation).

Case Name: Palomino Place Annexation

IN FAVOR	NEUTRAL	IN OPPOSITION
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City Council Public Hearing Sign-In Sheet
 February 4, 2025

Case No.: 24-01-OA (Ordinance Amendment)

Case Name: Development Regulations Code

None

IN FAVOR	NEUTRAL	IN OPPOSITION
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City Council Public Hearing Sign-In Sheet
 February 4, 2025

Case No.: 24-02-OA (Ordinance Amendment)

Case Name: Administrative Citations

None

IN FAVOR	NEUTRAL	IN OPPOSITION
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