

OFFICIALS
Joe Stear, Mayor
Chris Bruce, Council President
Greg McPherson, Council Member
Matt Biggs, Council Member
John Laraway, Council Member



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

City Council Meeting
AGENDA
Tuesday, July 15, 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

2. Pledge of Allegiance: Mayor Stear

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.

- A. Regular City Council Meeting Minutes Dated July 01, 2025**
- B. Accounts Payable Dated July 09, 2025, in the amount of \$1,413,028.12**
- C. Subdivision Name Change**
 - 1. Case No. 25-02-SNC – Patagonia Ridge Subdivision to Arboleda Subdivision
 - 2. Case No. 25-01-SNC – Ewing Meadows Subdivision to Thunder Rock Subdivision
- D. Alcohol License**
 - 1. Nara Ramen and Sushi Bar LLC
- E. Final Plats**
 - 1. Case No. 25-11-FP (Final Plat) Linrock No. 1
- F. Decision and Reason Statements**
 - 1. Case No. 25-02-AN (Annexation) 847 S Ash Ave.

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.

2. Case No. 25-01-DAN (De-annexation) 6820 S Ten Mile Road

G. Resolutions

1. Resolution R45-2025

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE RELEASE OF DEVELOPMENT AGREEMENT RELEASING THE DEVELOPMENT AGREEMENT FOR THE LAMP DISTRICT, INSTRUMENT NUMBER 2023-037093, RECORDED ON JUNE 28, 2023, AND RECORDED AGAINST THE REAL PROPERTY, AS DESCRIBED BY LEGAL DESCRIPTION IN EXHIBIT A ATTACHED HERETO.

2. Resolution R46-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE BITTERCREEK SEWER CONNECTION AGREEMENT BETWEEN THE CITY OF MERIDIAN, AN IDAHO MUNICIPAL CORPORATION, AND THE CITY OF KUNA, AN IDAHO MUNICIPAL CORPORATION, RELATING TO MUNICIPAL SEWER SERVICES AND UTILITY USAGE BY THE BITTERCREEK MEADOWS SUBDIVISION HOMEOWNERS ASSOCIATION, INC. AN IDAHO NON-PROFIT CORPORATION; AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE AND EXECUTION.

4. Public Comment

5. External Reports

6. Public Hearings:

Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.

City Council members may ask questions throughout the public hearing process.

Once the public hearing is closed, no further testimony or comments are heard.

City Council may move to continue the application to a future meeting or approve or deny the application.

A. Consideration to approve Case Nos. 24-09-AN (Annexation) and 25-06-S (Preliminary Plat); Blossom Meadows Subdivision – Applicant requests approval for Annexation of approx. 30.92 ac. Into Kuna City and proposing the R-6 (Medium Density Residential) zone; and requests Preliminary Plat approval to subdivide the same lands into 100 single-family lots, and 19 common lots. The site is in Section 19, Township 2 North, Range 1 East (Parcel number; S1419131300). Troy Behunin, Senior Planner **ACTION ITEM**

*Open Public Hearing
Receive evidence*

Consideration to close evidence presentation and proceed to deliberation

B. Consideration to approve Case No. 24-07-AN (Annexation) Star Acres No. 3. Applicant requests annexation of approx. 37.5 acres with an M-1 (Light Industrial/Manufacturing) zone. The subject site is located at 5434 W Barker Road, SEC 5, T2N, R2E. – Jessica Hall, Economic & Community Development Specialist. **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

C. Reconsideration Hearing for Case No. 24-01-CPM (Comprehensive Plan Map Amendment) 24-01-ZC (Rezone) Gemstone Technology Park. The Request for Reconsideration asks the Council to reconsider the Decision and Reasoned Statement it entered in this case on 05.06.2025, which approved the applicant’s request for a comprehensive plan map amendment changing the future land use designation of the subject site from agriculture to industrial and a rezone from the A (Agriculture) to M-1 (Light Industrial/Manufacturing) zone. The site is located at 3250 S Locust Grove Road, SEC 5, T1N, R1E. Doug Hanson, Planning and Zoning Director **ACTION ITEM.**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

7. Business Items:

A. Tentative Budget Presentation. Jared Empey, City Treasurer. **ACTION ITEM**

8. Ordinances:

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment: