

OFFICIALS
Joe Stear, Mayor
Chris Bruce, Council President
Greg McPherson, Council Member
Matt Biggs, Council Member
Michael Rocco, Council Member



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

City Council Meeting
AGENDA
Tuesday, March 03, 2026

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 February 17, 2026**
- B. Accounts Payable Dated February 25, 2026, in the amount of \$697,978.53**
- C. Final Plats**
 - 1. Case No. 25-30-FP (Final Plat) Memory Ranch Sub. No. 7

D. Resolutions

1. Resolution R28-2026

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH SILVER BUTTE HOLSTEINS, INC. FOR THE LEASE OF THE CITY OF KUNA'S PROPERTY LOCATED AT SWAN FALLS ROAD, KUNA, IDAHO.

2. Resolution R29-2026

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE LAKE HAZEL WATER MAIN EXTENSION AND CITY UTILITY CONDUIT REIMBURSEMENT AGREEMENT; AUTHORIZING THE MAYOR TO EXECUTE

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.

THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF TWO HUNDRED AND THIRTY FIVE THOUSAND, FOUR HUNDRED AND TWELVE DOLLARS (\$235,412.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

3. Resolution R30-2026

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE CASPIAN #2 WATER MAIN AND PRESSURIZED IRRIGATION OVERSIZING REIMBURSEMENT AGREEMENT; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF NINETY EIGHT THOUSAND, FIVE HUNDRED AND THIRTY EIGHT DOLLARS (\$98,538.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

4. Resolution R31-2026

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE LONGEVITY AND STEP AND GRADE POLICY FOR THE PUBLIC WORKS DEPARTMENT AS ATTACHED HERETO; AND DECLARING AN EFFECTIVE DATE.

4. Public Comment

5. External Reports

A. Bailey & Company 2025 Audit.

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. Case No. 25-09-S Indie Subdivision – Applicant requests Subdivision and Design Review approval for a 23-lot single family residential subdivision. The site is located near the intersection of W Ardell Rd. and S McClure Ln. (APN: S1315427820) – Marina Lundy, Associate Planner **ACTION ITEM**

[CASE NO. 25-09-S & 25-29-DR CC STAFF PACKET3.3.2026 .pdf](#)

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- B. Case No. 25-03-OA Architectural and Site Design Guide – The City of Kuna Planning and Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations, Objectives and Considerations, and Large Retail Establishment Design Manual. These sections would be replaced with the “Architecture and Site Design Policies” design guide. – Marina Lundy, Associate Planner
ACTION ITEM

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- C. Case No. 25-01-CPA (Comprehensive Plan Amendment) Requesting a Comprehensive Plan Text Amendment application to adopt by reference the Capital Improvement Plans (CIPs) for the Ada County Jail and Paramedics. *Staff requests this item be tabled to a date uncertain.* Doug Hanson, Planning and Zoning Director **ACTION ITEM**

7. Business Items:

- A. Memorandum Regarding Ada County Coroner Impact Fees Request and City Council Findings and Order Staying Coroner Impact Fees. Nathan Stanley, City Clerk. **ACTION ITEM**
- B. City of Kuna 2027-2031 Five Year Plan Project Prioritization List. Doug Hanson, Planning and Zoning Director. **DISCUSSION ITEM**

8. Ordinances:

- A. Consideration to approve Ordinance 2026-04 **ACTION ITEM**
- PROVIDING CERTAIN FINDINGS; AND
 - AMENDING SECTION 1 OF CHAPTER 3 TITLE 7 KUNA CITY CODE TO:”; ADD NEW DEFINITIONS FOR BMX TRACK, GREEN BELT TRAIL, REGULATED DEVICES, COMMERCIALY RENTED E-DEVICES, MOTOR VEHICLE, AND SKATE PARK; AND
 - AMENDING SECTION 2 OF CHAPTER 3 TITLE 7 KUNA CITY CODE TO REGULATE THE USE OF REGULATED DEVICES IN CITY PARKS AND PROPERTY, INCLUDING PERMITTED AREAS AND EXCEPTIONS; AND
 - AMENDING SECTION 10 OF CHAPTER 3 TITLE 7 KUNA CITY CODE TO LIMIT THE OPERATION OF REGULATED DEVICES WITHIN SKATE PARKS; AND
 - ENACTING A NEW SECTION 23 OF CHAPTER 3 TITLE 7 KUNA CITY CODE TO REGULATE THE USE AND OPERATION OF E-BIKES, E-SCOOTERS, AND COMMERCIALY RENTED E-DEVICES; AND
 - ENACTING A NEW SECTION 11 OF CHAPTER 1 OF TITLE 7, KUNA CITY CODE, TO REGULATE THE USE OF REGULATED DEVICES IN BICYCLE LANES AND ON PUBLIC SIDEWALKS; AND

- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment: