

**OFFICIALS**

Joe Stear, Mayor  
Briana Buban-Vonder Haar, Council President  
Richard Cardoza, Council Member  
Warren Christensen, Council Member  
Greg McPherson, Council Member



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

**City Council Meeting**  
**AGENDA**  
**Tuesday, November 19, 2019**

**6:00 P.M. REGULAR CITY COUNCIL**

- 1. Call to Order and Roll Call**
- 2. Invocation:** Justin Sturgeon, New Beginnings Christian Church
- 3. Pledge of Allegiance:** Posting of the Colors – Troop 808
- 4. Consent Agenda:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE 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. City Council Meeting Minutes**
  - 1. Regular City Council Minutes, November 6, 2019**
- B. Accounts Payable Dated November 14, 2019 in the Amount \$721,035.97**
- C. Resolutions**
  - 1. Consideration to approve Resolution No. R89-2019**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT INC. FOR THE MEMORY RANCH SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.**

**5. Community Reports or Requests:**

*None*

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 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

**6. Public Hearings:** (6:00 p.m. or as soon thereafter as matters may be heard.)

- A. Public Hearing continued from November 6, 2019 and Consideration to approve 19-08-AN (Annexation) and 19-04-S (Preliminary Plat) for Indian Creek at Crimson Point Subdivision – Troy Behunin, Planner III **ACTION ITEM**

ACME, LLC, requests to annex approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road with an R-8 (Medium Density Residential) zone; and to subdivide approximately 8.68 acres into 39 total lots, (33 buildable single-family lots, and six common lots). The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550).

– Josh Beach, the applicant, will present.

- *Re-Open Public Hearing*
- *Receive evidence*
- *Consideration to close evidence presentation and proceed to deliberation*

Potential Motions:

- *Consideration to either:*

*Option 1: Approve or Deny 19-08-AN (Annexation) and 19-04-S (Preliminary Plat) and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing.*

*Option 2: Continue the Public Hearing to a time and date certain, direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.*

- B. Public Hearing and Consideration to approve Ordinance No. 2019-44 – Wendy Howell, Planning & Zoning Director and Bobby Withrow, Parks Director **ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND
- REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 KUNA CITY CODE; AND
- AMENDING AND REDESIGNATING SECTIONS 21 THROUGH 38, ARTICLE A, CHAPTER 2 OF TITLE 4 KUNA CITY CODE; AND
- AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 KUNA CITY CODE MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF “OPEN SPACE”; AND
- AMENDING SECTION 5, CHAPTER 5 OF TITLE 5 KUNA CITY CODE MAKING TECHNICAL CORRECTIONS REGARDING THE GENERAL REQUIREMENTS OF FENCE REGULATIONS; AND
- REPEALING SECTION 4, CHAPTER 6, TITLE 5 KUNA CITY CODE; AND
- AMENDING AND REDESIGNATING SECTIONS 4, 5, 6, 7, 8, AND 9 OF CHAPTER 6 OF TITLE 5 KUNA CITY CODE; AND
- AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 OF KUNA CITY CODE MAKING TECHNICAL CHANGES TO DESIGN

REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND

- AMENDING SECTION 2, CHAPTER 4 OF TITLE 6 KUNA CITY CODE PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASUREMENT OF FENCE HEIGHT AND LOCATION OF FENCING; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

Potential Motions:

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve summary publication*

## **7. Business Items:**

- A.** Consideration to approve 19-03-TE (Time Extension) – Doug Hanson, Planner I  
**ACTION ITEM**

A Team Land Consultants is requesting time extension approval for Rising Sun Estates Subdivision Preliminary Plat (Ada County Assessor Parcel No. R0615250650).

- B.** Consideration to approve \$40,000 from contingency for IT upgrades – Jared Empey, City Treasurer **ACTION ITEM**

- C.** Consideration to approve \$50,000 from contingency for City Hall expansion – Bob Bachman, Public Works Director **ACTION ITEM**

- D.** Request for authorization to proceed with advertisement and bidding of Kuna Downtown Revitalization Phase II – Chris Engels, City Clerk and Bob Bachman, Public Works Director **ACTION ITEM**

- E.** Consideration to approve Resolution No. R88-2019 and request for \$24,950 from contingency to pay for JUB Professional Services – Chris Engels, City Clerk **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH JUB ENGINEERING, INC. FOR DEVELOPING DOWNTOWN DESIGN STANDARDS; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

**8. Ordinances:**

A. Consideration to approve Ordinance No. 2019-45 **ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- AMENDING SECTION 3 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE ESTABLISHING THE REGULAR MEETINGS SCHEDULE OF THE CITY COUNCIL AND PROVIDING FOR THE CITY CLERK TO POST THE REGULAR MEETINGS SCHEDULE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve ordinance*

**9. Mayor/Council Announcements:**

**10. Executive Session:**

*None*

**11. Adjournment:**