

**OFFICIALS**  
Joe Stear, Mayor  
Greg McPherson, Council President  
Chris Bruce, 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, November 1, 2022**

**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. Invocation**

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

**4. 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 October 18, 2022**

**B. Accounts Payable Dated October 27, 2022, in the amount of \$911,457.29**

**C. Resolutions**

**1. Resolution R85-2022**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA AUTHORIZING THE MAYOR OR PUBLIC WORKS DIRECTOR TO SIGN ALL APPLICATIONS, FUNDING AGREEMENTS, AND OTHER DOCUMENTS RELATING TO DRINKING WATER AND WASTEWATER PROJECT (PROJECT).**

**2. Resolution R86-2022**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPOINTING NEW MEMBERS TO THE KUNA RODEO ADVISORY COMMITTEE.**

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.

## 5. Executive Session:

- A. Executive Session under I.C. 74-206(d), to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code. Marc Bybee, City Attorney **ACTION ITEM**

## 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. Comprehensive Plan Amendment, Future Land Use Map: The City of Kuna requests consideration from the City Council for an Amendment to the Comprehensive Plan Future Land Use Map (FLUM). Doug Hansen, Planning and Zoning Director **ACTION ITEM**

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

- B. Consideration to approve, Case Nos. 22-01-AN (Annexation), 22-01-PUD (Planned Unit Development), 22-01-S (Preliminary Plat), 22-01-DA (Development Agreement) Patagonia East, Ridge, Lakes Subdivision – Westpark Companies, Inc., requests Annexation for approximately 175.07 acres into the City of Kuna with the R-4, (Medium Density Residential), R-6, (Medium Density Residential) and R-8 (Medium/High Density Residential) zoning districts; and requests Preliminary Plat approval to subdivide the same lands into 561 single-family lots, 53 common lots, and 1 School Lot. A Development Agreement accompanies this request. The site is on the northwest corner, the northeast corner and near the southeast corner of the intersection of Locust Grove Road and Hubbard Roads, in Sections 7, 8 & 17, all in Township 2 North, Range 1 East. Parcels proposed with this application are listed in Section 4.3 of Staffs Memo. – Troy Behunin, Senior Planner **ACTION ITEM**

<http://kunacity.id.gov/DocumentCenter/View/8260/22-01-PUD-Patagonia-CC-PACKET-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

- C. Consideration to approve, Case No. 22-05-S (Preliminary Plat). Falcon Crest, LLC and M2 ID Falcon Crest, LLC, requests Preliminary Plat approval to subdivide approximately 41 acres zoned as R-6, and R-12, into 172 single-family lots, nine (9) common lots, two (2) shared driveway lots, and one (1) Private Road lot. The site is located near the northeast corner of Cloverdale and Kuna Roads, in Section 22, Township 2 North, Range 1 East (APN: S1422336100 & S1422315000). Troy Behunin, Senior Planner **ACTION ITEM**

<http://kunacity.id.gov/DocumentCenter/View/8261/22-05-S-FC-South-CC-PACKET-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**D. Consideration to approve Ordinance 2022-34 – Morgan Treasure, Economic Development Director ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE KUNA EAST URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY; PROVIDING FOR WAIVER OF THE READING RULES; AND ESTABLISHING AN EFFECTIVE DATE.

<http://kunacity.id.gov/DocumentCenter/View/8257/Ordinance-2022-34---East-Kuna-Urban-Renewal-Plan---Compiled-w-Presentation-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**7. Business Items:**

**8. Ordinances:**

**9. Mayor/Council Announcements:**

**10. Adjournment:**