

NOTE: These minutes are an unofficial record of this City Council meeting until reviewed; corrected if deemed appropriate, and formally approved by the Kuna City Council at a subsequent Council meeting.

**CITY OF KUNA
CITY COUNCIL MEETING
MINUTES
JANUARY 28, 2008
KUNA CITY HALL COUNCIL CHAMBER
763 W. AVALON**

6:30 p.m. – SPECIAL COUNCIL MEETING

1. CALL TO ORDER AND ROLL CALL

M/Dowdy called the meeting to order at 6:30 p.m.

PRESENT: Mayor Dowdy, Council President Lang, Councilwoman Bachman, Councilmember Cardoza. Councilwoman Stroebel was absent.

ALSO PRESENT: City Attorney Randy Grove, P&Z Director Steven Hasson, City Treasurer Robin McKean and Planner, Stacey Yarrington

AMEND AGENDA TO ADD NEW BUSINESS FOR PROPER ZONING FOR OLD FIREHOUSE AT 271 N AVE B.

2. OLD BUSINESS:

A. DISCUSSION REGARDING SEPTIC TANKS ON PROPERTIES INSIDE CITY LIMITS AND PROVISION OF SEWER, WATER AND PRESSURIZED IRRIGATION TO PROPERTIES OUTSIDE CITY LIMITS.

Kevin Shreeve requested that the City consider allowing properties within city limits but not within a specified distance of municipal services be allowed to place septic systems and domestic wells on lots five acres or more in size.

Issues discussed included: 1) water contamination from septic systems as well as other constraints that may affect the aquifer/groundwater; 2) lands within the City should be developed at densities that can support installation and maintenance of urban type services and certainly densities below one unit per acre are very costly for a City to financially sustain, both in terms of infrastructure costs associated with providing the public services and the on-going costs for City maintenance. The option to install a septic system on a residential lot is prohibited by Kuna City Code KCC 6 -3-10.

Mr. Shreeve requested consideration of the option because of the market turn around and the costs associated with installing the necessary infrastructure to properties not within 300+ feet of existing municipal services.

P & Z Director/Hasson stated that staff will work together to establish satisfactory criteria to follow for provisions on allowing septic tank systems to properties in the City.

- B. REVIEW AND CONSIDER RESOLUTION NO. R10-2007 ADOPTING A POLICY FOR TRANSFER OF EDU CONNECTIONS FOR MEMBERS OF LOCAL IMPROVEMENT DISTRICT 2006-1 AND OTHER HOLDERS OF EDU CONNECTIONS; CREATING A REGISTRY OF REQUESTS FOR TRANSFER; PROVIDING A MECHANISM FOR RECORDING TRANSFERS AND PAYMENTS TOWARD ASSESSMENTS OR OTHER OBLIGATIONS (continued from 10/23/07).

Council requested a final draft with all proposed changes included. CA/Randy Grove will bring a final draft to the February 19, 2008 Council meeting.

3. NEW BUSINESS:

- A. AWARD CONTRACT TO STAR CONSTRUCTION, LLC. FOR THE SCHOOL STREET PRESSURIZED IRRIGATION CROSSING PROJECT IN THE AMOUNT OF \$50,126.

C/Cardoza moved, seconded by C/Lang to award a contract to Star Construction, LLC for the School Street Pressurized Irrigation Crossing Project. Motion carried by the following Roll Call vote:

AYES: Lang, Bachman, Cardoza
NOES: None
ABSENT: Stroebel

- B. DISCUSS PURCHASE OF A "POOL" VEHICLE FOR BUSINESS USE ONLY BY CITY EMPLOYEES IN THE AMOUNT OF \$13,900 FROM THE CONTINGENCY FUND.

C/Cardoza moved, seconded by C/Lang to approve purchase of a "pool" vehicle. Motion carried by the following Roll Call vote:

AYES: Lang, Bachman, Cardoza
NOES: None
ABSENT: Stroebel

- C. DISCUSS PROPER ZONING FOR OLD FIREHOUSE AT 271 N. AVENUE B.

Planner Stacey Yarrington stated that the City is in receipt of an application for a special use permit, which was accepted with the thought that the property located at 271 N

Avenue B was zoned "CBD," Central Business District. Staff conducted preliminary research, which lead to the thought that the property had been rezoned at some time. Two zoning certificates and a staff report for a special use permit dated in 1998 reflect that the property was zoned CBD. However, the Ada County Assessor's office and other City records indicate that the property is currently zoned "P," public. Also on the site is a restaurant that has been operating for the past 2 years, which should not be allowed in a Public zone but would be allowed in the CBD zone.

Planner Yarrington requested that the City agree to waive the fee to rezone this property from Public (P) to Central Business District (CBD) to be consistent with the surrounding properties and to make it a conforming property with the current use of the restaurant.

Moved by C/Bachman, seconded by C/Lang to waive the rezone fee for the Old Firehouse. Motion carried 3-0-1 (C/Stroebel absent).

- 4. ADJOURNMENT:** There being no further business to discuss, moved by C/Lang, seconded by C/Bachman to adjourn the meeting at 9:47 p.m.

J. SCOTT DOWDY, MAYOR

ATTEST:

LYNDA BURGESS, CITY CLERK

DATE APPROVED: FEBRUARY 19, 2008