



KUNA PLANNING AND ZONING COMMISSION
Agenda for December 4, 2014

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

SPECIAL MEETING
5:45 pm

1. CALL TO ORDER AND ROLL CALL:

Chairman Lee Young
Vice Chair Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Joan Gay

2. CONSENT AGENDA:

a. Approval of Planning & Zoning Commission Meeting Minutes for December 2, 2014

b. **Urban Renewal Plan: Findings of Fact and Conclusions of Law** - The City of Kuna is submitting the Urban Renewal Plan to the Planning and Zoning Commission for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole.

3. NEW BUSINESS:

a. None

4. PUBLIC HEARING:

a. None

5. DEPARTMENT REPORTS:

a. None

6. CHAIRMAN / COMMISSIONER DISCUSSION.

7. ADJOURNMENT.

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, December 2, 2014**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	Absent	Troy Behunin, Planner II	Absent
Commissioner Dana Hennis	X	Trevor Kesner, Planner Technician	X
Commissioner Cathy Gealy	X		
Commissioner Joan Gay	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:06 p.m.**

1. CONSENT AGENDA

- a. Approval of Planning & Zoning Commission Meeting Minutes for November 12, 2014

*Commissioner Gealy motioned to approve the consent agenda;
Commissioner Hennis seconds, all aye and motioned carried 4-0.*

2. NEW BUSINESS:

- a. **Urban Renewal Plan:** - The City of Kuna is submitting the Urban Renewal Plan to the Planning and Zoning Commission for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole.

Wendy Howell: Commissioners, Wendy Howell, Planning and Zoning Director, for the record. In the Urban Renewal Area Plan, there are a few deletions from the plan that needs to be noted. The second one from the end, I'm sorry the page numbers aren't showing. It's on the page starting with 'profile projects', under the 'transportation projects', numbers 7, 8, 9, 10 and 11 are being deleted. The purpose for that is because ACHD, Ada County and Canyon County are working on a regional transportation plan and at this point, we haven't reviewed it, so we're not sure if numbers 7 through 11 are consistent with our plan, so we want to make sure that we are consistent. We can amend the plan at a later date to add them back in.

Also, additional deletions, under 'pleasant places' projects, number 2; take out the name "Wilma Stroebel Thornton" the specific property is still pending so we would like it more generic than that. Numbers 3 and number 4 need to be deleted. ACHD is actually working on those. Delete number 1 under 'public buildings and facilities'; that is not within the proposed Urban Renewal District (URD).

I am just quickly going to go over the staff report and leave most of the time for you to ask questions if you need. The Planning and Zoning Commission is tasked with making sure that the Urban Renewal Area Plan conforms with the general plan, or the comprehensive plan, for the development of the municipality as a whole.

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This will be a recommendation to the City Council and at the Council level, they will have a public hearing but at our level (Planning and Zoning), it is only a public meeting.

I'm sorry, I may have skipped a page; number 7 of 10, under the analysis in the red portion, the second sentence, most of it is going to be deleted: "The Urban Renewal Area Plan" ...delete starting with "includes" through the word "it" on the next line. So the sentence should read: "The Urban Renewal Area Plan includes redevelopment of the area near Pioneer Cemetery". The purpose of that was because of the change in the Urban Renewal Plan. And one more, due to the changes of the plan, page 8 of 10, under 16.0, the blue text at the very bottom of the page where it says: "the plan also proposes a transportation corridor...", that entire sentence needs to be deleted.

C/Hennis: Is that because ACHD is doing something in theirs?

Wendy Howell: Yes, that is why. So, the URD (Urban Renewal District) is an agency set-up by the City Council to implement improvements to certain areas of the city that are deteriorating or that are in need of improvements or economic stimulation and to dedicate the increased property tax revenues from those redevelopment areas to the financing for a limited time. Staff has reviewed the Urban Renewal Area Plan which appears to be consistent with the Comprehensive Land Use Plan and map. And at this point, I will stand for questions. And I do apologize for all the changes. It's been very short notice for everyone.

C/Young: Ok. And just to clarify, the purpose of our review is to ensure that the Urban Renewal Plan is consistent with the Comprehensive Plan, correct? And that's all?

Wendy Howell: That's correct.

C/Young: Looking at some of the projects that are listed here in the report, is this a list of projects that are in line now? Or is this what is coming forward as things go on, or is this kind of a 'wish list' for the...?

Wendy Howell: I think that it's a little of all of the above, but I will defer that to the City Engineer, Gordon Law.

Gordon Law: Thank you, I think I understood your question, and it was: Are these projects it? Or maybe that was part of your question: -How do they fit in to the plan? Why are they part of the plan?
Is that the general gist of your question or do you want me to be more specific than that?

C/Young: That's mostly the question. I just want to...

C/Hennis: I one of the questions that I had too and possibly to expand on that; in reading the list, it sounded like pretty legitimate numbers were attached to it, but it didn't give a time frame or whether these were actually scheduled projects or if this was a listing of 'at this time, these are what we think we need to establish time for in the future'?

Gordon Law: If I could start with your question; Number one, it isn't intended to provide a timeframe but one of the elements of Urban Renewal Area and Agency, as its set up, there will be a time limit for the revenue collection that goes with supporting it; however, as a practical matter, we don't just want to be doing projects

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just to do projects, or because we've got them in a specific schedule, but we want to address a specific need of a development, or set of developments at the time that they need it. So, there won't be a specific time frame in which to accomplish these. In fact, there are a number of lift stations for instance on the sewer line, and the primary purpose for those lift stations, except for one, is to allow for temporary solutions and not to construct the whole thing at once, but to allow interim portions of it to be constructed without the need to construct the whole thing.

Now, your question had to do with schedule; and no there isn't a set schedule, except that it must occur, if it occurs at all, within the time frame of the life of the Urban Renewal Agency. Now, hopefully that answers the question. But back to your question concerning the lists and the list of projects that are here; part of the purpose of creating the plan is because you want to accomplish a particular set of objectives. In our case, we've identified areas that primarily, actually came from the Commissions work, identified areas that are going to be... for instance, business, commercial and industrial areas; well in order for those to be viable selections, there needs to be services to them. Otherwise they are too big of a hurdle when new business comes through the door.

So, the plan is designed, so that those services can be provided with a financing mechanism to go with it; so that they can be viable commercial or industrial business areas. But the same is also true for residential areas; to make sure that the development costs are not too heavily loaded on the front end for the developers that are coming in. But that the facilities are available to them so that they can develop in an orderly manner and they're without too much overhead costs to provide this basic infrastructure for some of these. That's how these items got on the list, except for the few that are related to 'park projects' which are intended to serve the population and presumably, principally the population within the Urban Renewal Agency Area; and also projects which are related to deteriorating or deteriorated areas where we try to emphasize some improvements there that might lift these areas out of that deteriorating conditions. So those projects are not so much directed towards the economic development side of things where we're just trying to spruce up areas or areas which have fallen behind.

C/Hennis: That makes a lot more sense, thank you.

C/Young: Ok. The other question I had, as far as how the map is developed... as far as with...well I see all these highlighted areas in pink. What places a section within the boundary, and another section outside the boundary?

Wendy Howell: Again, I will defer to City Engineer, Gordon Law.

Gordon Law: As I understand the question, 'how is the map developed'? 'How does something get included and how does something get left out?'

There are some principles here that maybe it'd be easier to start with the basic principles. First of all, of your total assessed valuation in the city; only up to ten percent of that valuation can be included in the Urban Renewal Area; so that's on caveat. Another caveat that needs to be adhered to is that all the parts of the Urban Renewal Agency need to connect together or touch. You can't have a pod of properties here and a pod of properties over here, there has to be a connecting link. When you take those two principles together and there will be a third principle here in a minute, but when you take the first two principles together, you will see properties that seem to be for the purpose of making the connection from one area to another.

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The third principle is the financing, or the money for Urban Renewal funding comes from the increased valuation of property that occurs because the Urban Renewal Area exists at all.

In other words, if you start doing these projects, it is presumed that properties will begin to be able to develop and their values will rise. The base value before the Urban Renewal Agency starts is still collectable by the City and other agencies that collect property taxes. But that increased valuation for a period of time, and the tax on that increased valuation goes to the Urban Renewal Agency and that money is what is used to build the infrastructure, in order to accomplish the tasks of the agency.

Now, the map is trying to take those three principles and put them together. You need properties, number one, where it's reasonably possible to get increased value on them.

-Stuff that is already developed; well, that doesn't happen.

But at the same time, you also need to connect all the properties together. So you see the map looks like an extended collection of connected properties, and some of them, it's hard to tell why they're there.

And the third thing is that the total valuation of that property within the Urban Renewal Area cannot exceed ten (10) percent of the total assessed valuation for the city. So when you combine those three things, then you have the area.

C/Young: Thank you.

Wendy Howell: Chairman Young, on the proposed findings, you'll want to delete number one. It is a duplicate.

C/Young: Ok. Are there any other items?

C/Gealy: Where did the numbers come from? How were they developed; the dollar amounts or cost figures?

Gordon Law: I developed those cost numbers. And by and large, don't go to the bank on those numbers. Over the years, I've done a number of projects and those numbers are basically a collection or a homogenization of that history of numbers that I've collected over the years, but primarily, it was an attempt on my part to see just how the costs were stacking up and just how far out of financial constraints we might be. You should note, there are more projects here than we could ever fund. And so there will be a prioritization put on there as time passes to match funding. But that's where those numbers came from, is my own history with doing these type of projects.

C/Gealy: Then the cost estimates that are included here for the different projects; that total cost would be covered by the tax on the incremental... on the increased value of the properties or is that the total cost of the projects and some would be paid by the funding from the Urban Renewal Plan and some would come from regular tax revenues?

Gordon Law: When you have a list of projects that isn't financially constrained, or in other words, doesn't necessarily fall within the limits of the funding, then that implies that there is going to have to be some developer participation in order to get these projects done. So, I think it was your second point was that these projects are partially funded by Urban Renewal and partially funded from other sources. Often times, that is the developer.

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C/Gealy: So it's not the expectation that Urban Renewal would cover the entire cost of the projects that are indicated here?

Gordon Law: It's not my expectation that it's 100% that way.

Now, there is a chance that this could succeed beyond our wildest expectations. The likelihood is that it won't exceed our wildest expectations so we are likely to fall short of the project list here. And like most government business, you have to put priorities on things, and do those projects which make sense at the time.

C/Gealy: But you wouldn't anticipate additional costs other than what you've estimated here?

Gordon Law: You know there is a mechanism or a provision in the law whereby you can amend the plan at a later point in time. I, personally, don't like to do that. I think it causes you to lose track of what your original objective was. Now, I won't be the only one calling the shots on this. There is a Mayor and City Council which have considerably more scratch than I do, but my general objective is to try and stay basically within this plan, but the mechanism is, that if we decide to amend the plan, like to include the transportation corridor that was taken out tonight, then we have to go back through this process that we are doing tonight. Bring it back to the Planning and Zoning Commissioners and have it evaluated again under the new plan, or the amended plan, to make sure that it complies or is consistent with the comprehensive plan.

C/Young: Ok, are there any other questions for staff? Ok. Thank you.

Richard Roats: Good evening Commissioners, for the record, Richard Roats, City Attorney. Mr. Marsh, the City Treasurer just handed me part of an evaluation of the economic feasibility. As Mr. Law was stating, the basic premise of the Urban Renewal District is that incremental financing above that base assessment amount and then the current assessment amount for the purposes of collecting those revenues to fund those projects. This economic study that was just handed to you, that was prepared by the City Treasurer, shows you a lot of the impacts to the taxing districts; on page one, over the course of what is estimated to be a twenty year plan life.

Page two shows you the market growth rate, starting at today's amount of approximately forty three million. Estimating, and again, it's an assumption of a five percent annual growth rate to the end of the term of twenty years. The increase would be approximately sixty million dollars, so the anticipated amount is a sixty million dollar increase. The last page there shows the overall financial impact on the taxing entities over the life of the twenty year plan.

So essentially what happens is as property values go up, that incremental amount goes to the Urban Renewal Agency for the life of the plan instead of to those taxing agencies. They still get that base amount, but what they don't get is that increased value over a period of time as a result of the improvements and that is what funds the infrastructure. In this particular case, somewhat different than some of the other Urban Renewal Areas, one of the things to point out though is it has to deal with properties which have deteriorated or are deteriorating, which can include agricultural properties. Which as you know is a large amount of this property.

Specifically though, what I want to task you with is, in the review of Idaho Code, it requires the plan is in conformance with our comprehensive plan. You have the proposed findings there but as you know in the comprehensive plan, there are a number of items that are in there, and I would ask that you take some time, perhaps look that up, and go through it and make that analysis. And if necessary, we can come back and approve those analyses.

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We have to have it done by Friday to be able to have that recommendation, it has to be part of the notice of hearing before the City Council for their public hearing and I believe the date that we determined, if we could get this done year. And that's why there is such a rush. The idea was that we were going to extend this out to pick up some property, and that's not going to happen, so just recently we made the determination as to our boundaries.

But we'd like to get this done this year because we'd like to capture the Ridley's property for the Urban Renewal tax increment financing to be able to use that. And that's a pretty substantial amount of money, that if we don't, we stand to lose it. So what you have is that staff report, and you have the comprehensive plan. I think you guys all have a copy of the comprehensive plan, and those elements in there, and you're applying the plan and the goals of the plan, -and I mean the Urban Renewal Plan, to our comprehensive plan to make sure that it's in compliance with those goals and objectives of the comprehensive plan. And then that's what goes to City Council, to make sure that it is actually in compliance with the comprehensive plan. So I'll stand for any questions on that. I don't anticipate that, unfortunately, that you could do that today. You've just been handed a financial analysis and there's a whole lot of stuff here to digest, so it's really pretty comprehensive.

C/Young: Ok, any questions for Mr. Roats? Thank you. I'm not sure who to direct this question to, but as far as the taxing goes, when this passes... or if and when or however it goes; the property value, that taxable value that is kept at that date? That capture date is when that is capped? And then as they go, is it from that date forward, that the funds then...?

Richard Roats: The base assessment is January 1st of the year that it is passed as that base assessment amount, and then as that goes forward, that's considered the current assessment amount. And so the difference between the two is that tax increment.

C/Young: Ok.

C/Hennis: That's why the rush.

Gordon Law: Mr. Chairman, could I make one note here?

C/Young: Yes.

Gordon law: One thing that Wendy pointed out to me is, you'll note on the economic feasibility study, that the two school districts: Kuna School District and Meridian School District No. 2 (West Ada School District) are listed there. You should be aware that their assessment is not capped. So City's is capped, County's is capped; in other words, they're not affected by this at all. They benefit from the increased valuation in the area, but they're not capped or restricted by the Urban Renewal Agency, so just be aware of that.

C/Young: So as the property values go up, the schools still reap the benefits of the increased tax revenue?

Gordon Law: And continues to grow as fast as those valuations grow.

C/Young: Ok, thank you.

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C/Gealy: But the other agencies would be capped. Not city...

Gordon Law: Within the boundaries of the Urban Renewal Area.

C/Gealy: So the City and the County, and EMT, library and fire, and...

Gordon Law: Correct. They don't lose revenue, but in that area where the growth occurs presumably from the benefit of those Urban Renewal Projects, then their growth in that area is capped for the life of the agency. What she was asking me is it referring to the properties that the map identifies, and that is correct, it is those properties. They are less than ten percent of the total assessment valuation for the city.

C/Gealy: Currently?

Gordon Law: Correct

C/Hennis: What is the term of this plan?

Gordon Law: It cannot exceed twenty years. It's possible that it could be substantially less.

C/Hennis: Ok.

C/Gealy: And just hypothetically, if there were to be a... if we were to add an additional taxing entity, how would that impact it?

Gordon Law: You mean, like a recreational district?

C/Gealy: For example.

Gordon Law: I actually don't know. My guess is that there is some type of cap, but the time in which it starts? I am uninformed enough that I cannot give a good answer.

Richard Roats: Everything goes back to the base assessment, so I don't know if they would go back to that base assessment or not, or the year that it came in, but everything is calculated on that base assessment in the year that the district was formed. Again, I don't know that... I'm not sure if that's happened ...*inaudible*... we can get a good answer on that.

C/Young: Do we have any other questions? As I was reading through what is in the staff report for comp plan items, as well as some of the others that I was reading that aren't included in here, for me anyway, I don't see anything that is inconsistent with the comprehensive plan; which really that's what we're charged with is: 'is this proposed agency in line with the comprehensive plan'?

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C/Hennis: Can I see that map? The only thing that I thought of was...as we were discussing this tonight was, with your question on these properties, and how these areas or properties are designated on this map. We had talked about the industrial area that is currently on the comp plan, and areas that it possibly might have moved to. And I think that's what Mr. Roats was talking about is that it had not been included yet so... or else we would have to amend the comp plan with that in mind. But I think it's still consistent with the comprehensive use plan and like you said, that's what we're looking at.

Wendy Howell: Chairman Young, would you like me to address that?

C/Young: Yes, please.

Wendy Howell: The comprehensive plan that we're looking back at is the current approved plan as it was adopted; the 2009 plan. The areas that are proposed for industrial are actually mixed-use on the current plan. So it still has the possibility for development.

C/Hennis: Right, and that what I was saying is because presently, in that adopted comp plan that we're supposed to be addressing, that industrial area has moved more towards the city, you know, much like Cathy [Gealy] and I have talked about in the past and instead of the other one that has been talked about. But like you said, this plan still addresses the needs whether they're in either location. Because it's still ...that kind of Urban Development, out that way would still need these services.

Wendy Howell: Correct.

C/Hennis: So I don't see any issue with what has been presented for our end of things.

C/Young: I don't, from mine. I don't know. Are there any other thoughts or...anything you want to digest? If not, then I would stand for a motion then.

C/Hennis: Do you have any more questions Cathy? I mean, you're still reading, so...

C/Gealy: Well, I'm still reading. Sorry.

C/Hennis: No, that's ok. We don't want to rush it.

C/Young: No, we don't.

C/Gay: In our next meeting, I mean... that's... what are we looking into before that time?

C/Young: A meeting later this week would be...

C/Hennis: So that meeting would just be the Facts and Findings.

C/Gay: Does that give us time to... would that give us time to maybe look a little closer?

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C/Hennis: No, I think that meeting would be based on if we went ahead and approved for recommendation tonight, and then it would be necessary to approve the Fact of Findings. Am I correct?

C/Young: This would then place it in front of City Council after that.

C/Gay: Oh, I see. Ok, now I understand.

C/Hennis: Because the whole idea here is, unfortunately is to get this done before the end of the year. Which means that once we approve it for recommendation, then that's when they can notice the City Council meeting, so that's why the rush.

C/Gay: Ok. So, it's really good that I read it all.

****laughter****

C/Hennis: Yes.

C/Gealy: It's really good that you did.

C/Hennis: But like Lee [Young] said, we're looking at it from the basis of 'does this comply with what we have in the comprehensive use plan?' You know, what we're trying to do as the city and where we're trying to go, you know? The City Council still has the review of this from a little larger nature so...

C/Gay: I gotcha. Thank you.

C/Gealy: Well, I don't see that there is any part of it that's inconsistent with the comprehensive plan that we have. I don't know how these other taxing agencies are going to feel about being 'capped' but that's not part of... that's not the comprehensive plan.

C/Hennis: No and this isn't an abnormal thing to happen anyways, in a city.

C/Young: Ok.

Commissioner Hennis motioned to recommend to the City Council for approval of the proposed Urban Renewal Plan as presented in the staff report; Commissioner Gealy seconds, all aye and motioned carried 4-0.

3. DEPARTMENT REPORTS:

- a. None

4. CHAIRMAN / COMMISSIONER DISCUSSION:

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Chairman Young asked if anyone had any items to discuss.

C/Hennis: So do we have a schedule for the meeting for Thursday is it?

Wendy Howell: I believe Trevor was looking at about 4:30 on Thursday.

Trevor Kesner: I believe that after 4:30 on Thursday, both you gentlemen had said you were going to be available for that meeting? And Commissioner Gay I believe you had said you were available at any time. And you guys could even call in too. You're physical presence isn't necessarily required.

C/Hennis: For all of us? Or at one point, I thought that ...

Trevor Kesner: Well I meant ...

Wendy Howell: At least one person will need to physically be here.

Trevor Kesner: Yes.

C/Gealy: And the purpose of the meeting on Thursday is to approve the Findings of Fact from today.

Trevor Kesner: The Findings of Fact, that is correct, yes.

C/Hennis: So it will be a long one.

****laughter****

C/Gealy: I should be able to be here at 4:30.

5. ADJOURNMENT:

Commissioner Hennis motions to adjourn at 6:42 p.m.; Commissioner Gealy Seconds, all aye and motion carried 4-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



City of Kuna

Planning and Zoning Commission Findings of Fact

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

To: Kuna Planning and Zoning Commission

File: Urban Renewal District's

Special Meeting Date: December 2, 2014

Applicant: City of Kuna
PO Box 13
Kuna, Idaho 83634

A. Course of Proceedings

Idaho Code, Section 50-2008, Preparation and Approval of Plan for Urban Renewal Project states that prior to the approval of the urban renewal project, the local governing body shall submit the plan to the Planning and Zoning Commission for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The Commission shall submit its written recommendations with respect to the proposed Urban Renewal Area Plan (URAP) to the City Council.

a. Notifications

Agenda Posted: November 26, 2014

B. Applicant's Request

a. Request

The City of Kuna is submitting its URAP to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for the development of the municipality as a whole.

C. Applicable Standards

a. Idaho Code 50-2008

D. Comprehensive Plan Analysis:

The Comprehensive Plan components described below:

2.0 Private Property Rights

- *Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions, and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property "takings".*
- Objective 1.3: Ensure that City land use actions, decisions, and regulations further the City's responsibility to protect public health, safety, and welfare.

- Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion, established to determine the potential for property taking.

Staff Analysis: The Urban Renewal Area Plan fosters infrastructure investments which assist with essential services. Frequent legislative policy changes create uncertainty. By adopting, the Urban Renewal Area Plan will ensure property owners a degree of certainty for the future plans of the City of Kuna. Where possible, infrastructure is located in public right-of-way, and in other instances, proposes the purchase of needed right-of-way. In no instance does the plan propose the taking of property without just compensation in accordance with law.

3.0 Population and History states: The average commute time for those living in Kuna is 25.9 minutes, with the City of Star slightly longer at 27.6 minutes. The Kuna commute time is well above the average of Ada County and Idaho. Although Kuna's job opportunities are increasing, most residents travel outside Kuna to work since the majority of employment opportunities center around Boise's urban core. The longer commute time complemented with rising transportation costs, could have an impact on the rate of future housing growth in Kuna, and underscores the importance of creating more jobs within the City for trip capture purposes.

Staff Analysis: The Kuna Urban Renewal Area Plan identifies transportation, infrastructure, public buildings and facilities, active recreational areas, and redevelopment of deteriorating areas that are planned to accommodate future growth. These projects are necessary in order to promote community growth. A significant portion of the projects in the plan are to serve planned commercial and industrial areas to provide employment and retail services locally to reduce long distance commuting.

4.0 School Facilities

- *Goal 3: Ensure that the location of school facilities is incorporated into the long-range comprehensive planning process so that schools may serve as the neighborhood focal point.*
- Policy: Ensure residential developments have features that provide safe access to schools.
- *Goal 4: Provide safe and convenient access to schools.*
- Policy: Establish safe bicycle and pedestrian routes to school sites.

Staff Analysis: The URAP identifies areas and projects near Kuna Schools in need of transportation improvements in order to accommodate existing traffic and future. There are areas within the corporate city limits which need to either add missing or replace damaged sidewalks to make it safe for the passage of students walking to and from school or to improve intersections for the safe passage of student pedestrians.

5.0 Economic Development states: Identifying additional commercial areas within the City as part of this Comprehensive Land Use Plan is an important first step. Implementation of the plan will be the next step through establishment of new zoning districts, rezoning property, and the potential creation of an Urban Renewal District (URD).

- Policy: Support existing community agricultural businesses.
- *Goal 1: Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.*
- Objective 1.5: Provide the capital and economic infrastructure that is necessary to attract top-quality employment.
- *Goal 4: Promote cooperation between businesses, City, Special Purpose Districts, County, State, and Federal Government to strengthen Kuna's economy.*
- Objective 4.1: Encourage communication between various stakeholders to establish public/private partnerships in community development matters.
- Policy: Consider establishing an URD that can focus on downtown and capital facility improvement matters.
- Objective 1.5: Provide the capital and economic infrastructure that is necessary to attract top-quality employment.

Staff Analysis: It was determined through numerous community meetings prior the approval of the Comprehensive Plan in 2010, that additional commercial areas within the corporate city limits need to be established in order to allow additional commercial growth. The URAP provides for areas that require infrastructure providing a catalyst for commercial growth to occur.

6.0 Land Use states: Grouping homes and preserving open space may minimize infrastructure costs by reducing the length of required utility type piping, roadways, and drainage systems.

Preservation of open space and small-scale agriculture operations are considered an interim land use.

Undeveloped lands are generally zoned agriculture. They occur as islands of unincorporated county land located within the City limits. These lands will eventually convert to more intensive land uses. These agricultural lands provide the City additional growth opportunities along with the many vacant infill lots that permeate the City.

- *Goal 2: Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*
- Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.
- *Goal 5: Encourage and support well-planned industrial, business parks, and high technology development to ensure the City's economic well being.*

- Policy: Locate industrial areas within proximity to major utility, road and rail transportation, and service facilities. Water pressure and water supply in the industrial areas should be adequate for fire protection.

Staff Analysis: The Comprehensive Plan encourages and supports well-planned areas for a diverse range of business, commercial, and industrial activities to strengthen Kuna's economy. The URAP encourages infrastructure in areas that are deteriorating and in need of replacing sidewalks as the Comprehensive Plan encourages. The plan also provides infrastructure to business, commercial and industrial areas proposed in the comprehensive plan to serve the growing city population.

7.0 Natural Resources and Hazardous Areas states: There are several stream and irrigation canals and ditches located throughout the planning boundary including Indian Creek, Kuna Canal, and New York Canal. Hubbard Reservoir is a significant water body located northeast of Kuna. These waterways are used primarily for agricultural water delivery purposes. These waterways accommodate a variety of habitat and perform important hydrologic functions including the discharging of floodwaters, filtering stormwater runoff, and recharging groundwater. The primary hazard associated with these waterways is the potential for periodic flooding. Flooding in the area can result from rain on snow events or spring runoff.

- *Goal 1: Retain natural resources that contribute to Kuna's quality of life.*
- Policy: Provide a system of interconnecting greenways and ecological corridors that connect natural areas to open space.
- *Goal 4: Enhance the quality of the environment by conserving resources and minimizing waste.*
- Policy: Encourage non-motorized transportation.

Staff Analysis: The Natural Resources and Hazardous Areas section of the Comprehensive Plan states to provide interconnecting greenways that connect natural areas of open space. The URAP identifies areas where sidewalks will be constructed or repaired which encourages non-motorized transportation. Providing additional irrigation projects will assist the retention of natural resources, and contribute to places of beauty and active recreational areas.

8.0 Public Services, Facilities, and Utilities

- *Goal 1: Provide adequate services, facilities, and utilities for all City residents.*
- Objective 1.1: Plan for future growth in advance of demand for public services.
- Objective 1.2: Prepare to accommodate public service demands by coordinating the design and delivery of services with the rate and type of growth.
- .Objective 1.3: Develop funding strategies, mechanisms, and revenue sources in advance of anticipated service demands.
- Policy: Support the expansion of City facilities and staff based on projected growth.

- *Goal 3: Provide safe and adequate potable water system.*
- Policy: Provide adequate water supply and volumes of pressure for fire protection purpose.
- Policy: Upgrade and improve the water supply facilities to support future growth.
- *Goal 4: Separate irrigation water demand from the domestic water system.*
- Policy: Provide pressurized irrigation to older parts of Kuna.
- *Goal 5: Expand sewage capacity and explore ways to improve treatment methods to enable use of reclaimed water for irrigation purposes.*
- Policy: Ensure that all development within the City limits connects into the City's sanitary sewer and potable water systems.
- Policy: Continue expansion of the City's sanitary sewer systems as resources allow.
- Policy: Pursue implementation of improved treatment methods to enable use of reclaimed water for irrigation and other purposes.

Staff Analysis: The Urban Renewal Area Plan intentionally includes several projects in order to expand and improve infrastructure within the areas of planned and predicted development within Kuna.

9.0 Transportation

- *Goal 1: Promote and encourage bicycling and walking as transportation modes.*
- Objective 1.2: Pursue transportation financial options to implement needed road improvements.
- Policy: Explore the development of funding mechanism that can be relied upon for initiating pedestrian projects.
- Objective 3.2: Develop strategies to reduce travel demand.
- Policy: Increase Kuna's employment opportunities as a means of reducing commuter trips.
- Objective 3.3: Work with ACHD to enhance pedestrian movement in the downtown core.
- Policy: Employ traffic calming devices in the downtown core.
- Objective 3.4: Develop strategies to enhance traffic movement through Kuna.

- Policy: Require developers to provide sufficient space for off street parking for both commercial and private vehicles.

Staff Analysis: The Urban Renewal Area Plan is a financial tool for the City of Kuna to implement road improvements to accommodate additional pedestrian and vehicle travel capacity.

10.0 Recreation

- Objective 1.2: Develop parks and recreational facilities that can be utilized all year around and that may be retrofitted to meet different needs as circumstances warrant.
- Policy: Parks and recreational facilities should be designed accordingly to recognized safety standards.
- *Goal 2: Integrate trails, bike lanes, and green systems into community life and development patterns.*
- Objective 2.1: Ensure that neighborhoods have easy access to open green space, trails, and bike systems.
- Objective 3.4: Provide incentives to encourage greenbelts, bike paths, and links to schools, parks, and neighborhoods.
- *Goal 3: Maintain nature parks and agricultural lands as part of the City's green system.*
- Objective 3.1: Ensure that development has minimal adverse impact upon environmental and agricultural lands.
- *Goal 6: Develop a unified recreation plan for purpose of establishing a well-balanced recreation system to serve the entire area.*
- Policy: Include bicycle and pedestrian pathways as part of the park system.
- Policy: Assure park and open spaces connect with trails, walkways, bikeways, and horse paths.
- *Goal 7: Create new public recreation opportunities by parkland acquisition and the expansion of recreation programs.*
- Policy: Acquire land for recreational parks and facilities well in advance of the development of the area to minimize land costs and the risks of having the land converted to other uses.
- Policy: Support the development of a Youth/Community Center.
- Policy: Support the development of new community facilities, which would include athletic fields available for soccer, baseball, and other multi-purposes.

Staff Analysis: The Urban Renewal Area Plan identifies recreation and irrigation projects that will assist with creating and maintaining places of beauty and active recreational areas. The Comprehensive Plan encourages sidewalks and pathways where development is occurring. The adoption of the Urban Renewal Area Plan provides a mechanism to finance development improvements.

11.0 Special Areas and Sites

- *Goal 1: Protect special areas and sites of local significance for the enjoyment of present and future generations.*
- Policy: Provide accessible recreation opportunities for the disabled and other segments of the community with special needs.

Staff Analysis: The new transportation projects that add or upgrade signals, sidewalks, or roundabouts will ensure American's Disability Act is integrated in plans. The Urban Renewal Area Plan includes the redevelopment of the area near Pioneer Cemetery. This strategy ensures that places of beauty and personal renewal will continue for generations.

12.0 Housing

- *Goal 2: Encourage logical and orderly residential development.*
- Objective 2.1: Ensure that development proceeds in a logical and orderly manner so that public services are provided in a cost efficient manner.
- Policy: Manage the timing of utility extensions.
- *Goal 3: Encourage high-quality residential development.*
- Objective 3.1: Encourage the development of safe and aesthetically pleasing neighborhoods.
- Policy: Require curb, gutter, and sidewalk in all new subdivisions or alternatively, drainage swales in lieu of curb and gutter applications.
- Policy: Encourage the construction of trail and pathway connections between neighborhoods.

Staff Analysis: The Comprehensive Plan strongly encourages sidewalks and pathways where development is occurring. The adoption of the Urban Renewal Area Plan provides a mechanism to finance utility services to new residential areas in a logical and orderly manner as stated in the Comprehensive Plan.

13.0 Community Design states: The City should consider the development of an URD to sponsor needed renovation in the downtown core.

- *Goal 1: Strengthen the image of the City through good community and urban design principles.*

- Objective 1.1: Foster good community design concepts.
- Policy: Public and private facilities should be accessible to those with disabilities.

Staff Analysis: The planned transportation projects will ensure American’s Disability Act is integrated into the plans that include upgrade or new signals, sidewalks, or roundabouts. The Urban Renewal Area Plan includes enhancing the entrance to Bernie Fisher Park and provides the skate park with parking. This strategy ensures that places of beauty and personal renewal will continue for generations. The URAP includes redevelopment of deteriorating core areas, adding missing sidewalks, replacing broken or substandard sidewalks, and adding missing public services such as pressurized irrigation.

14.0 Electric Transmission Corridors states: Identification and acquisition of corridors and sites is the most critical need for utility planning.

Staff Analysis: The URAP encourages infrastructure in areas that the Comprehensive Plan generally identifies as lands to be developed. This plan focuses on the extension of municipal utilities and does not propose to compete with private enterprise in the extension of electric transmission lines.

15.0 City Center states as an economic strategy: Establish an URD to improve City’s infrastructure.

- *Goal 1: Develop a healthy and vibrant City Center that offers Kuna residents a variety of services.*
- Policy: Develop open spaces, plazas, and gathering areas within the downtown to accommodate public activity.
- *Goal 2: Make Kuna’s City Center pedestrian friendly.*
- Policy: Ensure that where pedestrian and vehicular traffic intersect the pedestrian safety interest has priority through the use of sidewalk paving material and surface textures.

Staff Analysis: There are areas within the corporate city limits which need to either add missing or replace sidewalks to make it safe for the passage of pedestrians including installation of roundabouts and signals. These areas are identified in the URAP and as these areas are improved, it makes Kuna a safe and pedestrian friendly town as well as complies with the Comprehensive Plan.

16.0 Public Safety and Emergency Preparedness states: The City’s ability to provide efficient emergency responses will depend on prompt emergency accessibility to all reaches of the City. One method of resolving emergency access impediments is the construction of more bridges across Indian Creek and the placement of overpasses to negotiate the Union Pacific rail lines.

- *Goal 1: Assure the safety of roadway and public areas in an emergency event.*
- Policy: Identify transportation routes for the transportation of hazardous materials.

Staff Analysis: The URAP identifies areas where sidewalks will be constructed or repaired and encourages non-motorized transportation.

Note: *Agriculture is typically located in the County but the City of Kuna has determined that agriculture is an important part of Kuna's economic makeup. Thus, statistics, data and facts on agriculture is included throughout Kuna's Comprehensive Plan. Any relevant information pertaining to the URD is included in the sections above.*

Staff Analysis: Agriculture production and land use changes have important economic and environmental implications for commerce, open space, soil and water conservation, and air quality. The URAP will assist in Kuna's desire for broad based economic activity.

E. Staff Comments

URD is an agency set up by the City Council to implement improvements to certain areas of the City that are deteriorating or that are in need of improvements and economic stimulation and to dedicate the increased property tax revenues from those re-developed areas to the financing of needed improvements for a limited time.

The URD provides for areas of the City that need to be revitalized to draw new business and to improve the areas of standard living through installation of new infrastructure, restoration and/or replacement of faulty public utilities, redevelopment of vacant lots, upgrade of buildings, streetscape, and improvements to traffic flow among other considerations is representative of items eligible for URD assistance within the district created.

URDs are funded through revenue allocation financing, which comes from taxes but does not involve tax levy increases to existing developed properties.

The way the financing occurs: the total taxable value of all the properties in the district created is determined and that value forms a cap upon the revenues of property taxing entities for those properties for a set period. As taxable property values within the district increase above the set cap through redevelopment, the excess revenue goes to the URD to fund public redevelopment projects.

In essence, this is a reciprocal funding process, where the URD gets funds from the increasing taxable value of its districts' tax base and then those funds are redistributed directly back into that district in the form of urban renewal projects. It may take some time for the district money to accumulate so the URD can also issue low interest tax-exempt bonds to fund projects in the interim. The idea is to include land into the district that will increase in value.

The City's comprehensive land use plan is a document that reflects on the community's views and values, providing guidance, and actions the City should pursue. The guidance and direction the Plan offers is crafted in terms of goals and objectives and intended to address the community's public health, safety, morals, and welfare.

Staff has reviewed the URAP which appears to be consistent with the City's Comprehensive Land Use Plan and Future Land Use Map.

G. Findings of Fact

The findings are based on the evidence presented at the agendaized Special Meeting that took place on December 2, 2014:

- Kuna Planning and Zoning Commission is tasked with making sure that the URAP conforms with the general plan for the development of the municipality as a whole as required in Idaho Code 50-2008.
- The basic premise of the URD is for incremental financing above the base assessment amount and the current assessment amount for the purposed collecting of revenues to fund projects.
- The urban renewal areas are properties that have determined to be deteriorated or deteriorating including agricultural areas which have petitioned to be included in the URD.
- The URAP and Agency only has limited time for revenue collection, not exceed 20 years.
- The projects listed in the URAP do not have a schedule association with projects. They will be completed as they are needed to assist developments.
- The purpose of creating the URAP is to identify viable areas that will complement included areas developed for business, commercial and industrial uses and bring services to those areas to encourage economic growth.
- URAP can also assist with the offsite development costs for residential areas and park projects that will serve the population within the URD boundaries, and deteriorating or deteriorated areas.
- The total assessed valuation within the URD can be only up to 10 percent of the total assessed valuation of the City.
- All parts of the URAP needs to be contiguous.
- The URAP map is created using properties where there is a reasonable possibility of development.
- The URAP can be amended as needed at a later point in time. The URAP map can only be amended once.
- Kuna Planning and Zoning Commission finds that URAP appears to generally comply with Kuna's Comprehensive Future Land Use Map.
- Kuna Planning and Zoning Commission find the URAP appears to be consistent with the City's Comprehensive Plan.
- Kuna Planning and Zoning Commission find the URD appropriate as a means to promote the public health, safety, morals, and general welfare of the City of Kuna.

H. Conclusions of Law

- The City of Kuna has properly noticed the Planning and Zoning Commission's hearing on November 26, 2014.
- The proposed URAP appears to be harmonious with the City's Comprehensive Land Use Plan.
- The proposed URAP appears not to be detrimental to the health, safety, and general welfare of the public.

F. Decision

On December 2, 2014, the Planning and Zoning Commission voted 4-0, to recommend approval of the Urban Renewal Area Plan, based on the facts outlined in the staff report, staff's testimony, and supporting evidence, that the Urban Renewal Area Plan is in conformance with the approved Comprehensive Plan as required in Idaho Code 50-2008.

- Policy: Support existing community agricultural businesses.
- *Goal 1: Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.*
- Objective 1.5: Provide the capital and economic infrastructure that is necessary to attract top-quality employment.
- *Goal 4: Promote cooperation between businesses, City, Special Purpose Districts, County, State, and Federal Government to strengthen Kuna's economy.*
- Objective 4.1: Encourage communication between various stakeholders to establish public/private partnerships in community development matters.
- Policy: Consider establishing an URD that can focus on downtown and capital facility improvement matters.
- Objective 1.5: Provide the capital and economic infrastructure that is necessary to attract top-quality employment.

Analysis: It was determined through numerous community meetings prior the approval of the Comprehensive Plan in 2010, that additional commercial areas within the corporate city limits need to be established in order to allow additional commercial growth. The URAP provides for areas that require infrastructure providing a catalyst for commercial growth to occur.

6.0 Land Use states: Grouping homes and preserving open space may minimize infrastructure costs by reducing the length of required utility type piping, roadways, and drainage systems.

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- Policy: Locate industrial areas within proximity to major utility, road and rail transportation, and service facilities. Water pressure and water supply in the industrial areas should be adequate for fire protection.

Analysis: The Comprehensive Plan encourages and supports well-planned areas for a diverse range of business, commercial, and industrial activities to strengthen Kuna's economy. The URAP encourages infrastructure in areas that are deteriorating and in need of replacing sidewalks as the Comprehensive Plan encourages. The plan also provides infrastructure to business, commercial and industrial areas proposed in the comprehensive plan to serve the growing city population.

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- Policy: Provide a system of interconnecting greenways and ecological corridors that connect natural areas to open space.
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Analysis: The Natural Resources and Hazardous Areas section of the Comprehensive Plan states to provide interconnecting greenways that connect natural areas of open space. The URAP identifies areas where sidewalks will be constructed or repaired which encourages non-motorized transportation. Providing additional irrigation projects will assist the retention of natural resources, and contribute to places of beauty and active recreational areas.

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Analysis: The Urban Renewal Area Plan identifies recreation and irrigation projects that will assist with creating and maintaining places of beauty and active recreational areas. The Comprehensive Plan encourages sidewalks and pathways where development is occurring. The adoption of the Urban Renewal Area Plan provides a mechanism to finance development improvements.

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- *Goal 1: Protect special areas and sites of local significance for the enjoyment of present and future generations.*
- Policy: Provide accessible recreation opportunities for the disabled and other segments of the community with special needs.

Analysis: The new transportation projects that add or upgrade signals, sidewalks, or roundabouts will ensure American's Disability Act is integrated in plans. The Urban Renewal Area Plan includes enhancing the entrance to Bernie Fisher Park and provides the skate park with parking. It includes redevelopment of the area near the Pioneer Cemetery. This strategy ensures that places of beauty and personal renewal will continue for generations.

12.0 Housing

- *Goal 2: Encourage logical and orderly residential development.*
- Objective 2.1: Ensure that development proceeds in a logical and orderly manner so that public services are provided in a cost efficient manner.
- Policy: Manage the timing of utility extensions.
- *Goal 3: Encourage high-quality residential development.*
- Objective 3.1: Encourage the development of safe and aesthetically pleasing neighborhoods.
- Policy: Require curb, gutter, and sidewalk in all new subdivisions or alternatively, drainage swales in lieu of curb and gutter applications.
- Policy: Encourage the construction of trail and pathway connections between neighborhoods.

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13.0 Community Design states: The City should consider the development of an URD to sponsor needed renovation in the downtown core.

- *Goal 1: Strengthen the image of the City through good community and urban design principles.*
- Objective 1.1: Foster good community design concepts.
- Policy: Public and private facilities should be accessible to those with disabilities.

Analysis: The planned transportation projects will ensure American's Disability Act is integrated into the plans that include upgrade or new signals, sidewalks, or roundabouts. The Urban Renewal Area Plan includes enhancing the entrance to Bernie Fisher Park and provides the skate park with parking. This strategy ensures that places of beauty and personal renewal will continue for generations. The URAP includes redevelopment of deteriorating core areas, adding missing sidewalks, replacing broken or substandard sidewalks, and adding missing public services such as pressurized irrigation.

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Analysis: The URAP encourages infrastructure in areas that the Comprehensive Plan generally identifies as lands to be developed. This plan focuses on the extension of municipal utilities and does not propose to compete with private enterprise in the extension of electric transmission lines.

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- *Goal 1: Develop a healthy and vibrant City Center that offers Kuna residents a variety of services.*
- Policy: Develop open spaces, plazas, and gathering areas within the downtown to accommodate public activity.
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- Policy: Ensure that where pedestrian and vehicular traffic intersect the pedestrian safety interest has priority through the use of sidewalk paving material and surface textures.

Analysis: There are areas within the corporate city limits which need to either add missing or replace sidewalks to make it safe for the passage of pedestrians including installation of roundabouts and signals. These areas are identified in the URAP and as these areas are improved, it makes Kuna a safe and pedestrian friendly town as well as complies with the Comprehensive Plan.

16.0 Public Safety and Emergency Preparedness states: The City's ability to provide efficient emergency responses will depend on prompt emergency accessibility to all reaches of the City. One method of resolving emergency access impediments is the construction of more bridges across Indian Creek and the placement of overpasses to negotiate the Union Pacific rail lines.

- *Goal 1: Assure the safety of roadway and public areas in an emergency event.*
- Policy: Identify transportation routes for the transportation of hazardous materials.

Analysis: The URAP identifies areas where sidewalks will be constructed or repaired and encourages non-motorized transportation. The plan also proposes a transportation corridor to

better connect Highway 69 to Kuna-Mora Road, Blacks Creek Interchange and the developing areas south-east of the City.

Note: Agriculture is typically located in the County but the City of Kuna has determined that agriculture is an important part of Kuna's economic makeup. Thus, statistics, data and facts on agriculture is included throughout Kuna's Comprehensive Plan. Any relevant information pertaining to the URD is included in the sections above.

Analysis: Agriculture production and land use changes have important economic and environmental implications for commerce, open space, soil and water conservation, and air quality. The URAP will assist in Kuna's desire for broad based economic activity.

E. Staff Recommendation

URD is an agency set up by the City Council to implement improvements to certain areas of the City that are deteriorating or that are in need of improvements and economic stimulation and to dedicate the increased property tax revenues from those re-developed areas to the financing of needed improvements for a limited time.

The URD provides for areas of the City that need to be revitalized to draw new business and to improve the areas of standard living through installation of new infrastructure, restoration and/or replacement of faulty public utilities, redevelopment of vacant lots, upgrade of buildings, streetscape, and improvements to traffic flow among other considerations is representative of items eligible for URD assistance within the district created.

URDs are funded through revenue allocation financing, which comes from taxes but does not involve tax levy increases to existing developed properties.

The way the financing occurs: the total taxable value of all the properties in the district created is determined and that value forms a cap upon the revenues of property taxing entities for those properties for a set period. As taxable property values within the district increase above the set cap through redevelopment, the excess revenue goes to the URD to fund public redevelopment projects.

In essence, this is a reciprocal funding process, where the URD gets funds from the increasing taxable value of its districts' tax base and then those funds are redistributed directly back into that district in the form of urban renewal projects. It may take some time for the district money to accumulate so the URD can also issue low interest tax-exempt bonds to fund projects in the interim. The idea is to include land into the district that will increase in value.

The City's comprehensive land use plan is a document that reflects on the community's views and values, providing guidance, and actions the City should pursue. The guidance and direction the Plan offers is crafted in terms of goals and objectives and intended to address the community's public health, safety, morals, and welfare.

Staff has reviewed the URAP which appears to be consistent with the City's Comprehensive Land Use Plan and Future Land Use Map.

G. Proposed Findings of Fact

Based on the evidence presented on December 2, 2014:

- ~~Kuna Planning and Zoning Commission find that the URAP appears to generally comply with the City's Comprehensive Plan and Future Land Use Map.~~
- Kuna Planning and Zoning Commission find that URAP appears to generally comply with Kuna's Comprehensive Future Land Use Map.
- Kuna Planning and Zoning Commission find the URAP appears to be consistent with the City's Comprehensive Plan.
- Kuna Planning and Zoning Commission find the URD appropriate as a means to promote the public health, safety, morals, and general welfare.

H. Proposed Conclusions of Law

- The City of Kuna has properly noticed the Planning and Zoning Commission's meeting on November 26, 2014.
- The proposed URAP appears to be harmonious with the City's Comprehensive Land Use Plan.
- The proposed URAP appears not to be detrimental to the health, safety, and general welfare of the public.

F. Proposed Motion

Note: This proposed motion is to recommend approval or denial said request. However, if you wish to add any recommended conditions to the plan, those would need to be specified.

- Based on the facts outlined in the staff report, testimony (If any), and the supporting evidence, I move to recommend (approval or denial) to the proposed URAP in conformance with Idaho Code 50-2008.