



KUNA PLANNING AND ZONING COMMISSION Agenda for April 23, 2019

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4th St. ▪ Kuna, Idaho

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner John Laraway
Commissioner Stephen Damron

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

- a. Meeting Minutes for April 9, 2019.

3. PUBLIC HEARING

- a. **19-01-SUP (Special Use Permit)** – Anchor Academy Daycare; Applicant, Tiffany Neilson, seeks Special Use Permit approval in order to operate a childcare center (childcare for 13 or more children, ages 0-12) in an existing church. The sites are located at 7910 and 7870 S. Meridian Rd., Kuna, ID 83634. **ACTION ITEM.**
- b. **19-01-AN (Annexation)** – Guido Annexation; The applicants, Joseph & Kathryn Guido, request to annex approximately 1.51 acres into Kuna City with an R-2, residential zone. This lot is a portion of Lot 1, Block 1, within the *Ironhorse Subdivision*. The site is located at the northwest corner of Columbia and Old Farm Lane, the site is on S. Old Farm Lane, Meridian, Idaho; In Section 3, T 2N, R 1W, APN #: R4313530015. **ACTION ITEM.**
- c. **Envision Kuna** – Comprehensive Plan; The City of Kuna requests consideration of the new Comprehensive Plan (text and maps) entitled “Envision Kuna”, and the Future Land Use Map (FLUM) and a recommendation to forward to City Council for their consideration. **ACTION ITEM.**

4. ADJOURNMENT

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 9, 2019**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	Absent	Jace Hellman, Planner II	Absent
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**. Recording not working.

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for February 26, 2019.

Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 3-0.

2. NEW BUSINESS

19-02-DR (Design Review) & 19-02-SN (Sign) – Primary Health and Medical Clinic; Rocky Mountain Companies seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 6,340 square-foot *Primary Health Medical Clinic*, accompanying landscaping, lighting and a parking lot within Ashton Estates Subdivision No. 1. The site is located at 1474 North Meridian Road, Kuna, Idaho 83634.

David Blodgett: My name is David Blodgett, 199 N Capitol Blvd, Boise, ID 83706. I am representing the applicant, Rocky Mountain Companies as their architect and agent. The proposed project is a 6,340 square foot medical office building for Primary Health, which provides family practice and urgent care services. The building will be the southwest portion of the D&B Supply development, which is currently under construction. Our site layout, parking and landscaping ties into the D&B layout, and we used KM Engineers for civil and landscaping, since they designed the D&B project. The exterior materials include brick veneer, stucco, metal siding with concealed fasteners, metal awnings, vaulted metal roof at the main entry with prefinished metal. The rest of the roof is flat, with parapets of various heights. There is one issue I would like to address. The site has restrictions, which limits the height of improvements to 25 feet. We original thought improvements were structures, but they also include landscaping. Based on this, KM Engineers and their landscape architect worked with the developer to determine trees that would be allowed. At this point, we are proposing revising the species of 5 deciduous trees to the north of the building to Snow Flowering Crab Apples. I have the revised landscape plan, which I have copies to hand out, and the noted trees are highlighted. Do you have any questions at this time? **Sam Weiger:** Chairman, commissioners, for the record Sam Weiger, Planner I, Kuna Planning and Zoning Staff 751 W 4th ST. The application before you tonight is 19-02-DR (Design Review) & 19-02-SN (Sign) which is seeking approval for a new 6,340 square-foot *Primary Health* building, accompanying landscaping, lighting and a parking lot. The site is located at 1474 North Meridian Road. Because the wording of the monument sign stays within the maximum height requirement of seven feet, staff would like to remove the recommendation for a maximum monument sign height of seven feet. With the recommended and required changes, staff has determined that the application generally complies with Kuna City Code Title 5; Idaho Code; and the Kuna Comprehensive Plan; Staff forwards a recommendation of

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, April 9, 2019

approval for Case No. 19-02-DR & 19-02-SN to the Planning and Zoning Commission, subject to the recommended conditions of approval. **C/Damron:** Regarding the monument sign, has staff decided to remove the recommendation because the sign complies with code? **Sam Weiger:** Staff decided to remove the recommendation because the height of the wording stays under seven feet.

Commissioner Hennis motions to approve Case No. 19-02-DR & 19-02-SN with the conditions as outlined in the staff report; And the proposed changes to the landscape plan. Commissioner Damron seconds, all aye and motion carried 3-0.

19-05-DR (Design Review) – Mulberry Place Townhomes; The applicant, NeuDesign Architecture, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build Mulberry Place, a 4.11-acre neighborhood of single-family Townhomes with accompanying landscaping, lighting, and parking spaces. Applicant proposes 61 total lots to include home and common lots. The site is located at the northwest corner (NWC) of Crenshaw and Ten Mile Roads, Kuna, Idaho 83634; In Section 15 T2N, R1W. (Current APN: S1315449223).

Marla Carson: Hello I am Marla Carson, representing NeuDesign Architecture, 752 East 2nd Street, Meridian, ID 83642. This project is at the northwest corner of Crenshaw and Ten Mile Road. We are proposing 57 townhomes on 61 lots and a total of 4.11 acres. The architecture is “northwest style”, and we have a mixture of materials and features. These materials include premanufactured stone, horizontal lap siding, board and batt siding and shingle siding. The features include wood pergolas, end units side entries, rooftop mechanical units screened by roof, and parking aprons for two guest spaces. We are including walking paths, a tot lot, a picnic area and dog park as amenities for the townhomes. I will stand for any questions you may have. **Troy Behunin:** Troy Behunin, Planner III, Kuna Planning and Zoning Department. The application before you tonight, 19-05-DR, is a Design Review request from NeuDesign Architecture. The applicant requests approval for a new townhome subdivision, including design review for the buildings, the materials, their designs, landscaping and streets/lights. Your decision tonight will be a final decision on the design review. The information has been assembled in your packets and staff notes that there was an extensive staff analysis about the project and about the area. The new Comp Plan Map indicates this parcel to be High Density Residential, therefore it conforms with Kuna’s Comprehensive Plan. The applicant has supplied everything we’ve asked them to provide. There has also been a large amount of infrastructure by other projects in the area which means this area will continue to change. The applicant will need to apply for a preliminary plat, ad staff recommends that this body condition that the applicant also return with an application for an appropriate rezone. Staff has had ongoing talks with this owner and the previous owner for the last three or more years. It was originally planned to be a multifamily project which would have brought at least 16 four-plex buildings to the site. However, the applicant was very willing to work with staff to bring a better product to Kuna, in light of the controversy that other recent multifamily projects have experienced. Staff is very grateful for their new proposal and supports this use for this area. Other than that, I would stand for any questions you might have. **C/Laraway:** I am concerned about parking with this project in relation to fire safety. These are considered multifamily, correct? **Troy Behunin:** Since each townhome has its own lot, the Mulberry Place townhomes are not considered multifamily. The proposed number of parking spaces complies with the single-family parking space requirements. **Wendy Howell:** The new ordinance includes changes to the parking space requirements, but the changes do not apply to this project.

Commissioner Hennis motions to approve Case No. 19-05-DR with the conditions as outlined in the staff report; With an additional condition that the applicant work with staff and J&M Sanitation for trash collection; Commissioner Damron seconds, all aye and motion carried 3-0.

3. COMMISSION REPORTS

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 9, 2019**

4. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 3-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

Staff Report

To: Planning and Zoning Commission

File Numbers: 19-01-SUP (Special Use Permit);
Anchor Academy Daycare

Location: 7910 & 7870 South Meridian Road
Meridian, Idaho 83642

Planner: Sam Weiger, Planner I

Hearing date: April 23, 2019

Owner: Anchor Baptist Church
7910 South Meridian Road
Meridian, ID, 83642
208-895-2193

Representative: Tiffany Neilson
7910 South Meridian Road
Meridian, ID 83642
208-440-3982
kunacat@gmail.com

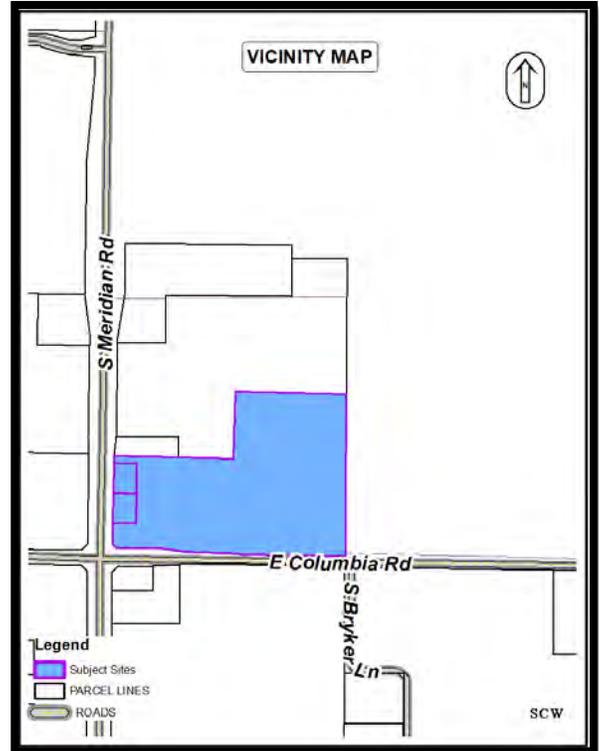


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| | I. Proposed Decision by the Commission |

A. Course of Proceedings:

- The applicant is proposing to operate a childcare center within an existing church located at 7910 and 7870 South Meridian Road. In accordance with Titles 5-3 and 5-6 (Zoning Districts and Definitions) of Kuna City Code (KCC); this use requires approval of a Special Use Permit (SUP).
- In accordance with KCC Title 5, Chapters 3 and 6, the applicant seeks approval of a special use permit (SUP) for a childcare center at the subject sites.

a. Notifications

- | | |
|-------------------------------------|-----------------------------------|
| i. Neighborhood Meeting | January 26, 2019 (four attendees) |
| ii. Agencies | February 22, 2019 |
| iii. 300' Notice to Property Owners | April 3, 2019 |
| iv. Kuna Melba Newspaper | April 3, 2019 |
| v. Site Posted | April 8, 2019 |

B. Applicant Request:

Applicant, Tiffany Neilson, seeks approval for a Special Use Permit in order to operate a childcare center in an existing church. The sites are located at 7910 and 7870 South Meridian Road, Kuna, ID 83634.

C. Aerial Map:



D. General Project Facts:

1. Surrounding Land Uses:

North	RR	Rural Residential – Ada County
South	R-1	Estate Residential – Ada County
	RR	Rural Residential – Ada County
East	RUT	Rural-Urban Transition – Ada County
West	A	Agricultural – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Numbers:

- Parcel Size: Approximately 17.21 acres
- Zoning: C-1 (Neighborhood Area Commercial)
- Parcel Numbers: S1406336171, S1406336402, S1406336451

3. Services:

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Irrigation District – Kuna Municipal District (KMIS)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff)
Sanitation Services – J&M Sanitation

4. Existing Structures, Vegetation and Natural Features:

There is currently a church, an office, play area, garage, shop, a building for the proposed daycare, and an asphalt parking lot with 27 parking spaces on the subject sites. The existing play area is fully fenced in. Existing landscaping on the sites is owned and maintained by the Anchor Baptist Church.

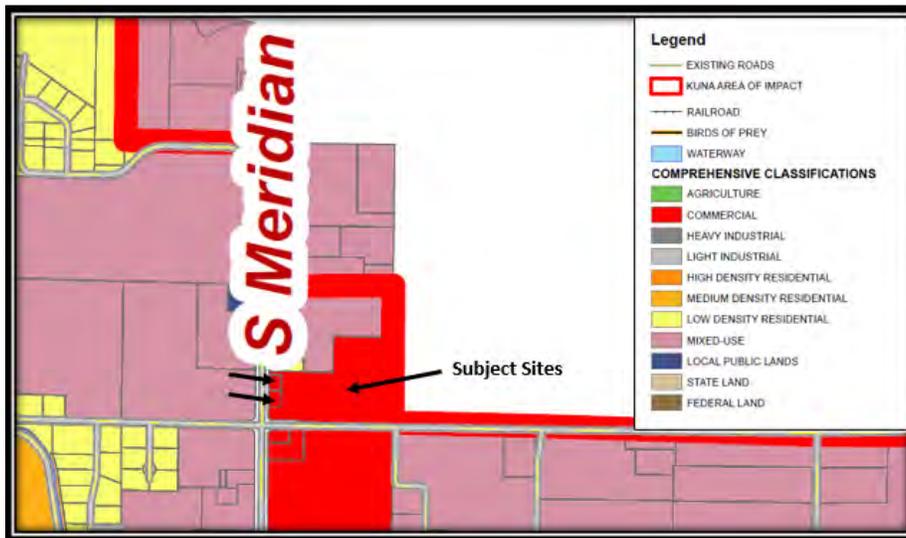
5. **Transportation / Connectivity:**

Current access to the sites exists from South Meridian Road via an existing driveway.

6. **Environmental Issues:**

Apart from being in the nitrate priority area, staff is not aware of any additional environmental issues, health or safety conflicts at this time.

7. **Comprehensive Future Land Use Map:** The Future Land Use Map identifies these sites as Commercial. Staff views this proposed special use permit request to be consistent with the surrounding zoning designations as designated in the Future Land Use Map.



8. **Agency Responses:**

The following agencies returned comments which are included as exhibits with this case file:

- Kuna School District - Exhibit B2
- Central District Health Department - Exhibit B3
- Ada County Highway District – Exhibit B4
- Department of Environmental Quality – Exhibit B5
- City Engineer – Exhibit B6

E. **Staff Analysis:**

In order to operate a childcare center within a commercial zone, a special use permit is required per KCC Title 5, Chapters 3 and 1 (Zoning Districts and Definitions). A childcare center allows the applicant to provide childcare for 13 or more children under the age of 12 on a regularly scheduled basis, with the appropriate child to staff ratio according to Idaho Code 39-1109(4)(a). The childcare center hours of operation are proposed as Monday through Friday from 6:00 am to 6:00 pm, and these hours of operation comply with Idaho Code. The applicant has proposed a total of three to four employees with a maximum of four employees working onsite at one time. The children will range from two to five years of age. According to Idaho Code, the maximum allowable child to staff ratio shall be 12 points per staff member (each child from two to under three years of age shall equal 1.5 points, each child from three to under five years of age shall equal 1 point, and each child over five years of age shall equal 0.5 points).

The applicant notified staff that “[Anchor Academy Daycare] has been approved for 39 kids by the Idaho Department of Health and Welfare and will grow as needed. The plan is to start with approximately 12 kids.” According to Idaho Code Title 39, Chapter 11, childcare facilities require a minimum of 40 square feet of usable

indoor space per child and 80 square feet of usable outdoor space per child. The applicant will be required to comply with Idaho Code Title 39, Chapter 11. Staff finds that the usable indoor space within the proposed sites meets the requirements for a maximum of 30 children. Staff finds that the usable outdoor space within the proposed sites is approximately 240 square feet, which meets the requirements for three children. Any expansion of children will require additional indoor and outdoor space to comply with Idaho Code. The outdoor space will need to be fenced and in safe condition.

The applicant has indicated that there will be a kitchen on site, but they did not show its location on the floor plan. The applicant shall provide a revised floor plan with the location of the kitchen. The applicant has not proposed a sign which will require a separate design review application and shall be submitted in conformance with Kuna City Code, if such signs are desired. A sign permit will be required.

The applicant has not proposed a landscape buffer along the parking lot adjacent to public right-of-way. According to Kuna City Code 5-17-14, a parking lot landscape buffer is required, and the buffer shall include one shade tree and five shrubs per 35 linear feet of street frontage. The engineer commented on a phone call that "A shade tree cannot be placed in the buffer because of power lines overhead. We are willing to substitute two ornamental trees within the buffer for each required shade tree by providing shrubs." Staff recommends that the applicant provide a ten-foot wide landscape buffer between the parking lot and public right-of-way with two ornamental trees and five shrubs for every 35 feet of street frontage.

Staff has determined that this application generally complies with Title 5 of KCC; Idaho Statute §67-65 and §39-11; Kuna Comprehensive Plan; and the Future Land Use Map.

F. Applicable Standards:

1. Kuna City Code, Title 5, Zoning Regulations.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.
4. Idaho Code, Title 39, Chapter 11, Health and Safety.

G. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components as described below:

1. The proposed special use permit application for the sites is consistent with the following comprehensive plan components:

2.0 – 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".*

Policy: 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 criteria established to determine the potential for property taking.

5.0 – Economic Development

Goal 1: *Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.*

Objective 1.2:

Strengthen existing business enterprises and promote their expansion.

6.0 – Land Use

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.

Policy: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

H. Proposed Decision and Order by the Commission:

Note: This motion is for approval, conditional approval or denial of these requests. If the Planning and Zoning Commission wishes to change specific parts of these conditions as detailed below, those changes must be specified.

Based on the facts outlined in staff's report as presented and public testimony, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves, conditionally approves or denies) Case No. 19-01-SUP, a request for a Special Use Permit by Tiffany Neilson with Anchor Baptist Church with the following conditions of approval:

1. All signage for the site shall comply with current Kuna City Code, go through the Design Review process, and *obtain a sign permit prior to construction*. Banners and flags will not require permits.
2. Applicant shall ensure that fencing around the outside play area is in safe condition and complies with Idaho Code 39-1109.
3. The applicant shall provide the City with a copy of the Childcare License from the State of Idaho "Health and Welfare" Department within 30 days after approval and signing of the City's Findings of Fact, Conclusions of Law for the special use permit or the approvals may be revoked.
4. The applicant shall provide a copy of all subsequent license renewals to Kuna's Planning and Zoning Department for the childcare center.
5. The daycare shall include a minimum of 40 square feet of usable indoor space per child and 80 square feet of usable outdoor space per child.
6. Applicant shall install a door chime on the front door to indicate any opening.
7. Applicant shall install safety locks on doors and cabinets where chemicals are stored.
8. Applicant shall install a fire extinguisher with the correct class rating (5lb ABC) for a kitchen.
9. All electrical outlets shall be covered with safety devices.
10. This Special Use Permit is valid if the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the Special Use Permit approval may be revoked.
11. The applicant shall maintain a Kuna City Business License through Kuna City Clerk's office once the Special Use Permit is acquired.
12. The Fire District, Building Inspector and Central District Health Department must perform their necessary inspections for final sign-off. The applicant shall provide the City with all copies.
13. The Special Use Permit shall follow the proposed intent provided on the Special Use Permit application and divest when the applicant no longer operates a childcare center on the property and/or no longer has any interest in the property or the business is discontinued for more than one (1) year. The applicant is obligated to advise the City of any changes in ownership or leasing agreements which would affect business operations.
14. The Special Use Permit is not transferrable between parcels and owners.
15. In the event the uses or the buildings on these parcels are enlarged, expanded upon or altered in anyway (even for temporary purposes), the landowner/applicant/developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this special use permit through the Planning and Zoning Department.
16. The applicant shall follow all staff and agency recommendations.
17. The applicant shall comply with all local, state and federal laws.



City of Kuna
Kuna Planning and Zoning Commission
Proposed Findings of Fact and Conclusions of Law

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.kunacity.id.gov

Based upon the record contained in Case Nos. 19-01-SUP including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby approves/conditionally approves/denies Case No. 19-01-SUP, a request from Tiffany Neilson with Anchor Academy Daycare to operate a childcare center in an existing church. The sites are located at 7910 and 7870 South Meridian Road, Kuna, ID 83634.

If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.

1. Based on the evidence contained in Case Nos. 19-01-SUP, this proposal *does* generally comply with the City Code.

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the special use standards, supplementary conditions and safeguards in Kuna City Code Title 5.*

2. Based on the evidence contained in Case Nos. 19-01-SUP, this proposal *does* generally comply with the Comprehensive Plan.

Staff Finding: *The proposed zoning designation is C-1 (Neighborhood Commercial). The Comp Plan Map designates this property as Commercial.*

3. The daycare *does* constitute a special use as established on the official schedule of district regulations for the zoning district involved.

Staff Finding: *According the official schedule of district regulations, a childcare center does constitute a special use in the neighborhood commercial (C-1) district.*

4. The application *does* appear to be harmonious with the existing or intended character of the general vicinity, and the daycare will not change the essential character of the same area.

Staff Finding: *The proposed daycare will belong to Anchor Baptist Church, who has owned the subject sites for at least 10 years.*

5. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on April 23, 2019.*

DATED: this 23rd day of April, 2019.



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Anchor Baptist Church</u>	Phone Number: <u>(208) 895-2193</u>
Address: <u>7910 S Meridian Rd</u>	E-Mail: <u>kunacat@gmail.com</u>
City, State, Zip: <u>Meridian, Idaho 83642</u>	Fax #: <u>N/A</u>
Applicant (Developer): <u>Anchor Academy Daycare</u>	Phone Number: <u>(208) 895-2193</u>
Address: <u>7910 S Meridian Rd</u>	E-Mail: <u>kunacat@gmail.com</u>
City, State, Zip: <u>Meridian, Idaho 83642</u>	Fax #: <u>N/A</u>
Engineer/Representative: <u>Tiffany Neilson</u>	Phone Number: <u>(208) 440-3982</u>
Address: <u>7910 S Meridian Rd</u>	F-Mail: <u>kunacat@gmail.com</u>
City, State, Zip: <u>Meridian, Idaho 83642</u>	Fax #: <u>N/A</u>

Subject Property Information

Site Address: <u>7910 S Meridian Road</u>
Site Location (Cross Streets): <u>Meridian Road and Columbia</u>
Parcel Number (s): <u>S1406336171, S1406336402, and S1406336451</u>
Section, Township, Range: <u>Section 6, Township: 2N, Range: 1E</u>
Property size : <u>13.923, 0.387, and 0.387</u>
Current land use: <u>Church and School</u> Proposed land use: <u>Same & daycare</u>
Current zoning district: _____ Proposed zoning district: _____

Project Description

Project / subdivision name: Anchor Academy Daycare
General description of proposed project / request: Daycare for children ages 2 - 5

Type of use proposed (check all that apply):
 Residential _____
 Commercial Daycare
 Office _____
 Industrial _____
 Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: _____
Any existing buildings to remain? Yes No
Number of residential units: _____ Number of building lots: _____
Number of common and/or other lots: _____
Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
Percentage of open space provided: _____ Acreage of open space: _____
Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____
Gross floor area square footage: 1,365 sq ft Existing (if applicable): _____
Hours of operation (days & hours): M - F 6:00 a - 6:00 p Building height: _____
Total number of employees: 3 - 4 Max. number of employees at one time: 4
Number and ages of students/children: 39 max; ages 2-5 Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): existing to remain - 5 foot vinyl basket weave private fencing

Proposed Parking:
a. Handicapped spaces: 4 Dimensions: 20 x 9
b. Total Parking spaces: 24 Dimensions: 20 x 9
c. Width of driveway aisle: _____

Proposed Lighting: Motion lights at doors of building. Large light on electrical pole. Both already in place.
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):
No additional landscaping planned.

Applicant's Signature: *Siffany A. Nelson* Date: February 13, 2019



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Special Use Checklist

Special Use requires a public hearing with the Planning & Zoning Commission. A public hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online.

Project name: Anchor Academy Daycare	Applicant: Anchor Baptist Church
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All applications are required to contain one copy of the following:

Applicant (√)	Description	Staff (√)
XX	Completed and signed Commission & Council Review Application.	
XX	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	
XX	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	
XX	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	
XX	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	
N/A	Landscape plan drawn to scale as the same size as the site development plan with the following details: <ul style="list-style-type: none"> ◇ Type, size and location of all existing & proposed plant materials and other ground covers. The size of plants at planting and maturity should be included. ◇ Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area (s) to be considered. ◇ Method of irrigation. ◇ Cross-sections through areas of special features, berms, retaining walls, etc. ◇ Footprints of all structures to be constructed. 	
XX	Site development plan on 24x36 to scale (not smaller than 1=30 unless otherwise approved) with the following information: <ul style="list-style-type: none"> ◇ Building locations—existing and proposed with spare-footages. ◇ Fences—existing, surrounding and proposed. ◇ Off-street parking, circulation and driveway locations and types. ◇ Location and size of adjacent streets and driveways. ◇ North arrow and property lines. ◇ Drawings of major exterior elevations. ◇ Building materials and color scheme. ◇ Existing grades and proposed new grades. ◇ Existing lighting and proposed lighting. 	
XX	Commitment of Property Posting form signed by the applicant/agent.	
XX	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.



City of Kuna
Special Use Permit
Child Care Facility Application
Fee: \$330.00 (Home/Group Care)/ \$800.00 (Center)

P.O. Box 13
Kuna, Idaho 83634
(208) 922-5274
Fax: (208) 922-5898
Website:
www.kunacity.id.gov

File No. : 19-01-SUP

Cross Ref. :

File Name: Anchor Academy Daycare

Definition of a Home Daycare:

Daycare Facilities: Any home where non-medical care, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty four (24) hours per day, while the parents or guardians are not on the premises. Any facility providing daycare is required to have a special use permit and a State of Idaho basic daycare license.

- A. **Family Childcare Home:** A childcare facility which provides care for six (6) or fewer children throughout the day.
- B. **Group Childcare Home:** A childcare facility, which provides care for seven (7) to twelve (12) children throughout the day.
- C. **Childcare Center:** A childcare facility, which provides care for more than twelve (12) children throughout the day. *Note: Childcare Centers are subject to the Design Review process.*

It should be noted that, in determining the type of childcare facility that is being operated, the total number of children cared for during the day and not the number of children at the facility at any one time is determinative.

KCC 5-6-5: Supplementary Conditions and Safeguards:

In granting any special use, the planning and zoning commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a par of the terms under which the special use is granted, shall be deemed a violation of this title.

KCC 5-6-6: Procedure for Hearing Notice:

Prior to granting a special use permit, at least one public hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposal shall be published in the official newspaper or paper of general circulations within the jurisdiction. Notice shall also be provided to

property owners and residents within three hundred feet (300') of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed special use as determined by the commission.

KCC 5-1A-8:

A:1: Posting of Hearing Notice on Property: Not less than ten (10) days prior to the hearing, the applicant shall post a copy of said notice of hearing of the application on the property under consideration; except as noted herein, posting of the property must be in substantial compliance.

KCC 5-6-7: Action by Commission:

Within thirty (30) days after the public hearing, the planning and zoning commission shall approve, conditionally approve or disapprove the applications as presented. If the application is approved or approved with modifications, the commission shall direct the director to issue a special use permit listing the specific conditions specified by the commission for approval.

Any special use permit so granted shall be personal to the applicant and shall not run with the land, shall not be transferable, and shall terminate when the applicant ceases to do business at the location stated in the permit.

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Copy of CPR and First Aid Training Certificate	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Special Use Permit Application form <i>Note: It is the applicant's responsibility to use the most current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with the Special Use conditions.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 1/2" x 11" colored aerial photos depicting proposed site, street names, and surrounding area within five-hundred feet (500'). The purpose of these photos is to view the site for existing features and adjacent sites.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and , if the applicant is not the owner, an original notarized statement (Affidavit of Legal Interest) from the owner (and ALL interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>
<input type="checkbox"/>	P Copy of Daycare License from the State of Idaho "Health and Welfare" Department	<input type="checkbox"/>

- One (1) detailed site plan that includes the following: (8 1/2" x 11" minimum)
- All existing structures labeled as existing and proposed uses
 - Size of parcel (acres or square feet)
 - Special features such as sidewalks, fencing, retaining walls or berms.
 - Parking areas with garage door widths shown
 - Off street parking, circulation and driveway locations
 - Proposed or existing types of outdoor lighting
 - Child pick-up area
 - Existing and proposed landscaping
 - Dimensions of usable outdoor and indoor "play areas"
 - Fences: Type and Height, including gates. Indicate if existing or proposed.
Note: All gates are required to be locked during business hours.
 - Diagram showing uses within the home. (IE: bedroom, kitchen, etc.)
- Commitment of Property form signed by the applicant / agent
- Neighborhood Meeting Certificate
Note: Certificate and Neighborhood meeting list forms must accompany this application.
- Diagram for evacuation plans of house in case of fire or other disaster

Additional Information

1. Are there smoke detectors in every living area except the bedrooms and bathrooms? Yes X No
2. Locks installed on all doors to the outside? Yes X No
3. Door chime installed on the front door to indicate any opening? Yes X No
4. Safety locks on doors and cabinets where chemicals are stored? Yes X No
5. Fire extinguisher installed in kitchen? Yes X No
6. Is the home daycare located on an arterial or collector street?
Note: If yes, there must be an on-site pick-up area designed to prevent vehicles from backing onto the roadway. This application must include a diagram which shows how this will be accomplished. Yes X No
7. Are there any indoor and/or outdoor pools? Yes No X
If a pool is present, what measures are taken to protect children from the pool area?
 N/A

8. Are there stairs indoor/outdoor of proposed site? Yes No
 If yes, are there safety barriers installed? Yes No
 9. Are electrical outlets covered with safety devices? Yes No

Applicant Information

Applicant: Anchor Academy Daycare Phone: (208) 895-2193
 Owner Purchaser Lessee

Fax/Email: info@anchoracademydaycare.com

Applicant's Address: 7910 S Meridian Rd

Meridian, Idaho Zip: 83642

Owner: Idaho Baptist College/Anchor Baptist Church Phone: (208) 860-1486

Owner's Address: 7910 S Meridian Rd Email: ggraves@idahobaptistcollege.com

Meridian, Idaho Zip: 83642

Represented By: *(if different from above)* Tiffany Neilson Phone: (208) 440-3982

Address: 2814 S Abbs Ln Email: kunacat@gmail.com

Boise, Idaho Zip: 83705

Please check the box that reflects the intent of the application:

FAMILY CHILDCARE HOME
 CHILDCARE CENTER

GROUP CHILDCARE HOME

Subject Property Information

Site Address: 7910 S Meridian Road

Site Location (Cross Streets): Columbia Road and Meridian Road

Parcel Number(s): S1406336171, S1406336402, and S1406336451 Range: Section 6, Township 2N, Range 1E
 Section,
 Township,

Gross Floor Area: 1,365 sq ft Live-able Space (not for daycare use): _____

Current Land Use: Church/School Proposed Land Use: Same Currently Zoning District: _____

Project Description / Summary

Is this facility in your principal residence? Yes _____ No XX

Will you be hiring any employees who do not reside on the premises? Yes XX No _____

If yes, how many? Two to three

Project Description: Daycare

General Description of request: Daycare for ages 2 - 5. We will start out small and increase in size as employees and schedule permit.

Hours/Days of operation: Monday - Friday 6:00 am - 6:00 pm

Number and ages of children: No more than 39 children ages 2 to 5

Fencing type / size / & location: Existing 5 foot vinyl basket weave private fence

Existing or proposed lighting: Existing

Parking available: Yes Number of possible parking spots: 27

Off street parking available: No Designated pick-up area: Yes

Standard Conditions (Home/Group Care Only)

Meet requirements of the International Fire Code (IFC)
Note: If the applicant is uncertain about a particular code and its application, they are responsible to seek that knowledge.

Maintain fire safety standards.

- Provide at least two (2) unblocked outside exits that remain unimpeded at all times. Staff and parents shall be advised where these exits are located and they need to be marked appropriately.
- Provide corridors and stairs that are a minimum of 36" wide and provide gates so children cannot access stairs.
- Flame source utilities shall not be accessible to children and I possess a carbon monoxide detector that is operable at all times and located in proximity to the flame source.
- Storage areas shall be free of excessive combustibles or highly flammable materials and be inaccessible to children.
- Smoke detectors shall be installed on the ceilings of each floor story, in front of the doors, to stairways and separated a maximum 30-foot in corridors or at other distance's required by code.
- Bathroom and closet doors shall be designed so they can be unlocked from the outside
- The site address on the side of the building fronting the street shall be numbered and illuminated so that it can be readily seen from the street
- Provide a flashlight on-site and other emergency supply, in anticipation of a power outage. These supplies need to be readily accessible and maintained in good working order
- Ensure that all food preparation, serving and storage areas, equipment and utensils are clean, in good repair and kept out of the children's reach
- Ensure that all dishes and utensils are properly cleaned, rinsed, sanitized and air dried
- Ensure that all perishable foods are stored in a covered container, in an operating refrigerator, with a maximum temperature of 40 degrees
- Ensure that deep freezers or other refrigeration type units, which cannot be opened from the inside, are locked or stored in a locked room
- Ensure that no home-canned foods are served to the children
- All child care facilities are required to be inspected by Central District Health Department for compliance with Idaho Code §39-1110. The child care provider shall practice acceptable public health practices in order to curtail the spread of communicable diseases and maintain sanitary conditions
- Ensure that a minimum 40 square feet of habitable indoor dwelling area is provided for each child. The City staff shall review and determine which areas of the building are considered habitable
- Ensure that a minimum 80 square feet of outdoor play space is provided for each child. The City shall review and determine what outdoors areas meet this area requirement

- Ensure that all cleaning agents and other poisonous substances that pose danger to children are kept in locked storage or preferably removed from the premises. Chemical storage of chemicals underneath, over or near a sink should be avoided since many chemicals are affected by moisture and become hazardous through chemical change
- Ensure that child care rooms are clean and dry; that all floors, walls, ceiling and furniture are clean and kept in good repair; that all floors are swept and mopped daily with a sanitizing solution and carpeted areas vacuumed daily
- The facility must be free of exposed lead-based paint surfaces, that are chipped, flaking or peeling. If the residence has lead based paint, the applicant shall advise the City of this fact
- Ensure an onsite telephone is operable at all times. Post emergency phone numbers, including fire, rescue, police (or 911 or local equivalent where they are ready accessible to the daycare provider). Place City Planning Department and Poison Control phone numbers in a prominent location
- Ensure that play materials, equipment and furnishing are kept clean, in good repair; and do not possess sharp edges. Children shall be located in safe, sight-obstructing fenced outdoor play areas. The fences shall be sturdy with no sharp or jagged edges. All equipment shall be kept in good repair and well maintained. Equipment shall be sturdy, stable and free of hazards including sharp edges, lead based paint, loose nails, splinters, protrusions (excluding nuts and bolts on sides of fences) and pinch and crush points. Children shall not be allowed to play on outdoor equipment that is hot to the touch
- Ensure the building's used for child care meet the City's building and Fire District codes
- Ensure that all doors opening to the outside are self-closing (except for sliding glass doors) and all ventilating windows have locking screens
- Ensure that heating, ventilating and lighting facilities meet City code
- Ensure that child accessible electrical outlets are covered with safety caps, ground fault interrupters or have safety outlets' installed that meet City code
- All child care provider's refuse and garbage shall be collected, stored and disposed of in an appropriate manner with a minimum weekly solid waste pickup or disposal service. Garbage shall be contained so that it does not attract rodents or insects. Waste material will be placed in containers and locations approved by the City
- The childcare facility grounds will be kept neat and clean and free from rodents, hazards and other perils
- Smoking shall be prohibited in all areas of the facility during its hours of operation

- Ensure that children who are ill are excluded from the general population and sent home as soon as possible to minimize safety threat to fellow children. Provide the City with a protocol of how sick children will be attended. Report any health related concerns to either the City or the Health Department
- Ensure that sleeping, play areas and fixtures are maintained in a sanitary condition. Children shall not share unwashed bedding; and all bedding shall be washed after soiling and at least once a week
- Outdoor play areas shall adjoin, or be safely accessible to indoor areas
- All equipment openings, steps, decks and handrails shall be smaller than three and half inches (3 ½") in spacing or diameter or greater than nine inches (9") to prevent child entrapment
- All upright angles shall be greater than 55 degrees to prevent the children's entrapment and entanglement
- The outdoor play area shall be enclosed by a private or semi-private fence constructed of approved building materials to a minimum height of five feet (5') but not to exceed six feet (6'). The fence shall include a minimum of two (2) operating exits. Semi-private fences shall not have openings exceeding 1 ¾ inch width
- All stationary outdoor equipment that is more than eighteen inches (18") in height shall be installed over a protective surfacing
- Play equipment shall be place at least six feet (6") away from buildings, fences, trees or other play equipment and kept in good repair. Swing seats shall be made of plastic, soft or flexible material
- Exterior balconies, porches, and stairs shall be of stable construction and any space under porches needs to be closed off in such a manner as to guard against children's curiosity
- Vertical offsets such as outsides basement window wells, stairways or retaining walls shall have guardrails or approved screening
- Area's inhabited by children, shall be free of electrical hazards (switchboxes, unfenced air conditioners, or power lines) and attractive hazards (vehicles, metal drums, pallets tools or wood piles)
- Wells, tool sheds and other hazards are to be fenced or closed off
- Areas inhabited by children are to be kept free of animal wastes and debris
- Remove any poisonous substances such as plants, berries or mushrooms from the premises



Anchor Academy Daycare

February 12, 2019

City of Kuna
Planning & Zoning Department
P.O. Box 13
Kuna, Idaho 83634

RE: Anchor Academy Daycare

Dear Ladies and Gentlemen:

It is with great excitement that Anchor Baptist Church ("ABC") and Idaho Baptist College ("IBC") submit this application for Special Use Permit.

Idaho Baptist College is thinking of the future students and leaders of our community. As part of our long-range vision, our goal is to open Anchor Academy Daycare ("AAD"). Our vision for Anchor Academy Daycare is to serve the growing community's need for care and education for its young children, as many new families are moving to Kuna.

AAD will utilize an existing building already on the IBC campus. The Trinity Venue building was added to the campus December of 2017. The building has passed an Idaho Department of Health and Welfare Fire Safety Inspection. The inspection determined the Occupancy Load to be 39. We will not require additional buildings/construction at this time. The campus already has existing landscape.

The building provides a large room for centers and groups as well as individual exploration. There is a napping room, two bathrooms, and an office.

The campus has a fenced yard that will be utilized as the playground. New equipment has been added to ensure that all children have a variety of equipment. We believe that physical activity, sunshine, and social interaction are important to a strong, healthy child.

This past fall we paved the front parking lot in anticipation of the daycare. The parking lot contains 27 parking spaces as well as a section for child drop off and pick up.

Anchor Academy Daycare is looking forward to providing parents and children with a clean and professional environment, while guiding small minds to serve the Lord and enjoy learning. AAD will incorporate age-appropriate learning to prepare its students for kindergarten. Also, a priority of the new daycare is a strong foundation in the Christian faith, incorporating daily lessons, values, and character building. Children will learn through hands-on experiences as well as play. We will provide a safe and happy environment for children to thrive when their parents or guardians are away. Children will make friends and learn while they play.



Anchor Academy Daycare

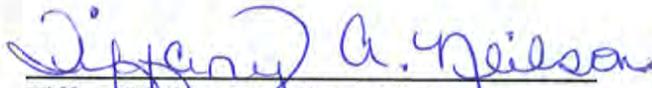
Anchor Academy Daycare curriculum includes:

- Fine motor development
- Gross motor skills
- STEM focused activities
- Literacy
- Math
- Science
- Art
- Music
- Bible Studies
- Monthly chapel
- Handwriting
- Beginning reading
- Character development
- Problem solving
- Team-building activities
- Outdoor play
- Play-based learning

In summary, we believe that Anchor Academy Daycare will be a great benefit to the community of Kuna. With the use of an existing building and a fenced in yard we are hoping that the Planning & Zoning committee will approve our request for a Special Use Permit.

Thank you for your time and consideration. We look forward to hearing from you.

Sincerely,


Tiffany Neilson, Applicant Manager



Anchor Academy

Daycare

January 4, 2019

Dear City of Kuna Residents,

We are proposing opening a faith-based, academic childcare facility on the corner of Meridian Road and Columbia Road in Kuna. The property is the current location of Anchor Baptist Church and Idaho Baptist College. Our proposed daycare, to be known as Anchor Academy Daycare, will reside in an already existing building on the premises, and will not require additional buildings/construction at this time.

Our vision for Anchor Academy Daycare is to serve the growing community's need for care and education for its young children, as many new young families are moving to Kuna. Our facility will allow for up to 39 children to participate in our program. Our operating hours will be Monday – Friday from 7:30 am – 6:00 pm, excluding major holidays. Our facility has recently had a paved driveway and parking lot put in to comply with city regulations for new and growing businesses.

We welcome you to an informational meeting/open forum in Anchor's sanctuary, located at 7910 S Meridian Rd, Meridian, on Saturday, January 26, at 10:00 am. We look forward to sharing our plans with you.

Thank you for your time and consideration of our business. We greatly appreciate the potential opportunity to serve the wonderful community of Kuna and its children.

Blessings,

Christine Velasquez, Project Manager



www.titleonecorp.com

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 01/28/04 04:42 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Title One
AMOUNT 18.00

6



Order No. A0425640

DEED OF TRUST

THIS DEED OF TRUST, Made this 23RD day of JANUARY, 2004 BETWEEN ANCHOR BAPTIST CHURCH and IDAHO BAPTIST COLLEGE, herein called GRANTOR, whose address is PO Box 190978, Boise, ID 83719-0978, and TITLEONE, an Idaho Corporation, herein called TRUSTEE, AND MELVIN E. and PAMELA K. COPPLE JOINT LIVING TRUST, dated 26th of April, 1996, herein called BENEFICIARY, whose address is 7910 S. MERIDIAN Rd. MERIDIAN, ID 83642. WITNESSETH: That Grantor does hereby irrevocably GRANT, BARGAIN, SELL AND CONVEY TO THE TRUSTEE IN TRUST WITH POWER OF SALE, that property in the county of **Ada**, State of **Idaho**, described as follows and containing not more than forty acres:

Parcel I

A parcel of land being a portion of U.S. Government Lot 7, located in the Southwest Quarter of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho;

BEGINNING at an aluminum cap marking the Section corner common to Sections 1 and 12, Township 2 North, Range 1 West, Boise Meridian, and Sections 6 and 7, Township 2 North, Range 1 East, Boise Meridian; thence along the section line common to said Sections 1 and 6, also being the centerline of Idaho State Highway No. 69

North 0° 53'50" East 513.05 feet to a point; thence leaving said section line South 89° 06'10" East 33.00 feet to an iron pin on the east right-of-way line of said Highway No. 69, also being the REAL POINT OF BEGINNING; thence along said east right-of-way line

South 0° 53'50" West 38.25 feet to an iron pin; thence leaving said east right-of-way line

South 89° 06'10" East 142.00 feet to an iron pin; thence

South 0° 53'50" West 300.00 feet to a point; thence

North 89° 06'10" West 142.00 feet to an iron pin on the said east right-of-way line of Highway No. 69; thence along said east right-of-way line
South 0° 53'50" West 149.75 feet to a point at the intersection of said east right-of-way line of Highway No. 69, and the north right-of-way line of E. Columbia Road, said point being referenced by a right-of-way brass cap, which is North 89° 11'25" West 0.31 feet from said right-of-way intersection point; thence leaving said east right-of-way line, and along said north right-of-way line
South 89° 11'25" East 1,195.38 feet to an iron pin on the east boundary line of said U.S. Government Lot 7; thence leaving said north right-of-way line, and along said east boundary line
North 0° 27'33" East 812.35 feet to an iron pin; thence leaving said east boundary line
North 89° 06'10" West 587.58 feet to an iron pin; thence
South 0° 53'50" West 326.15 feet to an iron pin; thence
North 89° 06'10" West 601.59 feet to the REAL POINT OF BEGINNING.

EXCEPT that portion deeded to State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board, in Warranty Deed recorded February 24, 1997, as Instrument No. 97014422, records of Ada County, Idaho.

Parcel II

A parcel of land in the Southwest Quarter of the Southwest Quarter, Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 6; thence
North along the section line common to Section 6, Township 2 North, Range 1 East, and Section 1, Township 2 North, Range 1 West, Boise Meridian, 174.80 feet; thence
East 33.00 feet to the east right-of-way line of Idaho State Highway No. 69, the REAL POINT OF BEGINNING; thence continuing
East 142.00 feet to a point; thence
North 150.00 feet to a point; thence
West 142.00 feet to a point on the east right-of-way line of said Highway; thence
South along the east right-of-way line of said Highway 150.00 feet to the REAL POINT OF BEGINNING.

EXCEPT that portion deeded to State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board, in Warranty Deed recorded February 24, 1997, as Instrument No. 97014424, records of Ada County, Idaho.

Parcel III

A parcel of land being a portion of U.S. Government Lot 7, located in the Southwest Quarter of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho;

BEGINNING at an aluminum cap marking the Section corner common to Sections 1 and 12, Township 2 North, Range 1 West, Boise Meridian, and Sections 6 and 7, Township 2 North, Range 1 East, Boise Meridian; thence along the section line common to said Sections 1 and 6, also being the centerline of Idaho State Highway No. 69
North 0° 53'50" East 324.80 feet to a point; thence leaving said section line
South 89° 06'10" East 33.00 feet to an iron pin on the east right-of-way line of said Highway No. 69, also being the **REAL POINT OF BEGINNING**; thence along said east right-of-way line
North 0° 53'50" East 150.00 feet to an iron pin; thence leaving said east right-of-way line
South 89° 06'10" East 142.00 feet to an iron pin; thence
South 0° 53'50" West 150.00 feet to an iron pin; thence
North 89° 06'10" West 142.00 feet to the **REAL POINT OF BEGINNING**.

EXCEPT that portion deeded to State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board, in Warranty Deed recorded July 18, 1996, as Instrument No. 96060208, records of Ada County, Idaho..



City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
) ss.
County of Ada)

Gail Graves on behalf of Anchor Baptist
I, Church and Idaho Baptist College, 7910 S Meridian Rd
Name Address
Meridian Idaho 83642
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my
permission to Tiffany Neilson 7910 S Meridian Rd, Meridian, Idaho 83642
Name Address

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any
claim or liability resulting from any dispute as to the statements contained herein or as to
the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose
of site inspections related to processing said application(s).

Dated this 28th day of January, 2019

Gail Graves
Signature

Subscribed and sworn to before me the day and year first above written.

Barbara J Kerbs
Notary Public for Idaho

Residing at: Canyon County

My commission expires: 2/28/20



TITLEONE CORPORATION

Authorized agent for:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Commitment Number: A0425640 JU/SD

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Parcel I

A parcel of land being a portion of U.S. Government Lot 7, located in the Southwest Quarter of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho;
BEGINNING at an aluminum cap marking the Section corner common to Sections 1 and 12, Township 2 North, Range 1 West, Boise Meridian, and Sections 6 and 7, Township 2 North, Range 1 East, Boise Meridian; thence along the section line common to said Sections 1 and 6, also being the centerline of Idaho State Highway No. 69

North 0° 53'50" East 513.05 feet to a point; thence leaving said section line
South 89° 06'10" East 33.00 feet to an iron pin on the east right-of-way line of said Highway No. 69, also being the REAL POINT OF BEGINNING; thence along said east right-of-way line
South 0° 53'50" West 38.25 feet to an iron pin; thence leaving said east right-of-way line
South 89° 06'10" East 142.00 feet to an iron pin; thence
South 0° 53'50" West 300.00 feet to a point; thence
North 89° 06'10" West 142.00 feet to an iron pin on the said east right-of-way line of Highway No. 69; thence along said east right-of-way line
South 0° 53'50" West 149.75 feet to a point at the intersection of said east right-of-way line of Highway No. 69, and the north right-of-way line of E. Columbia Road, said point being referenced by a right-of-way brass cap, which is North 89° 11'25" West 0.31 feet from said right-of-way intersection point; thence leaving said east right-of-way line, and along said north right-of-way line
South 89° 11'25" East 1,195.38 feet to an iron pin on the east boundary line of said U.S. Government Lot 7; thence leaving said north right-of-way line, and along said east boundary line
North 0° 27'33" East 812.35 feet to an iron pin; thence leaving said east boundary line
North 89° 06'10" West 587.58 feet to an iron pin; thence
South 0° 53'50" West 326.15 feet to an iron pin; thence
North 89° 06'10" West 601.59 feet to the REAL POINT OF BEGINNING.

EXCEPT that portion deeded to State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board, in Warranty Deed recorded February 24, 1997, as Instrument No. 97014422, records of Ada County, Idaho.

Parcel II

A parcel of land in the Southwest Quarter of the Southwest Quarter, Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 6; thence
North along the section line common to Section 6, Township 2 North, Range 1 East, and Section 1, Township 2

TITLEONE CORPORATION

Authorized agent for:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Commitment Number:A0425640 JU/SD

SCHEDULE C

(Continued)

North, Range 1 West, Boise Meridian, 174.80 feet; thence
East 33.00 feet to the east right-of-way line of Idaho State Highway No. 69, the REAL POINT OF BEGINNING;
thence continuing
East 142.00 feet to a point; thence
North 150.00 feet to a point; thence
West 142.00 feet to a point on the east right-of-way line of said Highway; thence
South along the east right-of-way line of said Highway 150.00 feet to the REAL POINT OF BEGINNING.

EXCEPT that portion deeded to State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board, in Warranty Deed recorded February 24, 1997, as Instrument No. 97014424, records of Ada County, Idaho.

Parcel III

A parcel of land being a portion of U.S. Government Lot 7, located in the Southwest Quarter of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho;
BEGINNING at an aluminum cap marking the Section corner common to Sections 1 and 12, Township 2 North, Range 1 West, Boise Meridian, and Sections 6 and 7, Township 2 North, Range 1 East, Boise Meridian; thence along the section line common to said Sections 1 and 6, also being the centerline of Idaho State Highway No. 69
North 0° 53'50" East 324.80 feet to a point; thence leaving said section line
South 89° 06'10" East 33.00 feet to an iron pin on the east right-of-way line of said Highway No. 69, also being the REAL POINT OF BEGINNING; thence along said east right-of-way line
North 0° 53'50" East 150.00 feet to an iron pin; thence leaving said east right-of-way line
South 89° 06'10" East 142.00 feet to an iron pin; thence
South 0° 53'50" West 150.00 feet to an iron pin; thence
North 89° 06'10" West 142.00 feet to the REAL POINT OF BEGINNING.

EXCEPT that portion deeded to State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board, in Warranty Deed recorded July 18, 1996, as Instrument No. 96060208, records of Ada County, Idaho.



NO.	REVISIONS	DATE
1	ISSUE FOR PERMIT	

PROFESSIONAL SEAL

ADP ARCHITECTS
 ARCHITECTURE & REAL ESTATE PLANNING
 GLENN WALKER, AIA
 1601 N. WILWOOD ST.
 BOISE, IDAHO 83713
 OFFICE: 208-339-0731
 gwwalker@adpinc.com

NEW SITE PLAN FOR:
 IDAHO BAPTIST COLLEGE
 7910 S MERIDIAN RD.
 MERIDIAN, IDAHO 83642
 ENLARGED SITE PLAN

JOB NO.: 19111
 DATE: 02-18-19
 DRAWN BY: GWR

SHEET NUMBER
A-1.0
 OF 2 SHEETS



SCALE: 1" = 50'-0"
 NORTH

OVERALL SITE PLAN

TOTAL SIZE OF PARCEL - 210 ACRES

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NO.	REVISIONS	DATE
1	ISSUE FOR PERMIT	03-20-19

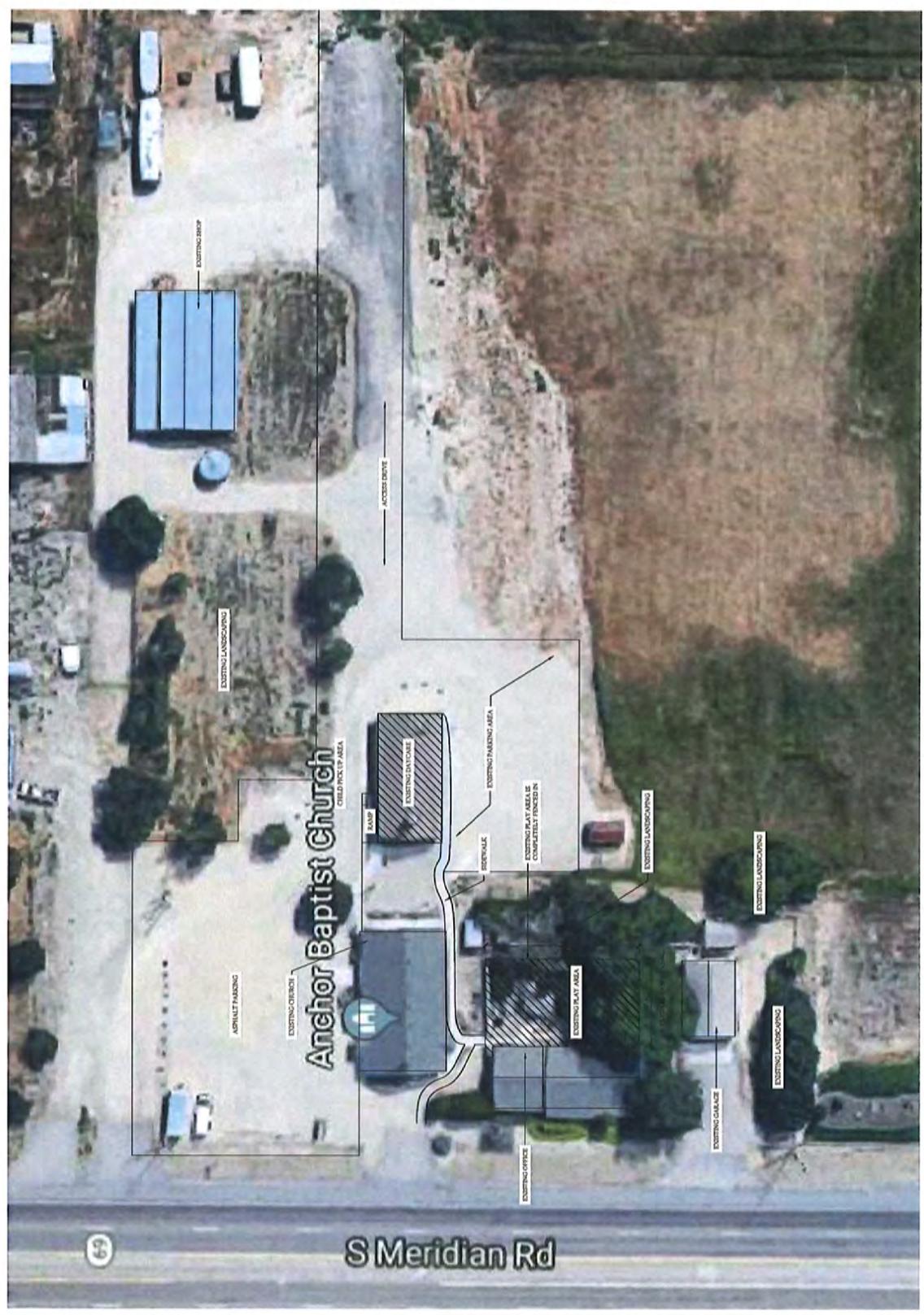
PROFESSIONAL SEAL

ADP ARCHITECTS
 ARCHITECTURE & REAL ESTATE PLANNING
 GLENN WALKER, AIA
 BOISE, IDAHO 83715
 1891 N. WILLOW ST.
 OFFICE 208-358-0234
 gwalker@adpboise.com

NEW SITE PLAN FOR:
 IDAHO BAPTIST COLLEGE
 7910 S MERIDIAN RD.
 MERIDIAN, IDAHO 83642
 ENLARGED SITE PLAN

PROJECT TITLE
 SHEET NUMBER
 A-1.1

DATE
 DRAWN BY
 CHECKED BY
 DATE



ENLARGED SITE PLAN
 SCALE: 1" = 20'
 NORTH

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SITE REQUIREMENTS

TOTAL PROPERTY SIZE= 73,888 S.F. - 1.73 ACRES
 ZONING DISTRICT= C-1
 NUMBER OF ASPHALT PARKING STALLS PROVIDED: 22 STANDARD STALLS
 9 COMPACT STALLS
 4 ADA STALLS
 23 TOTAL

ZONING REQUIREMENTS

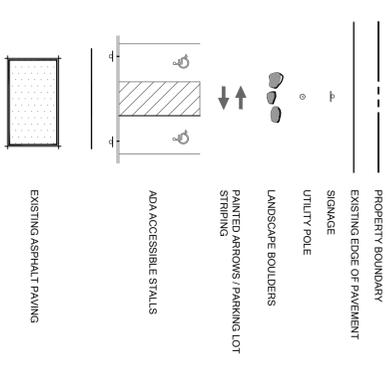
LANDSCAPE BUFFER @ PROPERTY PERIMETER (NORTH, WEST AND SOUTH)
 REQUIRED = NONE WITH UNDER 30 PARKING STALLS AND ADJACENT ZONING
 MERIDIAN ROAD LANDSCAPE BUFFER (MOBILITY ARTERIAL)
 REQUIRED = VARIES 20-30' (TO BE DETERMINED BY DIRECTOR)
 PROVIDED = NONE WITH PREVIOUS GRAVEL PARKING LOCATION
 PARKING LOT LANDSCAPE BUFFER
 REQUIRED = 10'
 PROVIDED = NONE WITH PREVIOUS GRAVEL PARKING LOCATION, ROW LOCATION AND EXISTING ACHD BARROW DITCH

ENLARGED SITE PLAN

SCALE: 1" = 20'-0"



LEGEND



**EXISTING CONDITIONS
 CALLOUT NOTES**

- 1. EXISTING RIGHT OF WAY
- 2. EXISTING ACHD APPROVED ACCESS DRIVEWAY
- 3. EXISTING DRIVEWAY - BLOCKED WITH ROPE CHAIN AND UPRIGHTS
- 4. EXISTING ASPHALT PARKING AND DRIVE AISLES
- 5. EXISTING ADA ACCESSIBLE STALLS
- 6. EXISTING ADA ACCESSIBLE STALLS
- 7. EXISTING LOADING/DROP OFF AREA (NOT STRIPED)
- 8. EXISTING CONCRETE SIDEWALKS
- 9. EXISTING STORMWATER FACILITY
- 10. EXISTING GRAVEL PARKING (FUTURE ASPHALT)
- 11. EXISTING ADA ACCESSIBLE PEDESTRIAN RAMP
- 12. EXISTING ACHD BARROW DITCH
- 13. EXISTING TEMPORARY MONUMENT SIGNAGE
- 14. EXISTING LANDSCAPE BOULDERS
- 15. EXISTING LANDSCAPE TREES
- 16. EXISTING LANDSCAPE TREES
- 17. EXISTING 60 PLANTER POTS WITH DWARF SPRUCE
- 18. EXISTING UTILITY POLES
- 19. EXISTING CHURCH
- 20. EXISTING DAYCARE
- 21. EXISTING OFFICE
- 22. EXISTING PLAY AREA
- 23. EXISTING SHOP

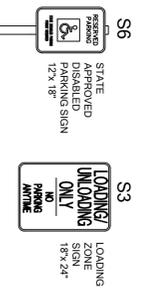
**PROPOSED SITE MITIGATION
 CALLOUT NOTES**

- 1. PROPOSED ADA ACCESSIBLE SIGNAGE LOCATION
- 2. PROPOSED ADA ACCESSIBLE PARKING SPACE
- 3. SYMBOL PAVEMENT MARKINGS - PAVEMENT STRIPING
- 4. PROPOSED LOADING AREA STRIPING AND SIGNAGE
- 5. PROPOSED 8' PARKING BUMPER AT WEST SIDE PARKING STALLS AS SHOWN

PAINTED STRIPING

ALL PAINT TO BE 100% ACRYLIC MARKING PAINT, MEETING FEDERAL SPECIFICATIONS TTP 1862 TYPES 1 AND 2.
 ALL SURFACES SCHEDULED TO RECEIVE PAINT FINISH. REMOVE DIRT, LOOSE MATERIAL, OIL, GREASE, AND OTHER CONTAMINANTS. REMOVE OIL AND GREASE WITH A SOLUTION OF TRISODIUM PHOSPHATE. RINSE WELL AND ALLOW TO DRY. REMOVE STAINS CAUSED BY WEATHERING OF CORRODING METALS WITH A SOLUTION OF SODIUM METASILICATE AFTER THOROUGHLY WETTING WITH WATER.
 PAINTED STRIPING ON ASPHALT PAVING PARKING STALL STRIPES TO BE 4" WIDE WHITE, UNLESS NOTED OTHERWISE.
 A. HANDICAP SYMBOLS SHALL BE PAINTED STANDARD BLUE.

SIGNAGE LEGEND



RDP
 RONNEY EVANS + PARTNERS
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 LAND PLANNING
 GRAPHIC COMMUNICATION
 PROJECT MANAGEMENT
 208-314-3100 | 1014 S. LA. MOORE, BOISE, IDAHO 83706
 LICENSED LANDSCAPE ARCHITECT
 13A8804

ADP
 ARCHITECTURE
 DESIGNS PLUS, P.A.

NO.	REVISIONS	DATE
1	ISSUE FOR PERMIT	09/07/18

PROFESSIONAL SEAL

ADP ARCHITECTS
 ARCHITECTURE & REAL ESTATE PLANNING
 GLENN WALKER, AIA
 1891 N. WILDWOOD ST.
 BOISE, IDAHO 83713
 OFFICE: 208-353-0734
 gwalker@adpboise.com

PROJECT NAME
 NEW SITE PLAN FOR:
 IDAHO BAPTIST COLLEGE
 7910 S MERIDIAN RD.
 MERIDIAN, IDAHO 83642
 ENLARGED SITE PLAN

JOB NO.: 19111
 DATE: 04-03-19
 DRAWN BY: GW / RE
 SHEET NUMBER
A-1.1
 DATE: 09-07-18



NO.	REVISIONS	DATE
1	ISSUE FOR PERMIT	04/02/19

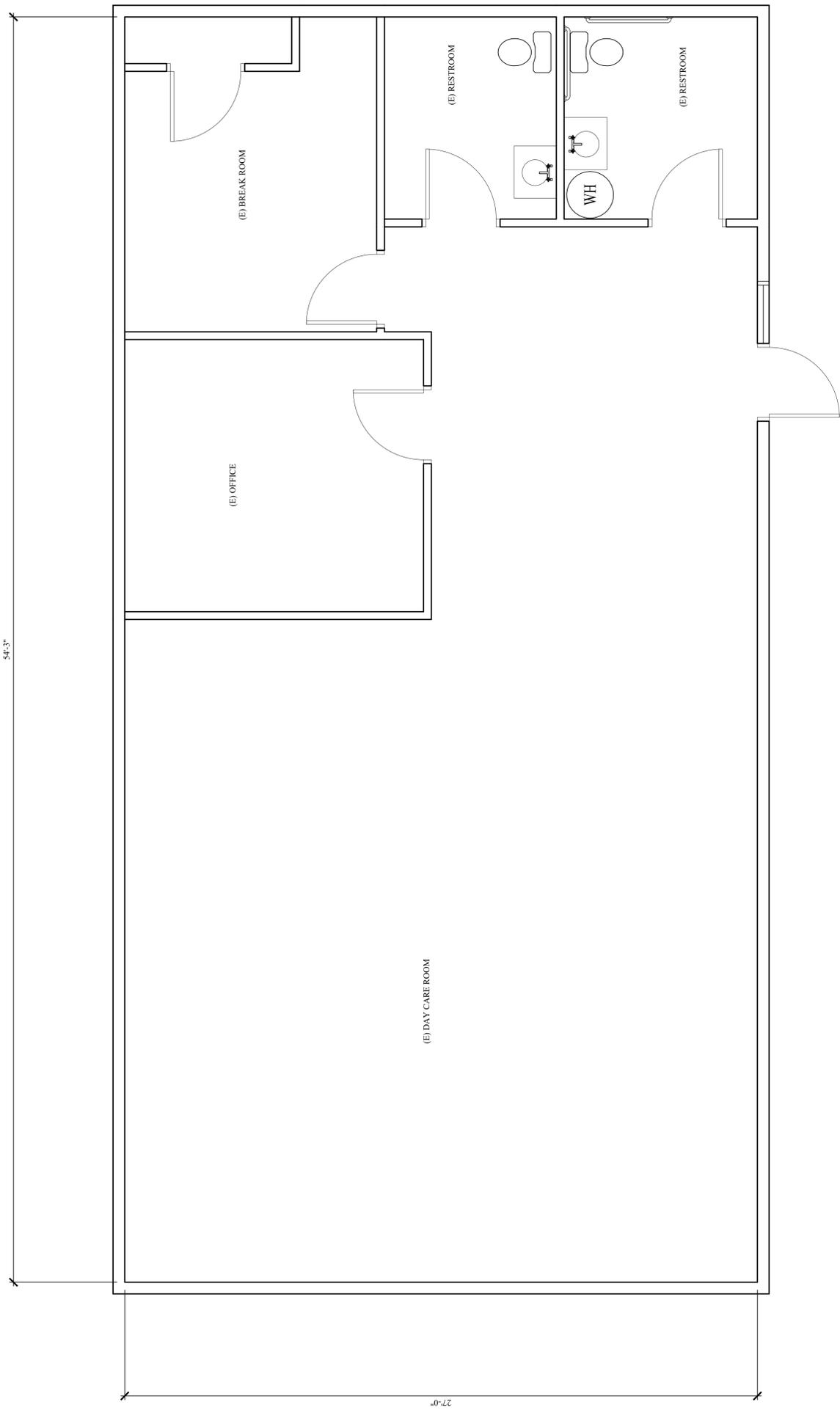
PROFESSIONAL SEAL

ADP ARCHITECTS
 ARCHITECTURE & REAL ESTATE PLANNING
 GLENN WALKER, AIA
 1891 N. WILDWOOD ST.
 BOISE, IDAHO 83713
 gwalker@adpboise.com
 OFFICE: 208-353-0734

NEW SITE PLAN FOR:
IDAHO BAPTIST COLLEGE
 7910 S MERIDIAN RD.
 MERIDIAN, IDAHO 83642
EXISTING FLOOR PLAN

PROJECT NAME:
 JOB NO: 19111
 DATE: 02-10-19
 DRAWN BY: GW

SHEET NUMBER
A-3.0
PROJ. DATE: 07-2018 - 15-17-19



54'-3"

(E) DAY CARE ROOM

(E) OFFICE

(E) BREAK ROOM

(E) RESTROOM

WH

(E) RESTROOM

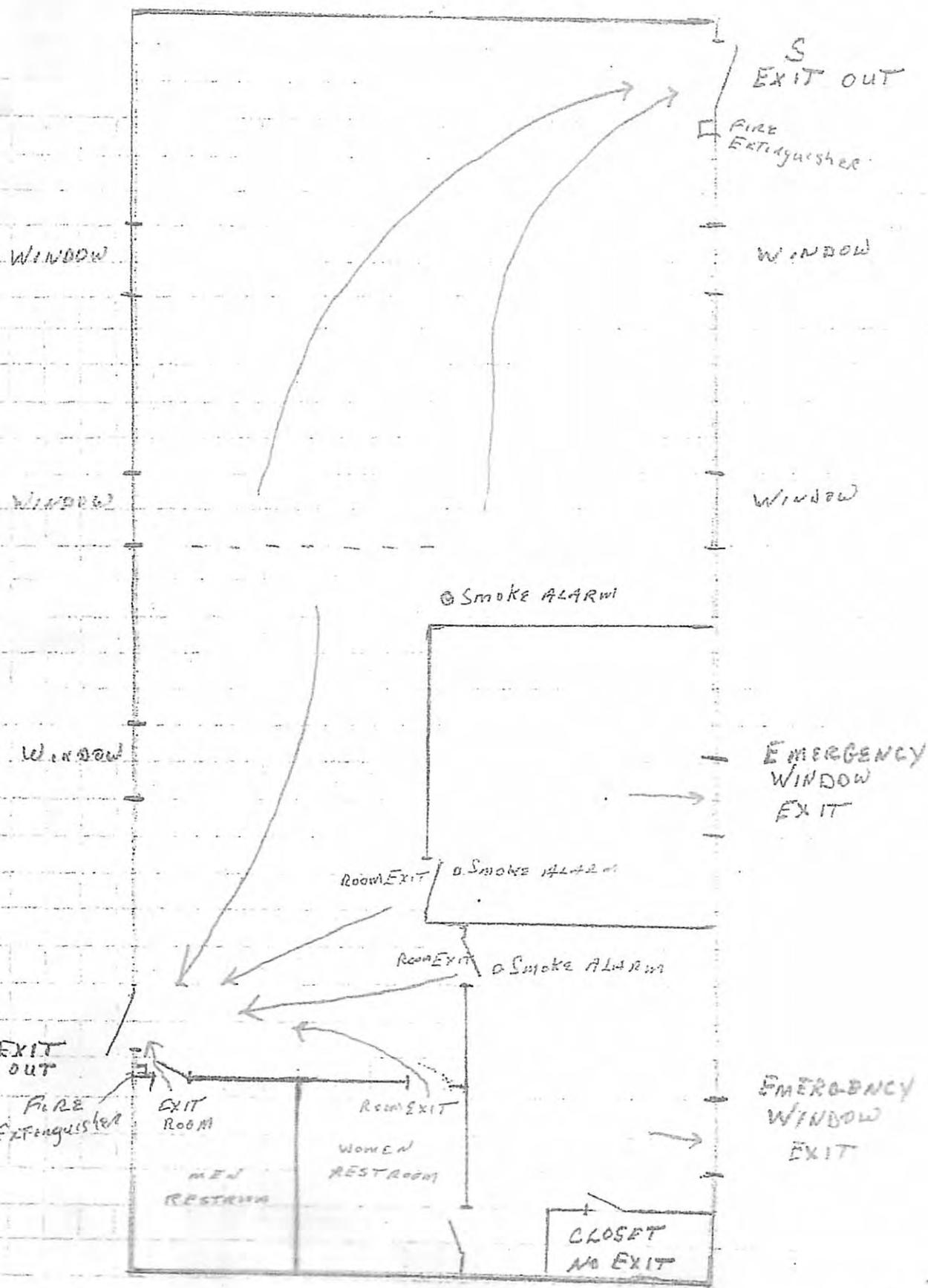


NORTH

EXISTING FLOOR PLAN

SCALE: 3/8" = 1'-0"

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City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website:
www.cityofkuna.com

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8



Applicant/agent signature

January 28, 2019

Date



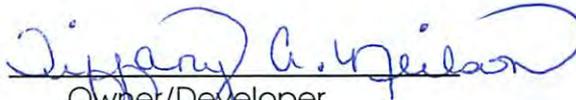
City of Kuna PROOF OF PROPERTY POSTING

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for Idaho Baptist College re: Anchor Academy Daycare was posted as required per Kuna City Ordinance 5-1-5B. Sign posted Saturday, April 6, 2019.

DATED *this 7th day of April, 2019.*

Signature,

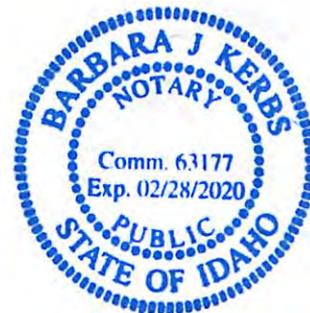

Owner/Developer

STATE OF IDAHO)
) : ss
County of Idaho)

On this **7th** day of **April, 2019**, before me the undersigned, a Notary Public in and for said State, personally appeared before me Tiffany Neilson representing Idaho Baptist College.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Barbara J Kerbs
Notary Public
Residing at Canyon County
Commission Expires 2/28/2020



CITY OF KUNA PUBLIC HEARING NOTICE
KUNA PLANNING AND ZONING COMMISSION

WHEN: The City of Kuna will hold a public hearing on April 23, 2019 at Kuna City Hall at 7:00pm located at 751 W 4th St, Kuna, ID 83634.

PURPOSE: Special Use Permit - Anchor Academy Daycare - Zoning C-1, Childcare Center (13 or more children)

LOCATION: NW Corner of Columbia and Meridian Road

APPLICATION BY: Anchor Baptist Church & Idaho Baptist College

CONTACT: City of Kuna Planning and Zoning Department
Jace Hellman, Planner III, 208-922-5274

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

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LOCATION: NW Corner of Columbia and Meridian Road

APPLICATION BY: Anchor Baptist Church & Idaho Baptist College

CONTACT: City of Kuna Planning and Zoning Department
Jace Hellman, Planner III, 208-922-5274



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Daycare

Date and time of neighborhood meeting: _____

Location of neighborhood meeting: Anchor Baptist Church, 7910 S Meridian Rd, Meridian, ID 83642

SITE INFORMATION:

Location: Quarter: SW Section: 6 Township: 2N Range: 1E Total Acres: 13.923

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: 7910 S Meridian Rd Tax Parcel Number(s): S1406336171

Meridian, Idaho 83672

Please make sure to include all parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Anchor Baptist Church and Idaho Baptist Church

Address: 7910 S Meridian Rd City: Meridian State: Idaho Zip: 83642

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Tiffany Neilson Business (if applicable): _____

Address: 7910 S Meridian Rd City: Meridian State: Idaho Zip: 83642

Site Information:

Location: Quarter: SW Section: 6 Township: 2 N Range: 1 E Total Acres: 0.387
Site Address: 7910 S Meridian Rd Tax Parcel Number(s): S1406336451
Meridian, Idaho 83642

Site Information:

Location: Quarter: SW Section: 6 Township: 2 N Range: 1 E Total Acres: 0.387
Site Address: 7910 S Meridian Rd Tax Parcel Number(s): S1406336402
Meridian, Idaho 83642

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type

Brief Description

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

Daycare

APPLICANT:

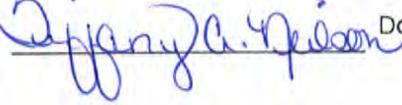
Name: Anchor Baptist Church and Idaho Baptist College

Address: 7910 S Meridian Road

City: Meridian State: Idaho Zip: 83642

Telephone: (208) 440-3982 Fax: N/A

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)  Date 1/28/2019

SIGN IN SHEET

PROJECT NAME: Anchor Academy Daycare

Date: 1/26/2019

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>	
1	<u>Ed Wells</u>	}			
2	<u>Brian Neilson</u>				<u>Daycare/Church</u>
3	<u>Christine Velasquez</u>				<u>Attendees</u>
4	<u>Gail & Graves</u>				
5					
6	<u>No Neighbors Attended</u>				
7					
8					
9					
10					
11					
12					
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28					
29					
30					



Neighborhood Meeting List Request

CITY OF KUNA PLANNING & ZONING, 763 West Avalon, Kuna, Idaho 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing (Kuna Planning & Zoning will notify surrounding property owners of the hearing). All involved property owners within *300 feet of the subject property boundary need to be invited to your meeting.

According to Kuna City Code, the meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. **Please fill out the supplied certification form and include it with your application so we have written record of your meeting.** Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

*PLEASE NOTE: A \$20.00 FEE IS REQUIRED FOR THIS SERVICE (CITY OF KUNA PROVIDES MAILING LABELS)

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

<u>APPLICATION TYPE</u>	<u>BRIEF DESCRIPTION</u>
<input type="checkbox"/> Subdivision (Sketch Plat and/or Prelim. Plat)	_____
<input checked="" type="checkbox"/> Conditional Use	<u>Daycare</u>
<input type="checkbox"/> Variance	_____
<input type="checkbox"/> Expansion of Extension of a Nonconforming Use	_____
<input type="checkbox"/> Zoning Ordinance Map Amendment	_____

SITE INFORMATION:

Location: Quarter: SW Section: 6 Township: 2 N Range: 1 E Total Acres: 13.923
 Subdivision Name: _____ Lot(s): _____ Block(s): _____
 Site Address: 7910 S Meridian Rd Tax Parcel Number(s): S1406336171
Meridian, Idaho 83642

Please make sure to include all parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Anchor Baptist Church/Idaho Baptist College
 Address: 7910 S Meridian Rd City: Meridian State: Idaho Zip: 83642

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Tiffany Neilson Business (if applicable): Anchor Baptist Church
 Address: 7910 S Meridian Rd City: Meridian State: Idaho Zip: 83642
 Fax: N/A Phone: (208) 895-2193 Cell: (208) 440-3982

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

Site Information:

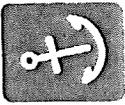
Location: Quarter: SW Section: 6 Township: 2 N Range: 1 E Total Acres: 0.387
Site Address: 7910 S Meridian Rd Tax Parcel Number(s): S1406336451
Meridian, Idaho 83642

Site Information:

Location: Quarter: SW Section: 6 Township: 2 N Range: 1 E Total Acres: 0.387
Site Address: 7910 S Meridian Rd Tax Parcel Number(s): S1406336402
Meridian, Idaho 83642

839 S Bridgeway pl meridian, id 83642 Idaho Holdings
7775 s meridian rd meridian id 83642 Monte Davis
8375 s meridian rd meridian id 83642 Larry Palmer
3842 e vantage point ln, meridian id 83642 Columbia and Meridian Property LLC
7600 S meridian rd, meridian id 83642 Bird Training Corp
PO Box 190978 Anchor Baptist Church

Received
from City of Kenna
1/31/19 @ 11:23



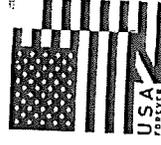
Anchor Baptist Church
7910 S Meridian Rd
Meridian, Idaho 83642



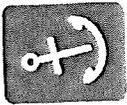
Anchor Baptist Church
7910 S Meridian Rd
Meridian, Idaho 83642



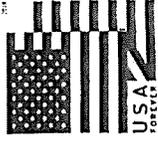
Anchor Baptist Church
7910 S Meridian Rd
Meridian, Idaho 83642



Grid Training Corp
7600 S Meridian Rd
Meridian, Idaho 83642



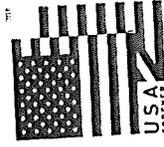
Anchor Baptist Church
7910 S Meridian Rd
Meridian, Idaho 83642



Idaho Holdings
839 S Bridgeway PI
Meridian, Idaho 83642



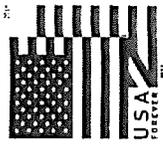
Anchor Baptist Church
7910 S Meridian Rd
Meridian, Idaho 83642



Monte Davis
7775 S Meridian Road
Meridian, Idaho 83642



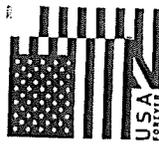
Anchor Baptist Church
7910 S Meridian Rd
Meridian, Idaho 83642



Larry Palmer
8375 S Meridian Road
Meridian, Idaho 83642



Anchor Baptist Church
7910 S Meridian Rd
Meridian, Idaho 83642



Columbia & Meridian Properties
3842 E Vantage Pointe Ln
Meridian, Idaho 83642



American Safety & Health Institute
1450 Westec Drive
Eugene, OR 97402
800-447-3177

Monday, October 22, 2018

Christine Velasquez

Dear Christine

Congratulations on successfully completing your American Safety & Health Institute Pediatric CPR, AED, and First Aid for Children, Infants and Adults (G2015) class. In an effort to be more environmentally friendly your ASHI Approved Training Center has chosen to issue your certification card electronically.

The digital certification card below is identical to a printed version of the card and documents that a properly authorized ASHI Instructor evaluated your knowledge and hands on skills in accordance with the program standard. You may duplicate this page as needed to provide proof of your training.

Go online to access your HSI Passport and take advantage of the additional training resources available to you:

- Metronome for CPR Rate
- CPR and First Aid Skill Guides
- Digital download of Student Handbook
- Mobile Application Downloads
- E-mail Renewal Notification
- Rate Your Program Survey

Find the mobile app in the appstore on your smartphone or tablet.

Register now at www.hsi.com/passport/. Use the registration code 157337 to register.

Young Hearts Education
141 North Palmetto Unit 362
Eagle, ID 83616

CERTIFICATION CARD	
Pediatric CPR, AED, and First Aid	
Christine Velasquez has successfully completed and competently performed the required knowledge and skill objectives for this program.	
<input checked="" type="checkbox"/> Child, Infant, and Adult	<input type="checkbox"/> Child and Infant
<i>Card is void if more than one box is checked.</i>	
Validation Code: C1396744653298196	
Rebecca Edens Authorized Instructor (Print Name)	
2659985 Registry No.	
09/22/2018 Class Completion Date	9/2020 Expiration Date
208-991-2770 Training Center Phone No.	85235 Training Center I.D.
<small>This card certifies the above named individual has successfully completed the required knowledge and hands-on skill objectives to the satisfaction of a currently authorized ASHI Instructor. This program meets national standards for pediatric first aid and CPR training by conforming with <i>Caring for Our Children: National Health and Safety Performance Standards: Guidelines for Early Care and Education Programs</i>, the 2015 AHA Guidelines Update for CPR and ECC and the 2015 AHA and ARC Guidelines Update for First Aid. Expiration date may not exceed two years from month of class completion.</small>	

345222 1882516

I KUNA, CITY OF

P.O. BOX 13
KUNA ID 83634

AFFIDAVIT OF PUBLICATION
STATE OF IDAHO

County of Ada

}
}SS.
}

Sharon Jessen
of Nampa, Canyon County, Idaho, being
first duly sworn, deposes and says:

RECEIVED
APR 09 2019
CITY OF KUNA

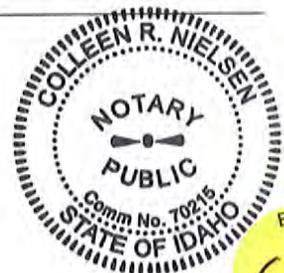
1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the City of Kuna, in the County of Ada, State of Idaho; that the said newspaper is in general circulation in the said County of Ada, and in the vicinity of Kuna and Melba, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

That said notice was published the following:
04/03/2019

Sharon Jessen
STATE OF IDAHO
County of Canyon

On this 3rd day of April in the year of 2019 before me a Notary Public, personally appeared Sharon Jessen, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Colleen R. Nielsen
Notary Public for Idaho
Residing at Canyon County
My Commission expires 06/28/2023



LEGAL NOTICE

File # 19-01-SUP
Anchor Academy Daycare

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, Tuesday, April 23, 2019 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a Special Use Permit request from Tiffany Nielson to operate a Childcare Center in an existing residence located at 7910 South Meridian Road, Meridian, ID 83642. The applicant proposes childcare for up to 13 or more children (ages 2 to 5) at any one time. The proposed hours of operation will be approximately 6 am to 6 pm, Monday through Friday.

The public is invited to present written or oral comments. Written testimony received by the close of business on April 17, 2019 will be included in the packets distributed to the governing body. Late submissions (must include six (6) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision-making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning
Department

April 3, 2019 1882516

Exhibit

C4



City of Kuna

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

Planning & Zoning Commission Staff Report

To: Planning and Zoning Commission

Case Numbers: 19-01-AN (Annex), Guido; *Ironhorse Subdivision, (portion) Lot 1, Block 1.*

Location: Northwest Corner (NWC) of Columbia and Old Farm Lane, Meridian, Idaho 83642

Planner: Troy Behunin, Planner III

Hearing Date: April 23, 2019

Owner: Joseph and Kathryn Guido
7744 Bella Terra Lane
Meridian, Idaho 83642
208.891.9521
Joetwh@aol.com

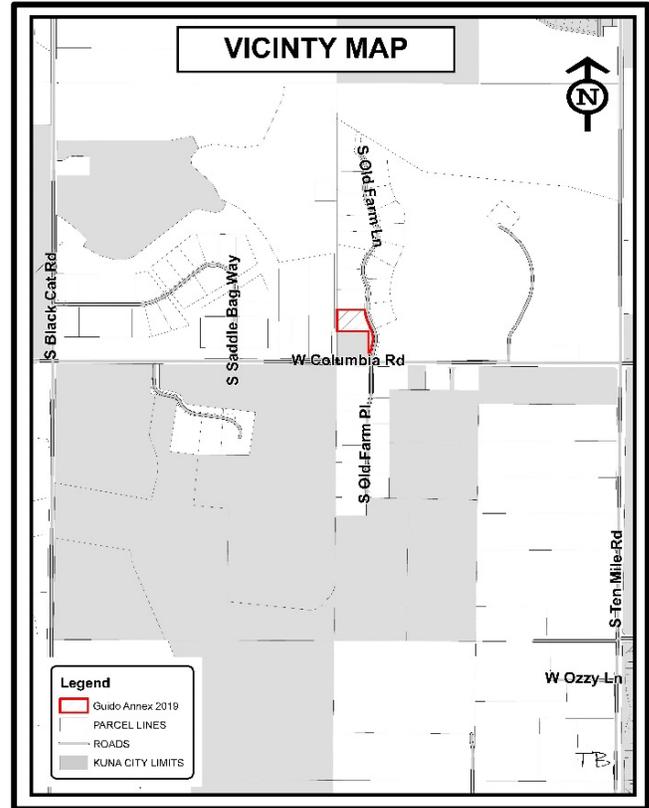


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| B. Applicants Request | I. Proposed Comprehensive Plan Analysis |
| C. Exhibit Maps | J. Proposed Kuna City Code Analysis |
| D. Site History | K. Proposed Findings of Fact and Conclusions of Law |
| E. General Project Facts | L. Commission's Recommendation |
| F. Staff Analysis | M. Recommended Conditions of Approval |
| G. Applicable Standards | |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexation applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body.

This land use application was given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

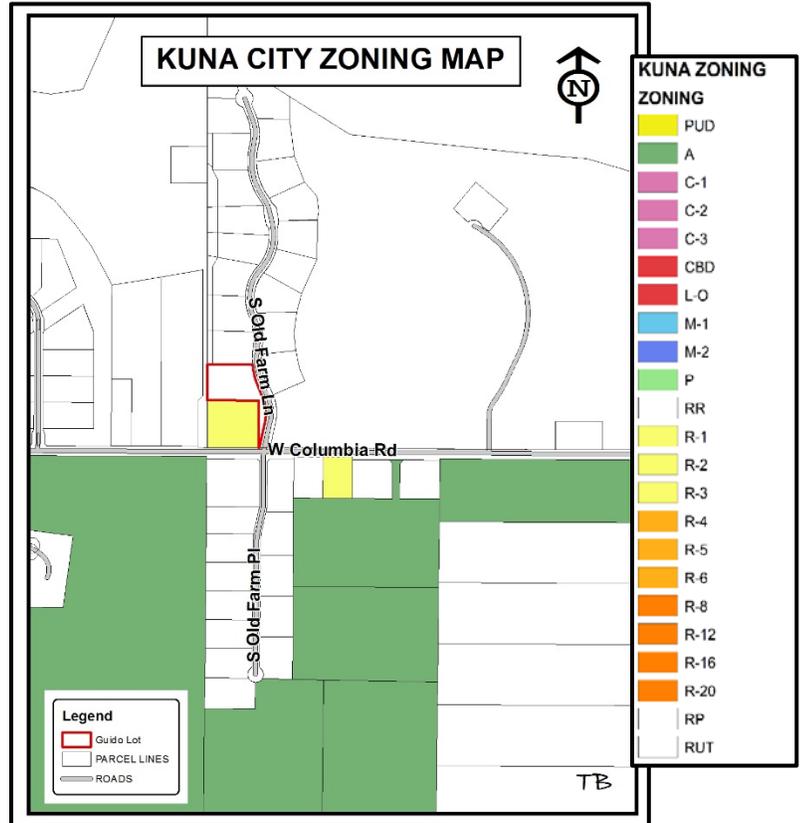
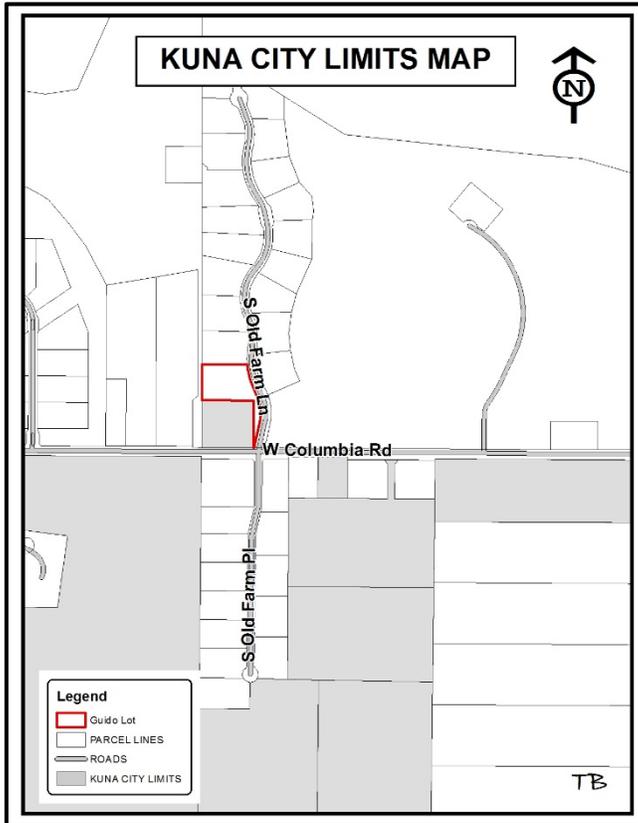
a. Notifications

- | | |
|---------------------------|--|
| i. Neighborhood Meeting | January 19, 2019 (14 persons attended) |
| ii. Agencies | April 8, 2019 |
| iii. 350' Property Owners | April 9, 2019 |
| iv. Kuna, Melba Newspaper | April 3, 2019 |
| v. Site Posted | April 9, 2019 |

B. Applicant Request:

1. The applicants, Joseph & Kathryn Guido, request to annex approximately 1.51 acres into Kuna City with an R-2 (Low Density Residential), zone. This lot is a portion of Lot 1, Block 1, within the *Ironhorse Subdivision*. The site is located at the northwest corner of Columbia and Old Farm Lane, on So. Old Farm Lane, Meridian, Idaho; In Section 3, T 2N, R 1W, APN #: R4313530015.

C. Exhibit Maps:

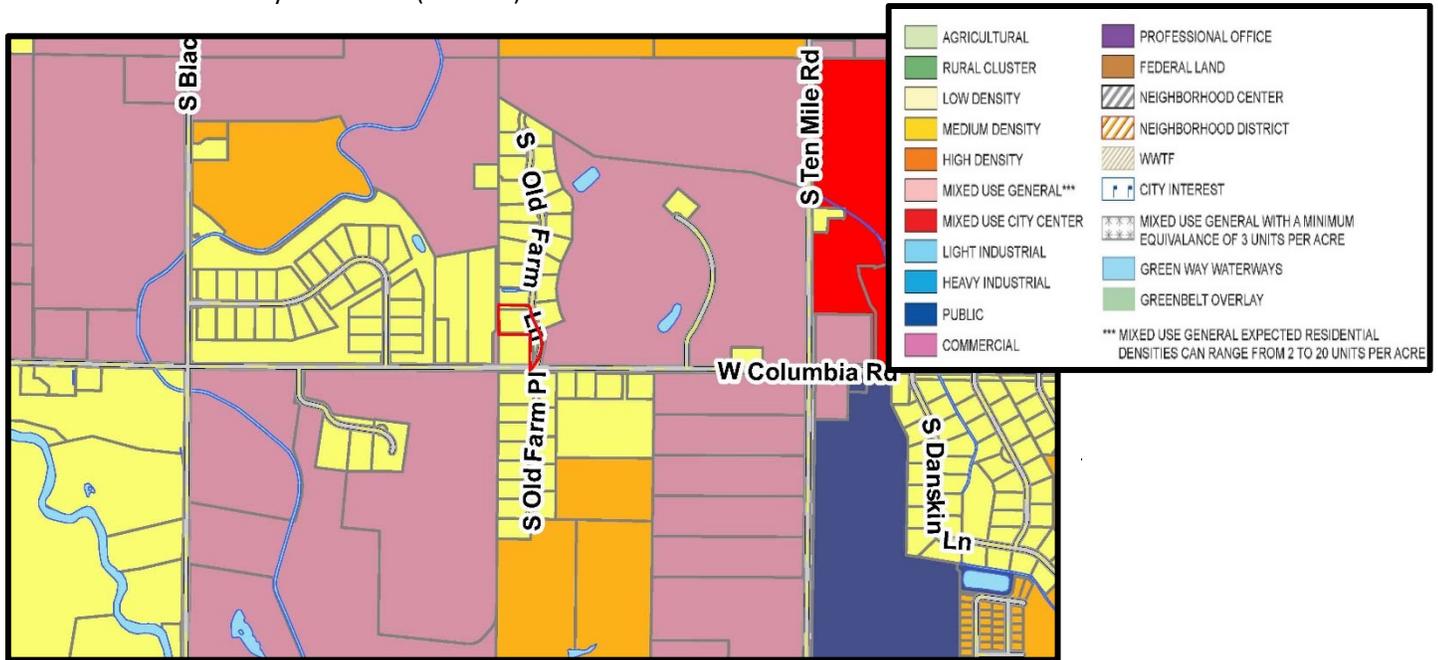


©COPYRIGHTED

D. History: The approximate 1.51 acre subject site is currently in Ada County and a lot within the Ironhorse Subdivision (lot 1, Block 1). However, it is contiguous to Kuna City limits on the south side of the lot, and has been an open / vacant lot for many years.

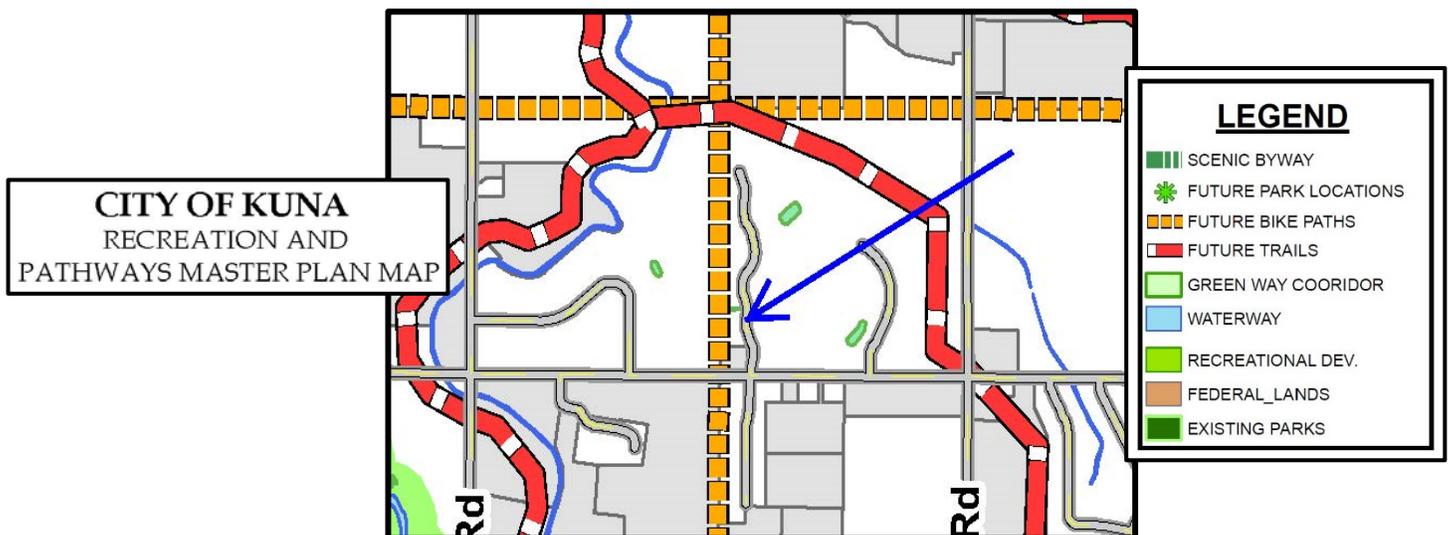
E. General Projects Facts:

- 1. Comprehensive Plan Designation:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approx. 1.51 acre site as Low Density Residential (2-4 DUA).



2. Kuna Recreation and Pathways Master Plan Map:

The Kuna Recreation and Master Pathways Plan map identifies a future bike trail on the mid-mile alignment, on the west of the lot.



3. **Surrounding Existing Land Uses and Zoning Designations:**

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	RR & R1	Low Density & Rural Residential – Ada County

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone	Parcel Number
Cottonwood Crossing Farm, LLC – J. Guido	Approx. 1.51 ac.	Rural Res.	R4313530015

5. **Services:**

Sanitary Sewer– Community Septic System	Fire Protection – Kuna Rural Fire District (KRFD)
Potable Water – City of Kuna	Police Protection – Kuna City Police (A.C.S.O.)
Irrigation District – Boise-Kuna Irrigation District	Sanitation Services – J & M Sanitation
Irrigation – Ironhorse HOA	

6. **Existing Structures, Vegetation and Natural Features:** Currently this site is generally flat and with vegetation is consistent with typical vacant lot, with no regular maintenance.

Transportation / Connectivity: The lot has significant frontage along Old Farm Ln. (Private Rd.) and shall provide adequate access to serve the needs of the lot.

7. **Environmental Issues:** Beyond the site being in the Nitrate Priority Area, staff is not aware of any environmental issues, health or safety conflicts.

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- City Engineer (Paul Stevens) - Exhibit B 1
- Boise Project Board of Control – Exhibit B 2
- Idaho Transportation Department (ITD) – Exhibit B 3
- Kuna School District No. 3 (KSD3) - Exhibit B4

F. **Staff Analysis:**

Applicant requests approval to annex approximately 1.51 total acres with a current county zone as Rural Residential (RR) into Kuna City limits with an R-2 (Low Density Residential) zone, in hopes to build a single family residence within the existing *Ironhorse subdivision*. The applicant would have requested and R-1 zone (1 home per ac.), however, Kuna no longer offers the R-1 zone. Staff points out that the R-2 zone is the lowest residential zone available and the R-2 zone reflects a maximum, not a minimum. Furthermore, Kuna City does not allow for two homes on one lot. Applicant also proposes to improve a part of the lot (south arm, adjacent to Old Farm Ln.) as a common lot for the residents. The existing Homeowners Association (HOA) will care for and maintain the portion of the common lot to serve as a landscape buffer.

The applicant proposes annexation applying the category “A” method, and as it touches current City limits on the south side of the lot, making the lot eligible for annexation.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No’s 19-01-AN, to the Kuna Commission with recommended conditions of approval listed in section ‘M’ of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Factual Summary:

This site is located near the northwest corner (NWC) of Columbia Road and Old Farm Lane. Applicant proposes to annex approximately 1.51 acres into the City of Kuna with an R-2 (Low Density Residential) zone. The lot in this request is Lot 1, Block 1 within the Ironhorse Subdivision and has access from Old Farm Lane.

I. Proposed Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed annexation request for the lot *is/is not* consistent with the following Comprehensive Plan components as described below:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

Comment: Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.

5.0 Economic Development Goals and Objectives - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with the comprehensive plan by providing an additional lot size rarely found in Kuna.

6.0 Land Use Goals and Objectives - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; a large lot that fits the surrounding neighborhood, a variation of housing densities and types and promotes desirable, cohesive community character in a quality neighborhood.

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: Kuna has adequate services for this annexation (and future home) and the authority to annex the requested lot into the City. This application will connect to the City's potable water system.

9.0 - Transportation Goals and Objectives - Summary:

Work with Kuna City, ACHD and COMPASS to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: The project meets the transportation goals of the City by adding a single home within an existing subdivision without adding an additional access point.

12.0 - Housing Goals and Objectives - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

Comment: Applicant has proposed annexation of a single lot, in hopes to add a new single family home which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner.

13.0 - Community Design Goals and Objectives - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and create a sense of place.

Comment: The application incorporates sound community design and will possibly foster neighborhood interactions and activities.

J. Proposed Kuna City Code Analysis:

1. This request **appears/doesn't appear** to be consistent **and/or** in compliance with Kuna City Code (KCC).
Comment: The proposed project meets the land use and standards stated within Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.
2. The site **is / is not** physically suitable for a subdivision.
Comment: The approx. 1.51 acre lot has sufficient size to include a single family home.
3. The annexation and subdivision uses **are / are not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
Comment: The land to be annexed is not used as wildlife habitat. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.
4. The annexation application **is / is not** likely to cause adverse public health problems.
Comment: The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The low density zone and desire to build a home on site requires connection to potable water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.

5. The application **does/does not** appear to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The annexation did consider the location of the property, classified roadway (Columbia Rd.) and the system. The subject property can be connected to the City's potable water system. The adjacent uses are complimentary uses as proposed in the Kuna Comprehensive Plan Future Land Use Map and complimentary to the existing uses as well.*

6. The existing and proposed street and utility services in proximity to the site **are/are not** suitable and adequate for residential purposes.

K. Proposed Commission Findings of Fact:

Based upon the record contained in Case No's 19-01-AN including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends **approval/conditional approval/denial** of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-01-AN, a request for annexation into Kuna by Joseph & Kathryn Guido.

1. *The Kuna Planning and Zoning Commission approves/conditionally approves/denies the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

Comment: *The Kuna Planning and Zoning Commission held a public hearing on the subject application on April 23, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No's 19-01-AN, this proposal **does/does not** generally comply with the Comprehensive Plan and City Code.*

Comment: *Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. The City attempts to balance all housing types within the City. Additionally, the Comprehensive Plan encourages the Integration of sidewalks, bike lane systems into community life and development patterns. The applicant proposes a large lot within an existing large lot Subdivision.*

3. *Based on the evidence contained in Case No's 19-01-AN, this proposal **does/does not** generally comply with the City Code.*

Comment: *The applicant has submitted a complete application, and following staffs review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

4. *The Kuna Planning and Zoning Commission has the authority to recommend **approval/conditional approval/denial** for Case No. 19-01-AN to Council.*

Comment: *On April 23, 2019, the Commission voted to recommend **approval/conditional approval/denial** for Case No's 19-01-AN.*

5. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on April 9, 2019, and a legal notice was published in the Kuna Melba Newspaper on April 3, 2019. The applicant placed a sign on the property on April 9, 2019.*

Based upon the record in 19-01-AN, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Commission hereby recommends **approval/conditional approval/denial** for Case No's 19-01-AN a request for annexation into Kuna to Council, by the applicant as follows:

*The Commission concludes that the Application **does/does not** comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the annexation regulations.*

L. Proposed Order of Decision by the Commission:

Note: These motions are for the approval, conditional approval or denial of the design review application and the recommendation of approval or denial of the annexation and preliminary plat applications. However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

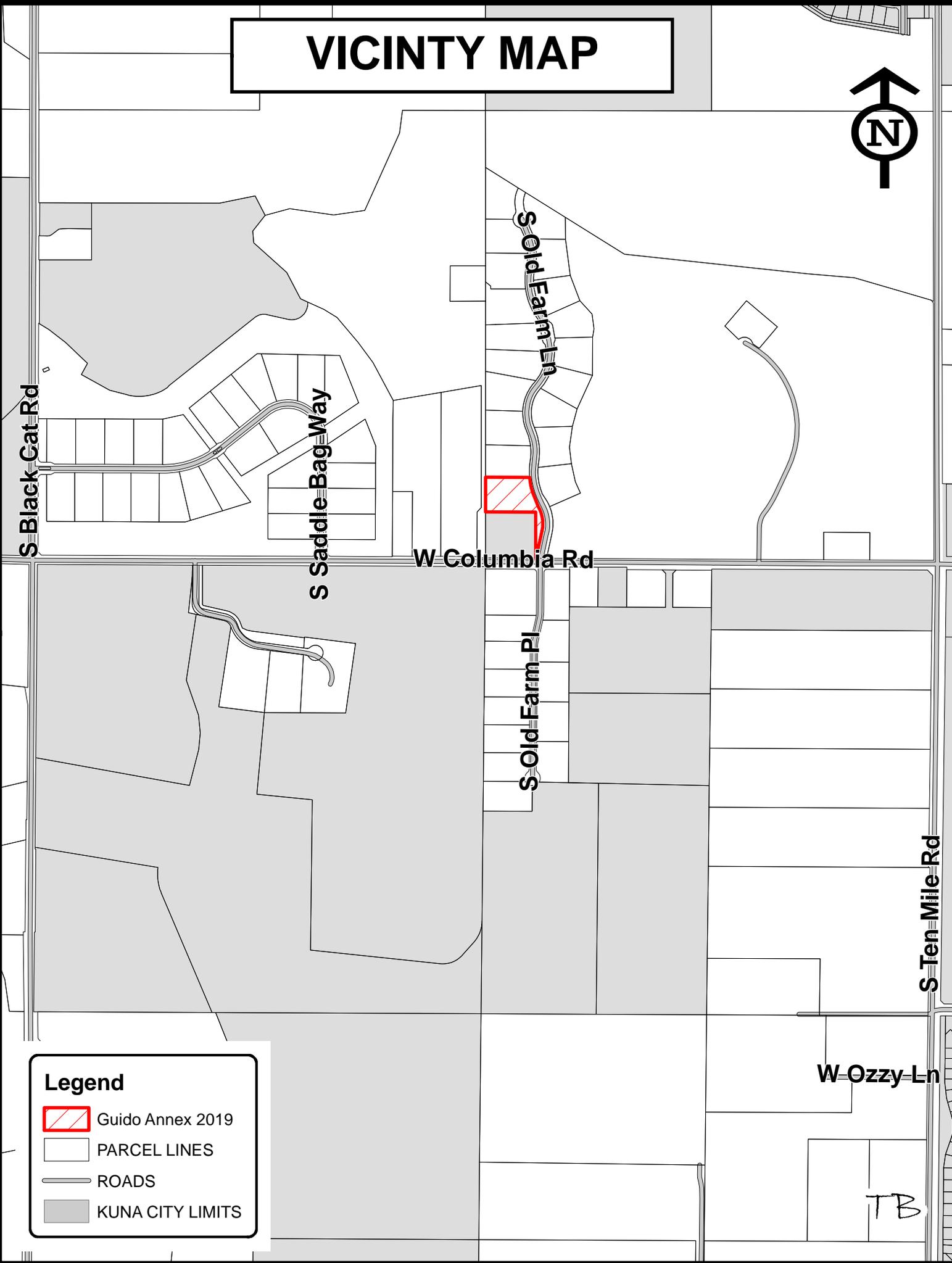
Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (**approval / conditional approval / denial**) for Case No's 19-01-AN (Annexation), a request from Joseph & Kathryn Guido to annex approximately 1.51 acres in to Kuna subject to the following conditions of approval listed in section "M" of this staff report.

M. Recommended Conditions of Approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve all sewer connections.
 - b. The City Engineer shall approve drainage and grading plans (as necessary).
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. The Kuna Rural Fire District shall approve Installation of fire protection facilities as required by Kuna Fire District is required (as necessary).
 - e. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
4. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
5. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
6. Applicant shall demonstrate permanent access, maintenance and care for all lots affected by shared driveways as proposed on the preliminary plat bearing the same date as above.
7. Compliance with all local, state and federal laws is required.

DATED: This ____ day of _____, 2019.

VICINTY MAP



Legend

-  Guido Annex 2019
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS

TB

AERIAL MAP



Sold Farm Ln

W Columbia Rd

Legend

-  Guido Annex 2019
-  PARCEL LINES
-  ROADS

TB

December 10, 2018

Cottonwood Crossing farm, LLC
Joe Guido
7744 S Bella Terra Ln
Meridian, Idaho 83642
C: 208 891-9521

TO: City of Kuna
Subject: Letter of Intent to Annex

We request annexation of Lot 1, Blk 1, Ironhorse Subdivision, it is currently a part of Ada County and designated as a non build-able Lot, if approved it would be a buildable lot in the City of Kuna,

A Portion of this Lot (11%) would be Common Area for the benefit of the Ironhorse Subdivision Home Owners Association (HOA). This area is depicted on attached plat with metes and bounds.

This lot is currently the 1st lot on the west side of Old Farm Ln, as one enters the subdivision, it is unsightly, and the current residents of Ironhorse would prefer to have a nice landscaped home replace this weedy property.

This lot is currently has Sewer, Kuna Water, Power, Telephone, Natural Gas and pressurized Irrigation directly on the Lot.

Please do not hesitate to call me should any questions arise at (208) 891-9521



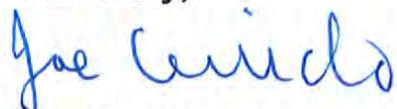
Joe Guido
Cottonwood Crossing Farm, LLC

March 12, 2019

TO: City of Kuna
FROM: Cottonwood Crossing farm, LLC / Joseph Guido
SUBJECT: Zone Preference

We wish to annex Lot 1, Blk 1 Ironhorse into the City of Kuna as an R2 designation.

Sincerely,



Joe Guido

received
3.12.2019

TB



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	19-01-AN
Project name	J&K Guido Annex
Date Received	
Date Accepted/ Complete	03.07.2019
Cross Reference Files	
Commission Hearing Date	04.23.2019
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Cottonwood Crossing Farm	Phone Number: 208 891 9521
Address: 7144 Bella Terra Ln	E-Mail: joetwhe@aol.com
City, State, Zip: Meridian, ID 83642	Fax #: _____
Applicant (Developer):	Phone Number: _____
Address: SAME	E-Mail: SAME
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: LOT 1, BLK 1 - Ironhorse Subdivision	
Site Location (Cross Streets): W Columbia Rd	
Parcel Number (s): R4313 530010	
Section, Township, Range: 02N01W0301	
Property size: 651821 sq ft / 1.51 ac	
Current land use: Weedy LOT	Proposed land use: Buildable LOT
Current zoning district: Ada County	Proposed zoning district: _____

Project Description

Project / subdivision name: IRONHORSE SUBDIVISION
General description of proposed project / request: LOT 1 - BIK 1

Type of use proposed (check all that apply):
 Residential
 Commercial
 Office
 Industrial
 Other

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings:
Any existing buildings to remain? Yes No
Number of residential units: 1 Number of building lots: 1
Number of common and/or other lots:
Type of dwellings proposed:
 Single-Family
 Townhouses
 Duplexes
 Multi-Family
 Other
Minimum Square footage of structure (s): 2500 sq ft
Gross density (DU/acre-total property): 1.51 Net density (DU/acre-excluding roads): 1.51
Percentage of open space provided: 11% Acreage of open space: 0.17 A
Type of open space provided (i.e. landscaping, public, common, etc.): Landscaped & Sprinkles

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:
Gross floor area square footage: Existing (if applicable):
Hours of operation (days & hours): Building height:
Total number of employees: Max. number of employees at one time:
Number and ages of students/children: Seating capacity:
Fencing type, size & location (proposed or existing to remain):

Proposed Parking:
a. Handicapped spaces: Dimensions:
b. Total Parking spaces: Dimensions:
c. Width of driveway aisle:

Proposed Lighting:
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):

Applicant's Signature: Joe Guida Date: 12-10-2018

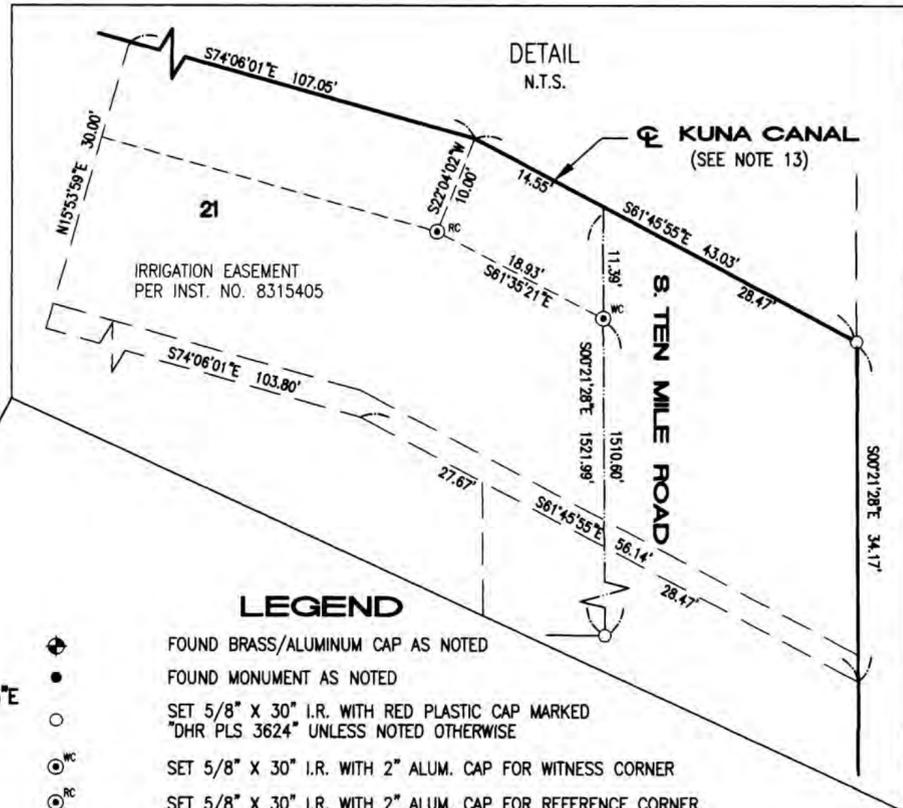
PLAT SHOWING IRONHORSE SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO
2004



SHEET INDEX

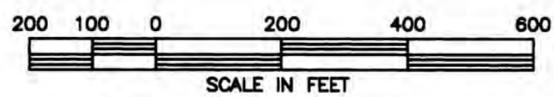
SHEET 1 - BOUNDARY AND LOT BREAKDOWN
 SHEET 2 - NORTHWEST PORTION OF BLOCK 1
 SHEET 3 - SOUTHWEST PORTION OF BLOCK 1 AND PLAT NOTES
 SHEET 4 - CERTIFICATE OF OWNERS
 SHEET 5 - CERTIFICATES AND APPROVALS



- LEGEND**
- ◆ FOUND BRASS/ALUMINUM CAP AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET 5/8" X 30" I.R. WITH RED PLASTIC CAP MARKED "DHR PLS 3624" UNLESS NOTED OTHERWISE
 - ⊙ SET 5/8" X 30" I.R. WITH 2" ALUM. CAP FOR WITNESS CORNER
 - ⊙ SET 5/8" X 30" I.R. WITH 2" ALUM. CAP FOR REFERENCE CORNER
 - I.R. IRON ROD
 - 14 LOT NUMBER
 - TIE LINE FOR WITNESS AND REFERENCE CORNERS
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - BOUNDARY LINE
 - LOT LINE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	165.00	104.82	36°24'00"	N18°15'52"E	103.07
C2	630.00	126.12	11°28'12"	N30°43'46"E	125.91
C3	541.93	185.47	19°36'31"	N15°11'24"E	184.57
C4	425.52	40.00	5°23'08"	N02°09'15"E	39.98
C5	541.93	515.51	54°30'09"	N28°19'43"W	496.30
C6	20.00	27.73	79°25'35"	S84°42'25"W	25.56
C7	50.00	159.03	182°14'26"	N43°53'09"W	99.98
C8	50.00	98.91	113°20'47"	S76°05'33"E	83.56
C9	20.00	13.55	38°49'27"	S38°49'53"E	13.29
C10	571.93	830.89	83°14'16"	S16°37'28"E	759.73
C11	660.00	132.13	11°28'12"	S30°43'46"W	131.91
C12	135.00	85.77	36°24'00"	S18°15'52"W	84.33
C62	571.93	37.47	3°45'12"	N56°22'00"W	37.46
C63	571.93	793.42	79°29'04"	N14°44'52"W	731.31



OWNER/DEVELOPER
 JOSEPH AND KATHRYN GUIDO

PREPARED BY
 ROYLANCE AND ASSOCIATES PA

Engineers - Surveyors - Land planners
 391 W State Street Suite E
 Eagle, Idaho 83616
 (208) 939-2824
 FAX (208) 939-2855

B & A Engineers, Inc.

Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

A Portion of Parcel "A" Record of Survey #11468 and a Portion of Lot 1 of Block 1 Ironhorse Subdivision

November 30, 2018

The southeasterly portion of Lot 1, Block 1 of Ironhorse Subdivision, as shown on the official plat thereof on file in Book 91 of Plats at Pages 10651 through 10655 records of Ada County, Idaho, being situated in the southeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southeast corner of Lot 2, Block 1 of said Ironhorse Subdivision; thence 126.35 feet along a non-tangent curve deflecting to the left having a radius of 392.69 feet, a central angle of $18^{\circ}26'09''$, a long chord bearing of $S14^{\circ}32'18''E$, and a long chord distance of 125.81 feet along the westerly boundary of Lot 11 of said Ironhorse Subdivision and along the easterly boundary of said Lot 1; thence $S21^{\circ}44'13''E$, 50.53 feet along the westerly boundary of said Lot 11 and along the easterly boundary of said Lot 1; thence $S30^{\circ}03'14''E$, 7.08 feet along the westerly boundary of said Lot 11 and the easterly boundary of said Lot 1; thence 32.97 feet along a tangent curve deflecting to the right having a radius of 203.44 feet, a central angle of $09^{\circ}17'12''$, a long chord bearing of $S24^{\circ}24'47''E$, and a long chord distance of 32.94 feet along the westerly boundary of said Lot 11 and along the easterly boundary of said Lot 1 to the **POINT OF BEGINNING**:

Thence continuing 112.51 feet along a tangent curve deflecting to the right, having a radius of 203.44 feet, a central angle of $31^{\circ}41'08''$, a long chord bearing of $S03^{\circ}55'37''E$, and a long chord distance of 111.08 feet along the westerly boundary of said Lot 11 and along the easterly boundary of said Lot 1 to a corner of said Lot 1;

Thence $S11^{\circ}54'56''W$, 162.71 feet along the westerly boundary of said Lot 11 and along the easterly boundary of said Lot 1 to the northerly right-of-way of West Columbia Road;

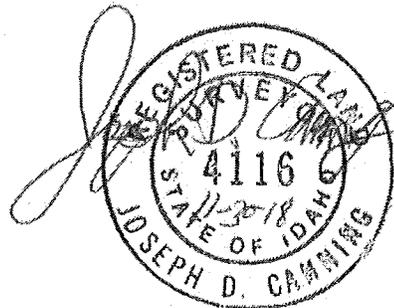
Thence $S89^{\circ}54'57''W$, 2.28 feet along northerly right-of-way of West Columbia Road and along the southerly most boundary of said Lot 1 to a corner of said Lot 1;

Thence $N00^{\circ}30'23''W$, 269.99 feet along the westerly boundary of said Lot 1 to a corner of Lot 1;

Thence $N89^{\circ}54'57''E$, 30.66 feet along the extension of the boundary of said Lot 1 to the **POINT OF BEGINNING**.

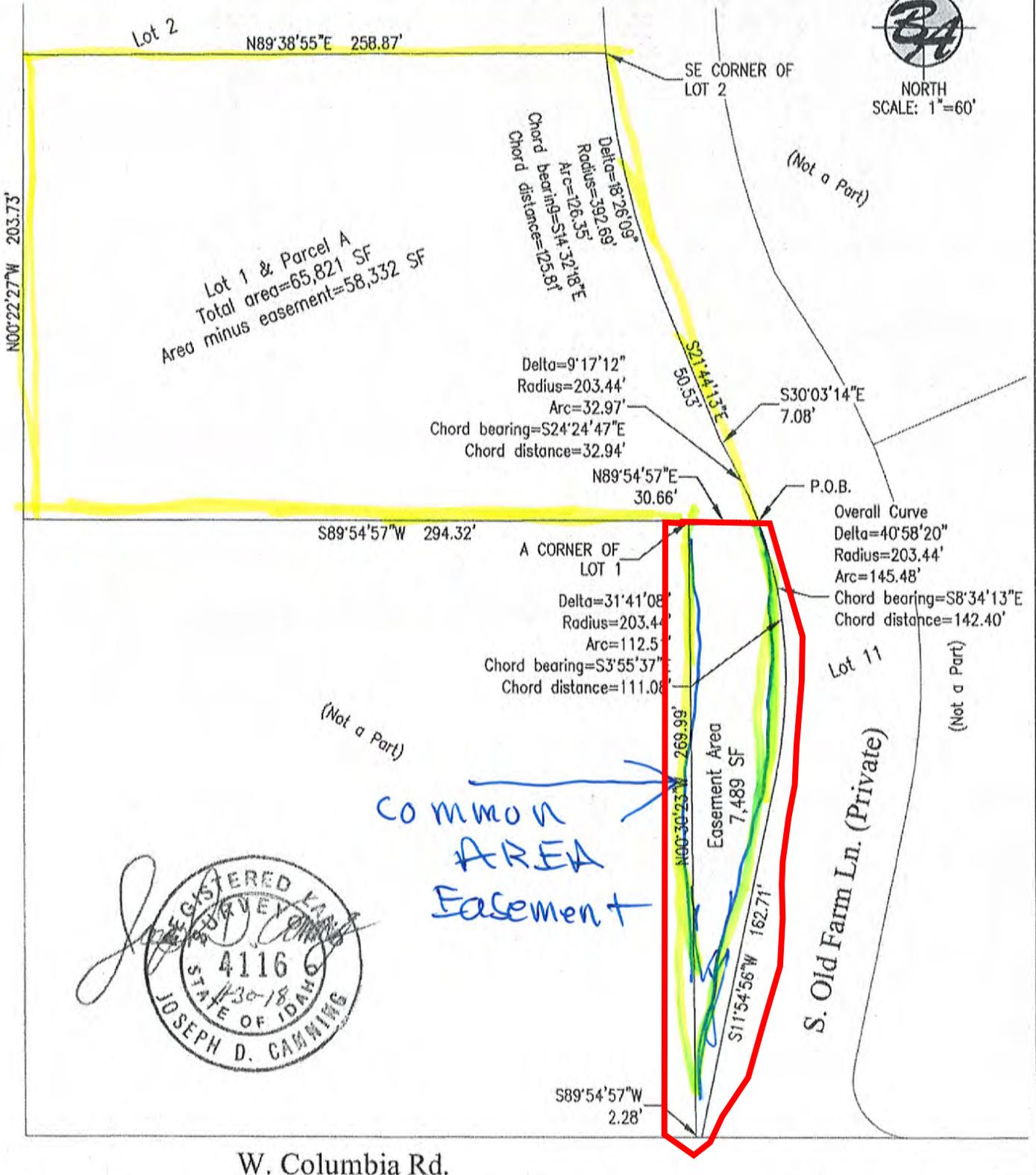
Comprising 7,489 square feet, more or less.

Subject to easements of record or apparent.



Iron Horse Subdivision

A Portion of Lot 1 Easement Sketch



B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381



S Seattle Beg Way

S Olo Farm Pl

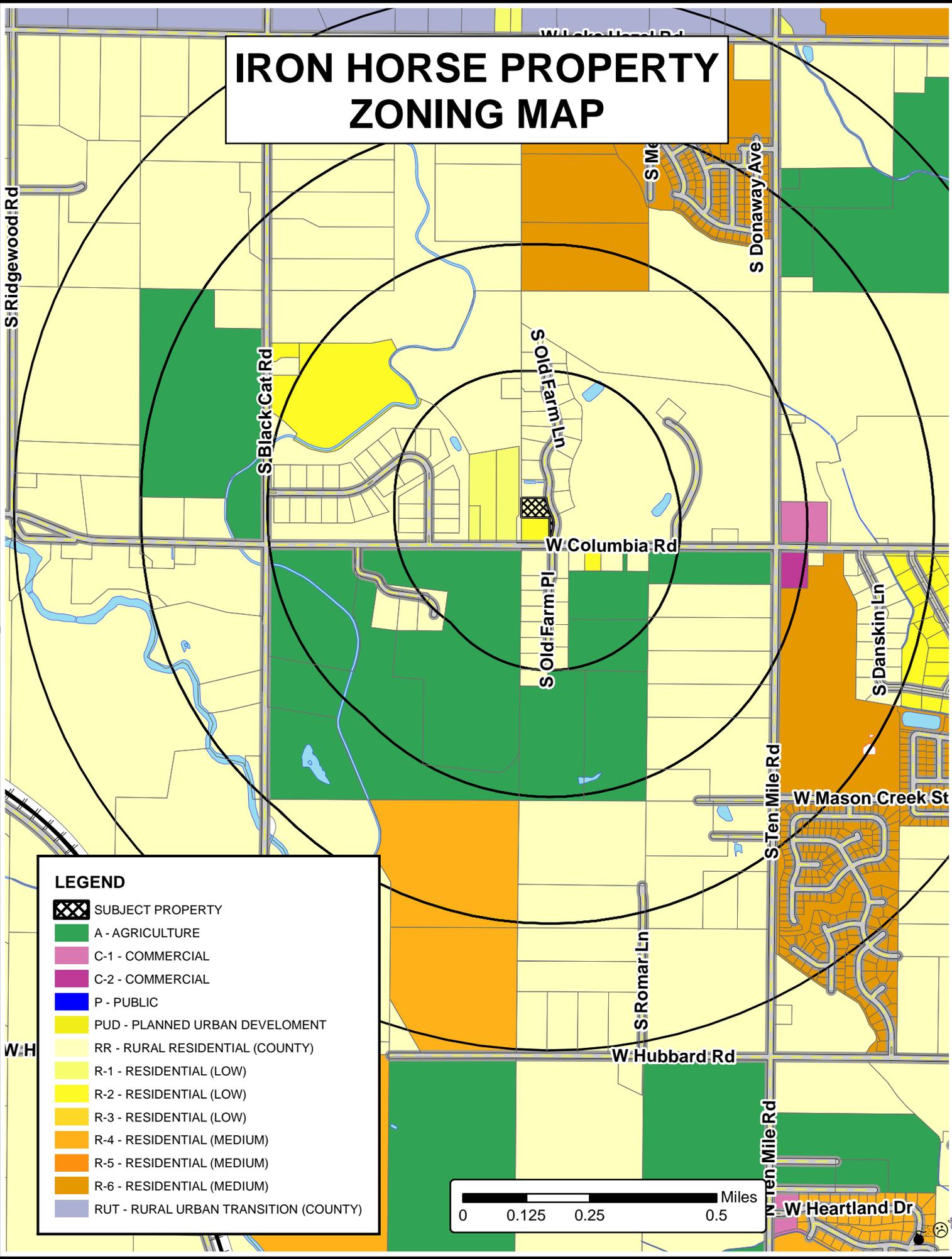
S Olo Farm Pl

S Seattle Beg Way

W Balm Ln

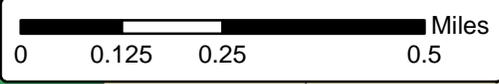
Rd

IRON HORSE PROPERTY ZONING MAP

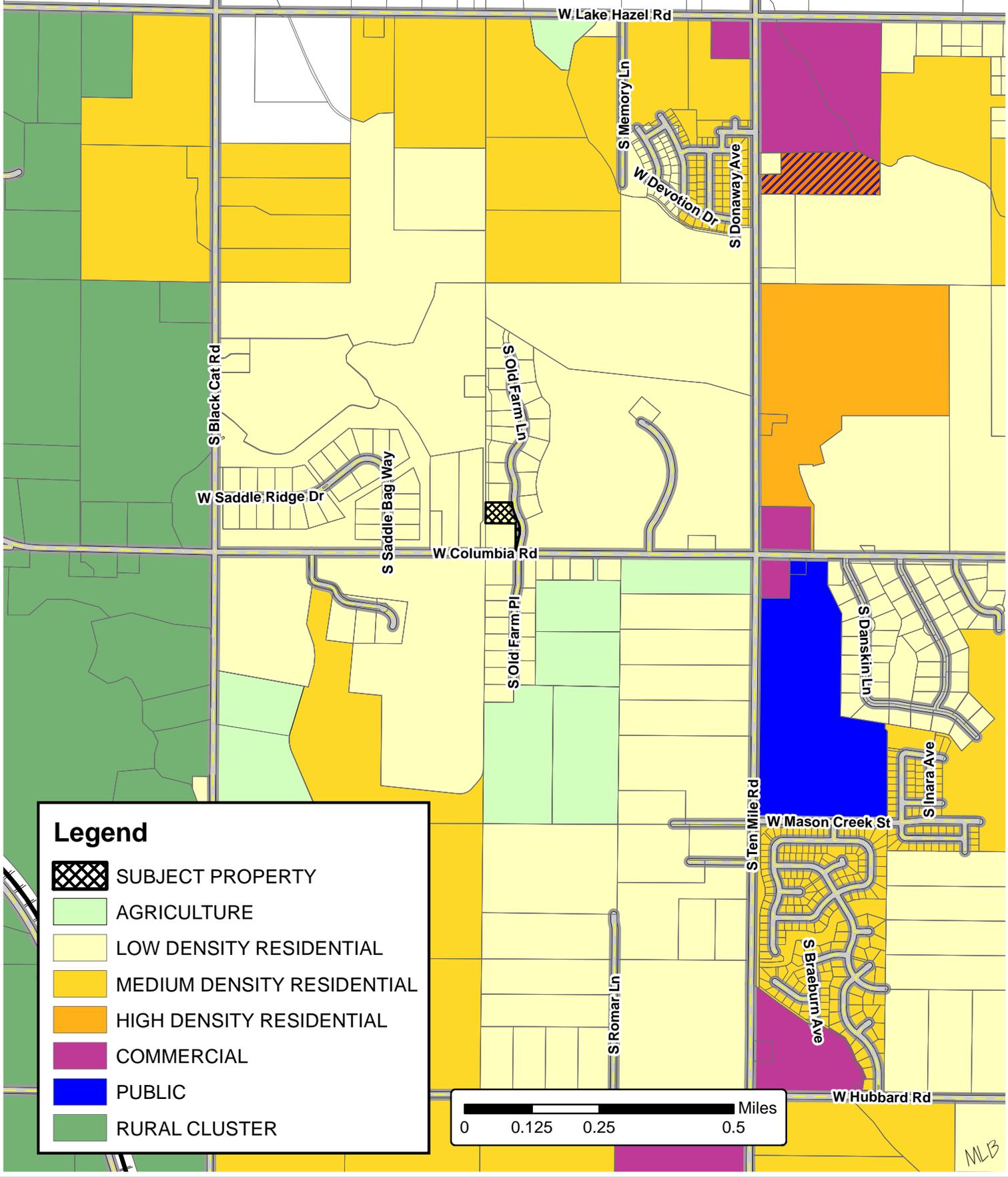


LEGEND

-  SUBJECT PROPERTY
-  A - AGRICULTURE
-  C-1 - COMMERCIAL
-  C-2 - COMMERCIAL
-  P - PUBLIC
-  PUD - PLANNED URBAN DEVELOPMENT
-  RR - RURAL RESIDENTIAL (COUNTY)
-  R-1 - RESIDENTIAL (LOW)
-  R-2 - RESIDENTIAL (LOW)
-  R-3 - RESIDENTIAL (LOW)
-  R-4 - RESIDENTIAL (MEDIUM)
-  R-5 - RESIDENTIAL (MEDIUM)
-  R-6 - RESIDENTIAL (MEDIUM)
-  RUT - RURAL URBAN TRANSITION (COUNTY)

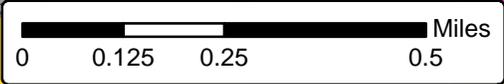


IRON HORSE AREA COMPREHENSIVE PLAN MAP



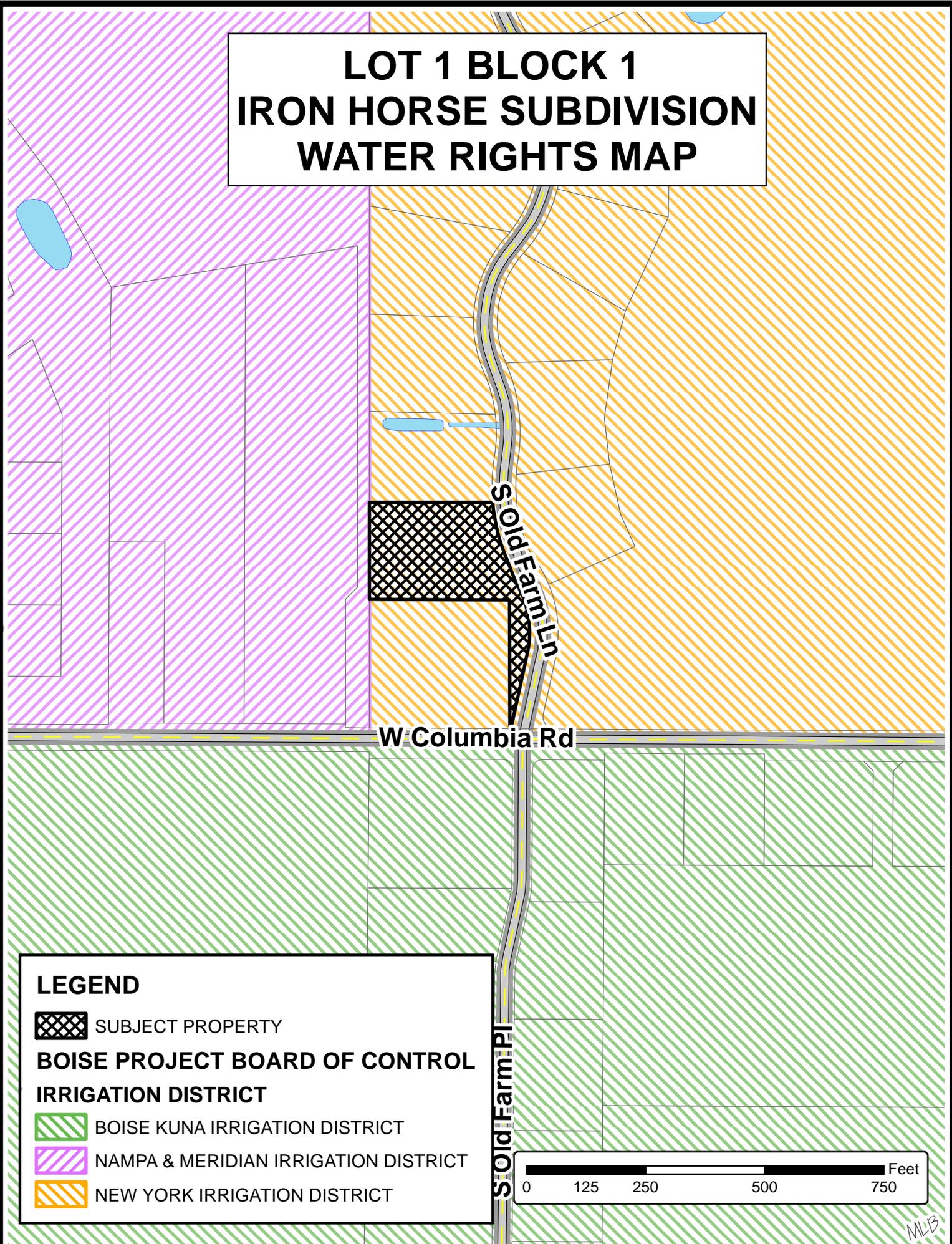
Legend

-  SUBJECT PROPERTY
-  AGRICULTURE
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  COMMERCIAL
-  PUBLIC
-  RURAL CLUSTER



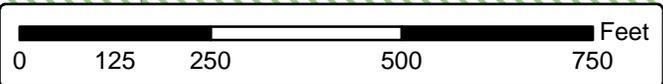
MLB

LOT 1 BLOCK 1 IRON HORSE SUBDIVISION WATER RIGHTS MAP



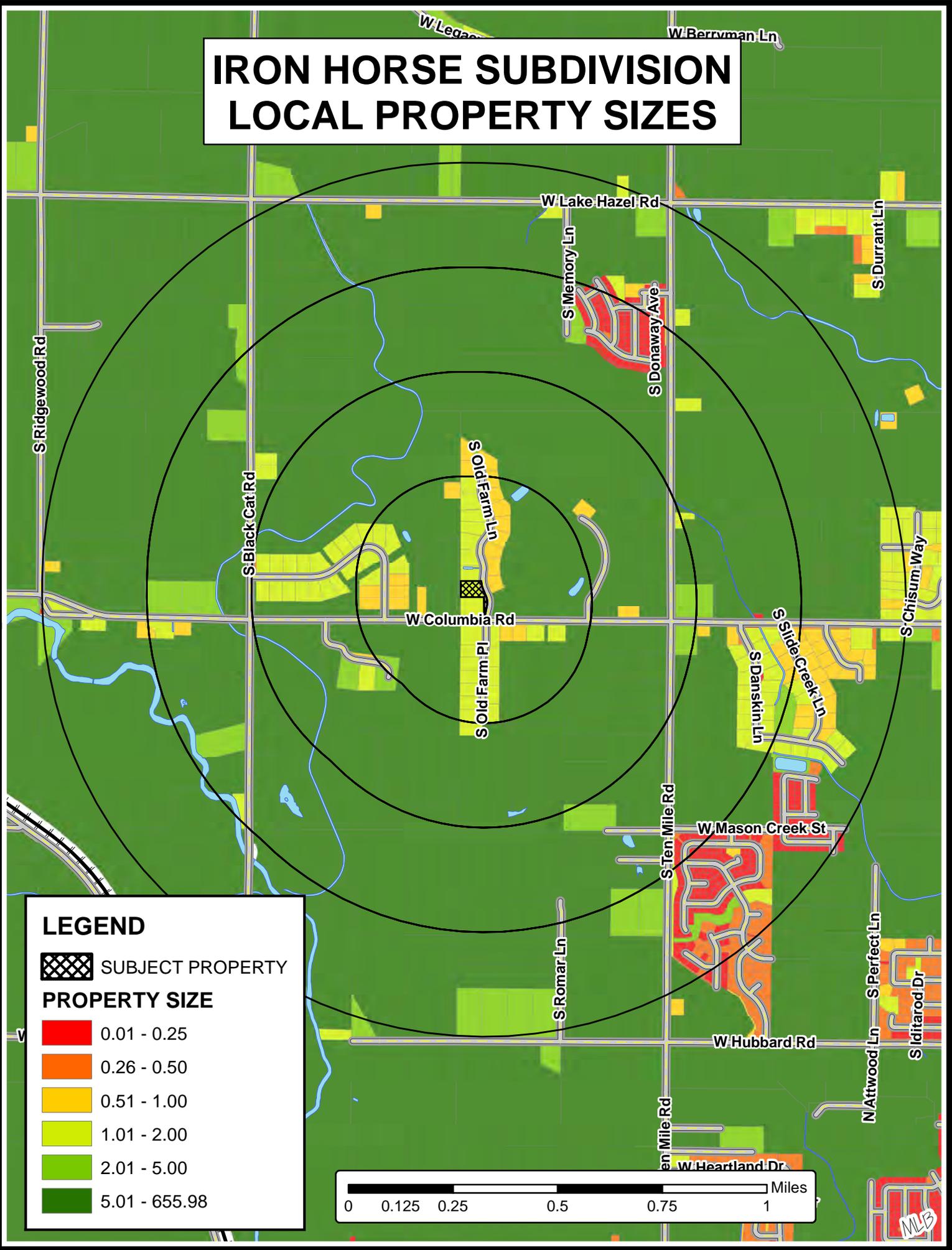
LEGEND

-  SUBJECT PROPERTY
- BOISE PROJECT BOARD OF CONTROL IRRIGATION DISTRICT**
-  BOISE KUNA IRRIGATION DISTRICT
-  NAMPA & MERIDIAN IRRIGATION DISTRICT
-  NEW YORK IRRIGATION DISTRICT



MLB

IRON HORSE SUBDIVISION LOCAL PROPERTY SIZES

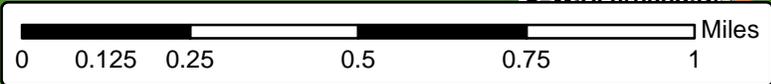


LEGEND

 SUBJECT PROPERTY

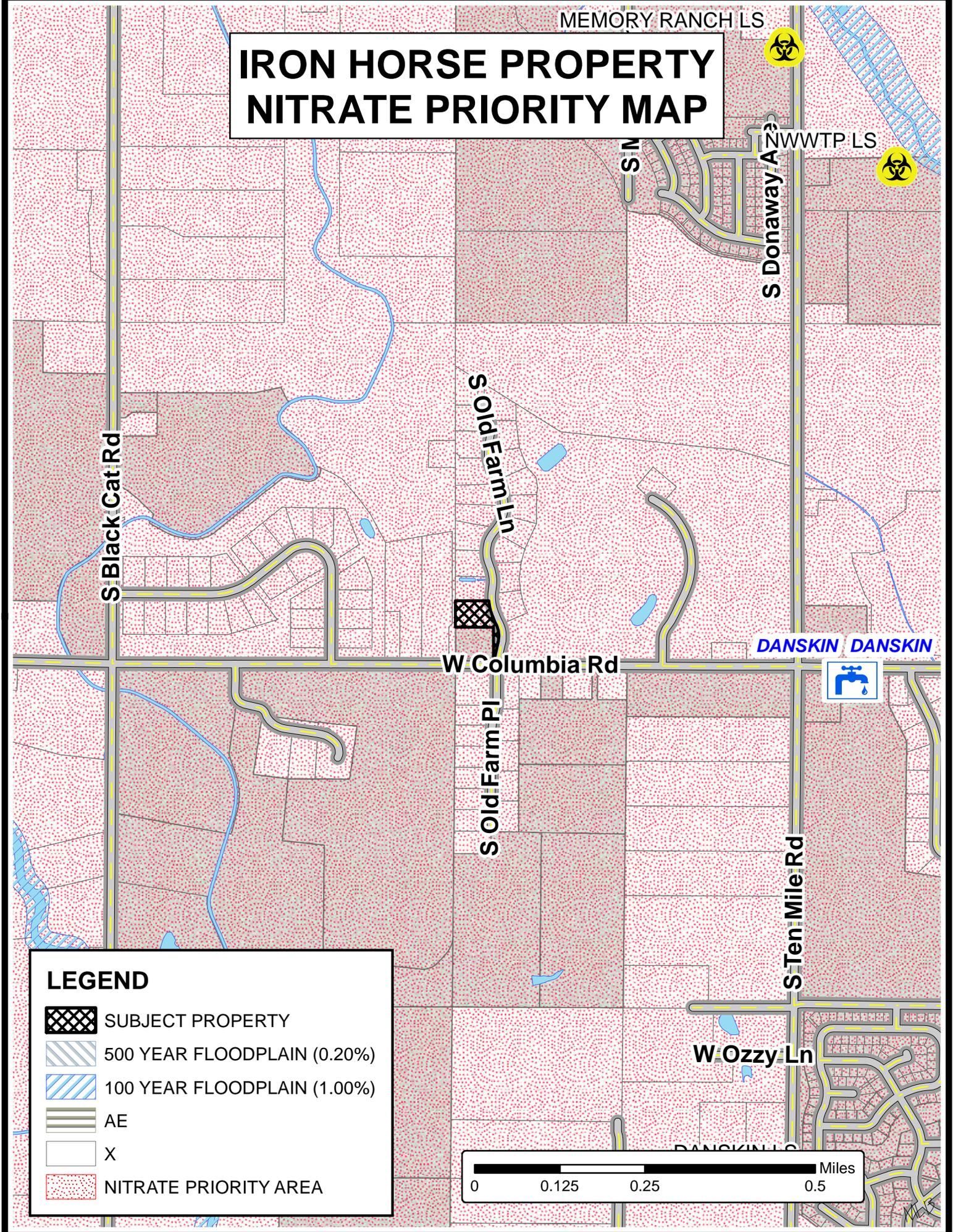
PROPERTY SIZE

-  0.01 - 0.25
-  0.26 - 0.50
-  0.51 - 1.00
-  1.01 - 2.00
-  2.01 - 5.00
-  5.01 - 655.98



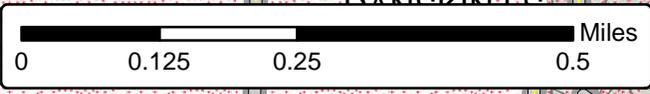
MLB

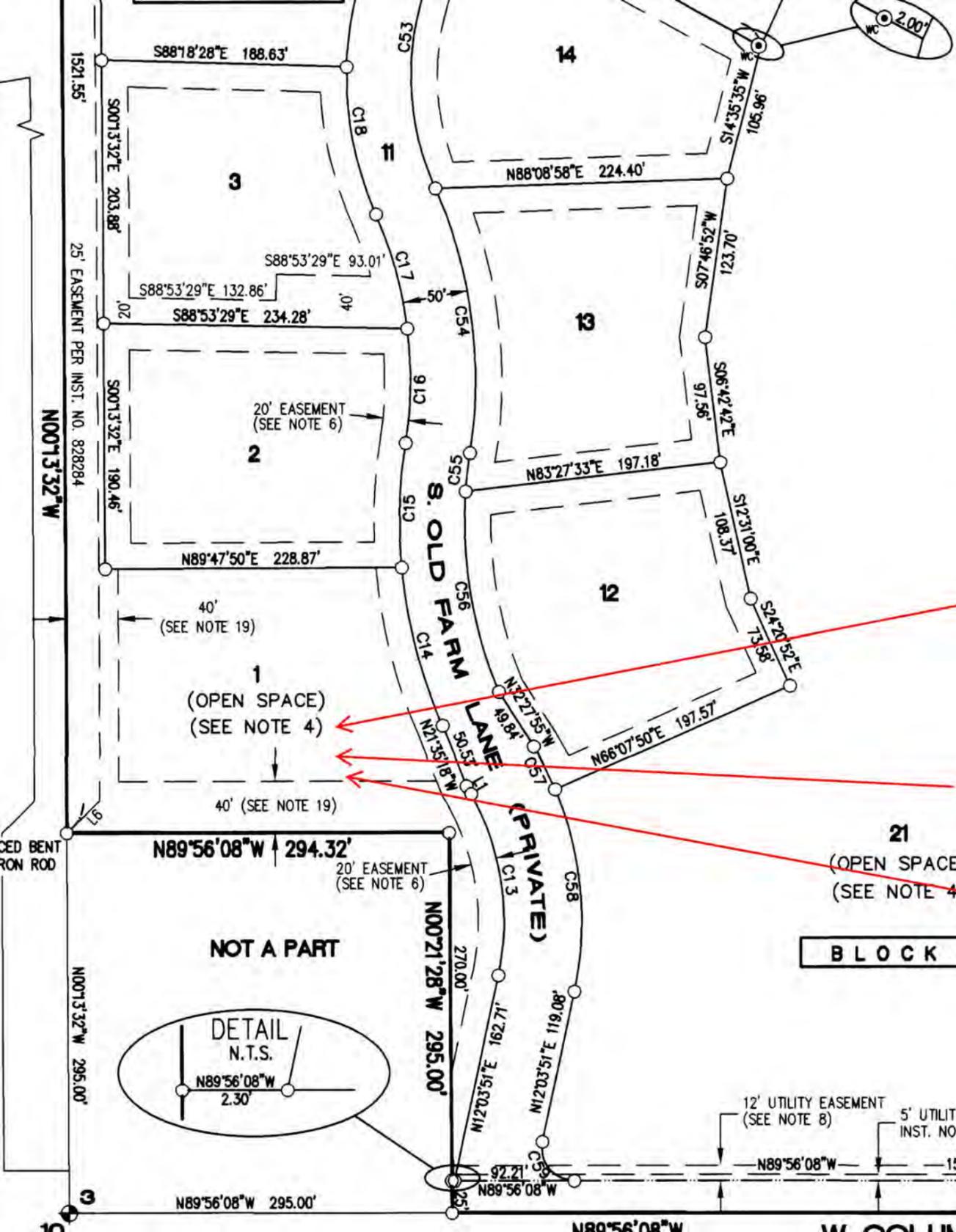
IRON HORSE PROPERTY NITRATE PRIORITY MAP



LEGEND

-  SUBJECT PROPERTY
-  500 YEAR FLOODPLAIN (0.20%)
-  100 YEAR FLOODPLAIN (1.00%)
-  AE
-  X
-  NITRATE PRIORITY AREA



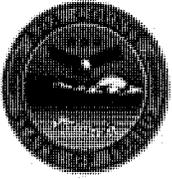


PLAT NOTES

1. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
3. EACH RESIDENTIAL LOT SHALL CONNECT TO A MUNICIPAL SEWAGE COLLECTION AND TREATMENT FACILITY WHEN REASONABLY AVAILABLE AS DEFINED BY THE ADA COUNTY CODE.
4. LOT 1 AND 21, BLOCK 1 ARE DEED RESTRICTED LOTS AND MAY ONLY BE USED FOR "OPEN SPACE" AS DEFINED IN THE NON-FARM DEVELOPMENT AND DEDICATED OPEN SPACE SECTION OF THE ADA COUNTY ZONING ORDINANCE. THESE DEED RESTRICTED LOTS MUST ALSO BE USED IN A MANNER SPECIFIED IN THE CONDITIONS OF APPROVAL ISSUED BY ADA COUNTY'S DEPARTMENT OF DEVELOPMENT SERVICES. THESE LOTS MUST BE USED IN THIS MANNER UNTIL THE SUBJECT PROPERTY HAS RECEIVED DEVELOPMENT APPROVAL AND APPROVAL FOR A ZONING ORDINANCE MAP AMENDMENT TO 1) A COMMERCIAL OR INDUSTRIAL DISTRICT OR 2) A RESIDENTIAL OR RURAL DISTRICT THAT ALLOWS A DENSITY OF LESS THAN OR EQUAL TO FIVE (5) ACRES PER DWELLING; AND URBAN SERVICES ARE AVAILABLE TO THE PROPOSED DEVELOPMENT.
5. A PORTION OF LOT 21, BLOCK 1 SHOWN HEREON IS SUBJECT TO AN EASEMENT FOR ACCESS AND MAINTENANCE OF UTILITY IMPROVEMENTS INCLUDING SEWAGE TREATMENT FACILITIES IN FAVOR OF THE IRONHORSE SUBDIVISION HOMEOWNERS' ASSOCIATION.
6. A TWENTY (20) FOOT EASEMENT IS HEREBY RESERVED ADJACENT TO THE EXTERIOR OF LOTS 1 THROUGH 10 INCLUSIVE AND 12 THROUGH 20 INCLUSIVE, BLOCK 1, FOR PUBLIC UTILITIES, DRAINAGE, AND PRESSURIZED IRRIGATION. SAID EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS.
7. DIRECT ACCESS TO LOT 21, BLOCK 1 FROM TEN MILE ROAD IS SUBJECT TO APPROVAL FROM THE ADA COUNTY HIGHWAY DISTRICT.
8. A TWELVE (12) FOOT WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY FOR PUBLIC UTILITIES AND DRAINAGE AND IRRIGATION FACILITIES. SAID EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS.
9. LOT 11, BLOCK 1 SHALL BE OWNED AND MAINTAINED BY THE IRONHORSE SUBDIVISION HOMEOWNERS' ASSOCIATION. SAID LOT IS SUBJECT TO AN EASEMENT OVER ITS ENTIRETY FOR INGRESS AND EGRESS, PUBLIC UTILITIES, DRAINAGE AND IRRIGATION FACILITIES AND ANY OTHER USES AS DESIGNATED IN THE DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE SUBDIVISION.
10. THE OWNER SHALL COMPLY WITH IDAHO CODE 31-3805 PERTAINING TO IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE.
11. LOTS 16, 17 AND 21, BLOCK 1 ARE SUBJECT TO A THIRTY (30) FOOT WIDE EASEMENT SHOWN HEREON TO THE BENEFIT OF LOT 22, BLOCK 1 FOR THE PURPOSE OF AN UNDERGROUND SANITARY SEWER LINE.
12. LOTS 16 AND 17, BLOCK 1 ARE SUBJECT TO A THIRTY (30) FOOT WIDE EASEMENT SHOWN HEREON TO THE BENEFIT OF LOT 21, BLOCK 1 FOR THE PURPOSE OF INGRESS AND EGRESS.
13. LOTS 10, 11, 20 AND 21, BLOCK 1 ARE PLATTED TO THE APPROXIMATE CENTER OF THE KUNA CANAL AND ARE SUBJECT TO ANY EXISTING PRESCRIPTIVE EASEMENT OR RIGHT-OF-WAY FOR SAID CANAL.
14. LOT 21, BLOCK 1 IS SUBJECT TO A PRIVATE ROAD EASEMENT SHOWN HEREON TO THE BENEFIT OF LOT 22, BLOCK 1 FOR THE PURPOSE OF INGRESS AND EGRESS.
15. LOTS 19 AND 20, BLOCK 1 ARE SUBJECT TO A THIRTY (30) FOOT WIDE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT SHOWN HEREON TO THE BENEFIT OF THE IRONHORSE HOMEOWNERS' ASSOCIATION FOR ACCESS AND MAINTENANCE OF UTILITIES.
16. THIS SUBDIVISION IS WITHIN THE SPHERE OF INFLUENCE OF AN ANIMAL FEEDING OPERATION. SAID ANIMAL FEEDING OPERATION IS WITHIN ONE MILE OF THIS SUBDIVISION.
17. TWENTY-EIGHT (28) FOOT IRRIGATION EASEMENT FROM CENTERLINE OF KUNA CANAL IN FAVOR OF U.S. BUREAU OF RECLAMATION PER (26 STAT. 391; 43 U.S.C. 945) AND SUCCESSORS OR ASSIGNS.
18. SOUTH OLD FARM LANE IS A PRIVATE ROAD PROVIDING PERPETUAL INGRESS AND EGRESS TO ALL LOTS IN THIS SUBDIVISION.
19. LOT 1, BLOCK 1 IS SUBJECT TO AN IRRIGATION EASEMENT SHOWN HEREON FOR THE PURPOSE OF IRRIGATION FACILITIES.

LEGEND

- ⊕ FOUND BRASS/ALUMINUM CAP AS NOTED
- FOUND MONUMENT AS NOTED



Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Community Planning
Engineering & Surveying
Permitting
Strategic Planning

Ada County Commissioners
Diana Lachiondo, First District
Rick Visser, Second District
Kendra Kenyon, Third District

ADA COUNTY
Development Services Department

January 22, 2019

David Crawford
B&A Engineers, Inc.
5505 W. Franklin Road
Boise, ID 83705

**RE: PROJECT #201800978 PBA, IRONHORSE SUB PROPERTY
BOUNDARY ADJUSTMENT**

Dear Mr. Crawford,

On June 15, 2018, the Director granted tentative approval for Project #201800978 PBA, subject to the conditions of approval listed in Exhibit #A. The final conditions of approval for the property boundary adjustment have been met as listed:

1. The Record of Survey was modified and shows that the existing well & pump house are on only one (1) resultant parcel (Parcel G).
2. The chord bearings have been corrected.
3. The Record of Survey was completed by Joseph D. Canning who is a professionally licensed land surveyor and the applicant filed Record of Survey No. 11468 on July 26, 2018, as evidenced by Instrument #2018-069722.
4. As evidenced in the record, the applicant has provided documentation to the Director that they have obtained new tax parcel numbers from the Ada County Assessor.
5. As evidenced in the record, the applicant has provided the following documentation to the Director: one (1) full size blueprint of the recorded Record of Survey; proof of assignment of tax parcel numbers; and a copy of the recorded deeds as evidenced by Instrument #2018-075102, Instrument #2018-075103, Instrument #2018-075104, Instrument #2018-075105, Instrument #2018-075106, Instrument #2018-075107, Instrument #2018-075113, Instrument #2018-075114, Instrument #2018-075131, Instrument #2018-075132, Instrument #2018-075133, Instrument #2018-075133, Instrument #2018-075134, Instrument #2019-002249, and Instrument #2019-002250.
6. The applicant has requested a letter from the Director stating that the Property Boundary Adjustment is final.

March 12, 2019

TO: City of Kuna
FROM: Cottonwood Crossing farm, LLC / Joseph Guido
SUBJECT: Comments at Neighborhood Meeting

On January 19, 2019, we had a neighborhood meeting on the premise of Lot 1, Blk 1 Ironhorse.

There were out of 18 Lot / Homeowners 14 to 15 showed up.

Most of the inquiries were what we had planned for the short strip along Old Farm Lane. We explained that there already was an easement drafted to be recorded upon completion of annexation, in favor of the Ironhorse HOA.

Lot 19 Sue Ascensio inquired as to could a mix of City & County property co-exist and how would that work. We explained that it would be fairly transparent, the HOA would still be have ACC control of design etc. That there would be a slight upcharge in property taxes.

Aside from these 2 conversations, there was nothing else.

Sincerely,



Joe Guido

received
3.12.2019

TB

Project #201800978 PBA has met the required conditions of approval as listed above. This letter certifies that Project #201800978 PBA has received final approval.

If you have any questions, please call (208) 287-7913 or via e-mail at bdanielson@adacounty.id.gov.

Sincerely,



Brent Danielson, AICP
Associate Planner
Ada County Development Services

Cc: Joseph D. Canning, B&A Engineering, Inc., 5505 W. Franklin Road, Boise, ID 83705
Joe Guido, Cottonwood Crossing Farm, LLC, 7744 W. Bella Terra Lane, Meridian, ID 83642
Mark & Amy Duenas, 7933 S. Old Farm Lane, Meridian, ID 83642
Daren Newman, 7887 S. Old Farm Lane, Meridian, ID 83642
Russell Michaelson, 7849 S. Old Farm Lane, Meridian, ID 83642
Michael & Anne Marie Merlo, 7795 S. Old Farm Lane, Meridian, ID 83642
Craig & Barbara Chatterton, 7741 S. Old Farm Lane, Meridian, ID 83642
Stephen & Jerri Meyerpeter, 7693 S. Old Farm Lane, Meridian, ID 83642
Luis & Maria Urias, 7645 S. Old Farm Lane, Meridian, ID 83642

Written Comments Submittal

To: Kuna Planning & Zoning Department

From: Ironhorse Subdivision HOA

Reference: 19-01-AN

Date Submitted: 4/15/2019

Includes Cover Letter and Exhibits A, B, and C

received
4.15.2019

April 14, 2019

City of Kuna
Planning & Zoning Department
751 W. 4th St.
Kuna, ID 83634

Re: 19-01-AN (Annexation) – J&K Guido Annexation

Dear Planning & Zoning Commission:

While the Ironhorse HOA has no objection to the desire of Joseph & Kathryn Guido for Lot 1, Block 1 to be annexed into the City of Kuna, we wish to voice our opposition to the terms of the annexation as currently proposed. We request the following changes to the annexation documents and use requirements as listed below:

1. The current proposed zoning is to zone Lot 1, Block 1 as R-2 zone. We propose to amend the zoning to an R-1 zone to restrict the use of the property to 1 home per Lot consistent with the CC&R's of the Ironhorse subdivision as stated on page 6, Article VI – Permitted Uses and Performance Standards, Section 6.02 (Buildings) highlighted in **Exhibit A** (attached). It states "Except for Lot 11 of Block 1 of the Subdivision (Private Road), no Lot shall be improved except with one (1) single-family residential dwelling and such accessory buildings and structures as are approved by the ACC." Additionally, page 12, Section 6.25 (Subdividing) states "No Lot within the Subdivision may be further subdivided."
2. Joseph & Kathryn Guido have previously agreed that upon the sale of Lot 1, Block 1, the Lot would be subject to the current CC&R's and ACC (Architectural Control Committee) guidelines (**Exhibit B**) in force at the time of the execution of the Acquisition Agreement (**Exhibit C** dated 2/26/18 and recorded by Pioneer Title). In the Acquisition document, 8 property owners purchased property that was originally part of Lot 1, Block 1, located behind each one of the respective home owner's lot's in order to "square off" Lot 1, Block 1 in preparation for sale. It is clear in this agreement that Lot 1, Block 1 (currently Ironhorse "Open Space") will be brought under the Ironhorse HOA as one buildable lot, as highlighted on pages 1 and 2 of **Exhibit C**.

In summary, we are requesting that if the annexation of Lot 1, Block 1 is approved by the Kuna Planning & Zoning Department that the annexation be zoned R-1 to be consistent with and subject to the Ironhorse CC&R's and ACC guidelines.

Sincerely,



Michael McShane
HOA President, on behalf of the Ironhorse Subdivision

Exhibit A

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/01/05 02:32 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Pioneer

AMOUNT 129.00 43



AMENDED
AND
RESTATED MASTER DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
IRONHORSE SUBDIVISION

FEBRUARY 15, 2005

design, development, improvement and use of the Subdivision by the Grantor and all other persons or entities who may subsequently acquire an interest in the Subdivision and (iii) create a residential development of the highest quality;

WHEREAS, Lots 1, 21, 22 and 23 of Block 1 of Ironhorse Subdivision (hereafter referred to collectively as the "Excluded Lots") are not owned by the Grantor and are expressly excluded from this Amended and Restated Master Declaration and shall not be subject to the covenants, conditions, restrictions, easements, reservations, limitations and equitable servitudes contained herein; and

WHEREAS, in order to achieve the objectives and desires of the Grantor, the Grantor will control the management and government of the Subdivision and the Association of Owners to be created until such time as the Owners take over the management functions through the Association upon substantial completion of the development process.

ARTICLE II.

TERMINATION OF ORIGINAL MASTER DECLARATION

As provided in the Termination of even date herewith, the Grantor and the owners of the Excluded Lots (Lots 1, 21, 22 and 23 of Block 1) have terminated the Original Master Declaration, said termination to be effective upon the recording of the Termination and this Amended and Restated Master Declaration in the official records of Ada County, Idaho. From and after the effective date of said termination, the Lots 2 through and including 20 of Block 1 of the Subdivision shall be subject to the covenants, conditions, restrictions, easements, reservations, limitations and equitable servitudes (hereafter collectively "Covenants and Restrictions") set forth in this Amended and Restated Master Declaration, as the same exist from time-to-time and the Original Master Declaration shall be of no further force or effect.

ARTICLE III.

DECLARATION

The Grantor hereby declares that the Subdivision and each lot, tract or parcel thereof (hereafter called "Lot," unless specified to the contrary), but expressly not including the Excluded Lots (Lots 1, 21, 22 and 23 of Block 1), is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following Covenants and Restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Subdivision and/or the Lots therein (not including the Excluded Lots), and to enhance the value, desirability and attractiveness thereof. The Covenants and Restrictions set forth herein shall run with the land and each estate therein and shall be binding upon all persons having or acquiring any right, title or interest in the Subdivision or any Lot therein (not including the Excluded Lots); shall inure to the benefit of every Lot and any interest therein; and shall inure to the benefit of and be binding upon the Grantor and each Owner, and each successor in interest of each, and may be enforced by the Grantor, any Owner, or by the Owner's Association, as hereafter provided.

Notwithstanding the foregoing, no provision of this Amended and Restated Master Declaration shall be construed or enforced to prevent or limit the Grantor's right to complete development of the Subdivision in accordance with the plan therefor as the same exists or may be modified from time-to-time by the Grantor nor prevent normal construction activities during the construction of Improvements (hereafter defined) upon any Lot. No development or construction activities shall be deemed to constitute

- (e) The integration of development of the different Lots by setting common general standards consistent with the Architectural Guidelines existing from time-to-time.
- (f) Insuring attractive landscaping and the conservation of existing natural features with minimum adverse impact on the ecosystem.

ARTICLE VI.

PERMITTED USES AND PERFORMANCE STANDARDS

SECTION 6.01. Use. Except for Lot 11 of Block 1 of the Subdivision, which is the Private Road, Lots shall be used only for single-family residential purposes and such uses as are customarily incidental thereto and Common Areas. As used herein and elsewhere in this Amended and Restated Master Declaration, "residential" shall mean the use of the Improvements on a Lot for living accommodations by not more than two (2) unrelated persons, excluding guests of the principal Occupant(s), which guests may reside therein on a temporary basis. Notwithstanding the provisions of §67-6530 et. seq., Idaho Code, as used in this Amended and Restated Master Declaration, "residential" is not intended, nor shall the same be construed, to include the use of Lot for the operation of a shelter home for persons unrelated to each other or unrelated to the Owner or Occupant, which operation is expressly prohibited on any Lot within the Subdivision.

SECTION 6.02. Buildings. Except for Lot 11 of Block 1 of the Subdivision (Private Road), no Lot shall be improved except with one (1) single-family residential dwelling and such accessory buildings and structures as are approved by the ACC.

SECTION 6.03. Approval of Use and Plans. No Improvements shall be built, constructed, erected, placed or materially altered within the Subdivision unless and until the plans, specifications and site plan therefor have been reviewed in advance and approved by the ACC in accordance with the provisions of Article XII, below.

SECTION 6.04. Prohibited Buildings/Uses. No trailer or other vehicle, tent, shack, garage, accessory building or out building shall be used as a temporary or permanent residence. No noxious or offensive activities shall be conducted on any Lot nor shall anything be done thereon which may be or become an unreasonable annoyance or nuisance to the Occupant(s) of the other Lots within the Subdivision by reason of unsightliness or the excessive emission of fumes, odors, glare, vibration, gases, radiation, dust, liquid waste, smoke or noise.

SECTION 6.05. Set-Backs. No Building or other structure (exclusive of fences and similar structures approved by the ACC) shall be located on a Lot nearer to a Lot line than is permitted by the ordinances of the County of Ada, Idaho, or other governmental entity having jurisdiction of the Subdivision; provided, however, the ACC shall have the right to stagger the front setbacks of the Lots in order to create a more pleasing appearance and to minimize the negative visual appearance of a uniform building line.

SECTION 6.06. Antennae. No exterior radio antennae, television antennae or other antennae, including a satellite dish, shall be erected or maintained on a Lot without the prior approval in writing by the ACC.

therein.

SECTION 6.08. Lighting. Exterior lighting and interior lights reflecting outside shall not be placed in any manner which shall cause glare or excessive light spillage on a neighboring Lot(s) and shall be in accordance with the Architectural Guidelines.

SECTION 6.09. Animals. No animals, livestock, birds, insects or poultry of any kind shall be raised, bred, or kept on any Lot, except that domesticated dogs, cats or other small household pets which do not unreasonably bother or constitute a nuisance to others may be kept, provided that they are not kept, bred or maintained for any commercial purpose. Dogs and other similar pets shall be on a leash when not confined to an Owner's Lot. Each Owner shall be responsible for any damage caused by such Owner's animal(s). No kennel or other area intended to restrain or enclose an animal(s) must be approved by the ACC and, if approved, must be located on the Lot in a location which will minimize the possible nuisance that such may have on the Occupants of the adjacent Lot(s).

SECTION 6.10. Sewer System. Sewerage disposal for all Lots shall be by the Community Sewer System. Any Non-Salt watersoft system installed on a Lot must be reverse osmosis, catalytic, or a type that uses no salt. Septic tanks and/or sewer cesspools shall be prohibited.

SECTION 6.11. Grading and Drainage. A site plan indicating the proposed grading and drainage of a Lot must be approved by the ACC before any construction is initiated. Water on a Lot shall be contained and disposed of on such Lot and shall not be allowed to drain or flow upon, across or under adjoining Lots or the Private Road adjacent to such Lot, unless an express written easement for such purpose exists. There shall be no interference with the drainage pattern over any portion of the Subdivision, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the ACC. For the purposes hereof, "drainage pattern" is defined as the system of drainage, whether natural or otherwise, which is shown on any plans approved by the ACC. The Owner of any Lot within the Subdivision in which grading or other work has been performed pursuant to a grading plan approved by ACC, shall maintain and repair all graded surfaces, drainage structures, means or devices which are not the responsibility of the Association or any governmental entity, it being expressly understood and agreed by each Owner of a Lot, by acceptance of a deed to such Lot, that the Owner of each Lot, not Ada County Highway District (hereafter "ACHD") nor the Association, shall be responsible for the maintenance, repair or replacement of the berm, if any, which is located on the Lot adjacent to the Private Road, the purpose of such berm being to prevent the drainage of surface water from such Lot onto the Private Road within the Subdivision.

Each Owner who purchases a Lot directly from the Grantor (hereafter "Initial Owner"), by the acceptance of the deed to the Lot from the Grantor, acknowledges that the Grantor has obtained a Level 1 Nutrient Pathogen Study from Braun Consulting, dated April 1, 2003 (hereafter "Soil Analysis Report") and made such Soil Analysis Report available to the Initial Owner prior to the closing of the purchase of the Lot by the Initial Owner from the Grantor. In summary, the Soil Analysis Report indicates that the soils within the Subdivision contain concentrations of clay which may result in poor vertical drainage and the failure to compensate for this condition may result in surface water ponding on the Lot or drainage toward, instead of away from, structures on the Lot. Each Initial Owner acknowledges that certain steps should be taken in the construction of a residential dwelling on the Lot to mitigate the effects of the inferior draining soils within the Subdivision, including, but not limited to, the drainage of water away from structures on the Lot. Each Initial Owner agrees to give notice to its successor-in-interest in the ownership of the Lot of the Soil Analysis Report and the specific steps taken by the Initial Owner in the construction of the residential dwelling to mitigate the inferior draining soils on the Lot.

- (g) In the event that any Owner shall permit any Improvement, including any landscaping, which is the responsibility of such Owner to maintain, to fall into disrepair so as to create a dangerous, unsafe, unsightly or unattractive condition, the Board, upon fifteen (15) days prior written notice to the Owner of such Lot, shall have the right to correct such condition, and to enter upon said Lot and into any Building or structure thereon, if necessary, for the purpose of correcting or repairing the same, and such Owner shall promptly reimburse the Association for the cost thereof. The Owner of the offending Lot shall be personally liable, and such Owner's Lot may be subject to a mechanic's lien for all costs and expenses incurred by the Association in taking such corrective action, plus all costs incurred in collecting the amounts due. Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Board, be levied as a Limited Assessment against said Lot and shall be enforceable in the same manner as other assessments set forth in Article XI of this Amended and Restated Master Declaration.

SECTION 6.14. Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any Lot within the Subdivision and no odor shall be permitted to arise therefrom so as to render any Lot within the Subdivision unsanitary, unsightly, offensive or detrimental to any other Lot therein or in the vicinity thereof or to its occupants. No noise or other nuisance shall be permitted to exist or operate upon or from any Lot so as to be offensive or detrimental to any other Lot within the Subdivision or in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no external speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used or placed on any Lot within the Subdivision.

SECTION 6.15. Oil and Mineral Rights. Subject to any prior grant or reservation thereof, there is hereby reserved to the Grantor, together with the right of the Grantor to grant and transfer the same, the following: (i) all oil, oil rights, minerals, mineral rights, natural gas rights and other hydrocarbons by whatever name known, and the rights in connection therewith; (ii) geothermal steam and all products derived from any of the foregoing that may be within or under the land comprising the Subdivision; (iii) the perpetual right of drilling, mining, exploring and operating therefore and scoring in and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from land other than land within the Subdivision, oil and gas wells, tunnels and shafts into, through or across the subsurface of land within the Subdivision and to bottom such whipstock or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore and operate through the surface or the upper fifty feet (50') of the subsurface of the land within the Subdivision.

SECTION 6.16. Mining and Drilling. No Lot shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing water, steam, oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth; provided that the Grantor or the Association may, by permit, grant, license or easement, allow the drilling for and the extraction of water for use on the Lot.

SECTION 6.17. Boats, Campers and Other Equipment. Trailers, mobile homes, trucks larger than standard-size pickups, boats, tractors, campers, garden or maintenance equipment and vehicles other than automobiles (hereafter "Vehicles and Equipment"), when not in actual use, shall be kept at all times in an enclosed structure on the Lot. Except for a temporary period not to exceed twenty-four (24)

SECTION 6.25. Subdividing. No Lot within the Subdivision may be further subdivided, nor may any easement or other interest therein less than the whole be conveyed by the Owner thereof without the prior approval of Ada County, Idaho or, if the Subdivision has been annexed, by the City of Eagle, Idaho, and the written consent of the ACC; provided, however, that nothing herein shall be deemed to prevent an Owner from transferring or selling any Lot to more than one person to be held by them as tenants in common, joint tenants, tenants by the entirety, or as community property, or require the approval of the ACC therefor. In addition, the conveyance of an insignificant portion(s) of a Lot to the Owner of the Lot which abuts said conveyed portion for the purpose of correcting a common boundary or other similar purpose, shall not be deemed to be a subdividing of a Lot within the prohibition contained herein.

SECTION 6.26. Fences. No fence or wall of any kind shall be constructed on a Lot unless the plans and specifications therefor, including the location, design, material and color thereof, have been approved in writing by the ACC prior to the construction or installation. The ACC shall have the right to adopt uniform design standards for all fences constructed/installed within the Subdivision.

All fences and walls shall be subject to the following restrictions:

- (a) All fences and walls on a Lot shall not exceed six (6) feet in height (unless a lower height is required by the ACC).
- (b) No fence or wall on a Lot shall be constructed or installed in the required set-back area adjacent to the Private Road within the Subdivision.
- (c) All fences and walls shall be constructed and installed and maintained in good appearance and condition at the expense of the Owner of the Lot on which they are located and all damaged fencing and walls shall be repaired or replaced to original design, materials and color within a reasonable time after said damage occurs.
- (d) No fence or wall shall interfere with the use and enjoyment of any easement reserved in this Amended and Restated Master Declaration or shown on the recorded subdivision plat of the Subdivision.

SECTION 6.27. Landscaping. The following provisions shall govern the landscaping of Lots within the Subdivision:

- (a) The Owner shall prepare a landscape plan and shall submit the same to the ACC as provided in Article XII, below. The ACC shall approve said landscape plan prior to the installation and/or construction of landscaping on a Lot. Landscaping of a Lot shall be in accordance with the approved plan. The type, number, size and location of trees and shrubs required in the initial landscaping of a Lot shall as determined by the ACC in its approval of the Landscape Plan submitted by the Owner to the ACC pursuant to Section 12.08, below; and
- (b) All landscaping within the front yard of the Lot must be installed within thirty (30) days after the date of occupancy of the Building on the Lot, and all landscaping on the remainder of the Lot must be installed within ninety (90) days after the date of occupancy of the Building on the Lot, with an extension(s) allowed for weather related delays.

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SECTION 6.31. Delegation of Use. Any Owner may delegate or assign such Owner's rights in any Lot and in any rights under this Amended and Restated Master Declaration whether by easement or otherwise to members of his family, his tenants or his contract purchasers who reside on the Lot to which the Owner has title; provided, however, that such delegation or assignment shall not relieve the Owner from any obligations hereunder and such person to whom rights are delegated or assigned shall be, in all respects, subject to the prohibitions, limitations and obligations contained in this Amended and Restated Master Declaration.

SECTION 6.32. Exemption of Grantor. Nothing herein contained shall limit the right of the Grantor to subdivide or re-subdivide any Lot or portion of the Subdivision or to grant licenses, reservations, rights-of-way or easements with respect to the Private Road within the Subdivision, to utility companies, public agencies or others; or to complete excavation, grading and Development to or on any Lot or other portion of the Subdivision owned or controlled by the Grantor, or to alter the foregoing and its Development plans and designs, or construct additional Improvements as the Grantor deems advisable in the course of Development of the Subdivision. This Amended and Restated Master Declaration shall not limit the right of the Grantor at any time prior to acquisition of title to a Lot by an Owner to establish on that Lot additional licenses, restrictions, reservations, rights-of-way and easements to itself, to utility companies and to others, as may from time-to-time be reasonably necessary. The Grantor need not seek or obtain ACC approval of any Improvements constructed or placed within the Subdivision by the Grantor in connection with the Development of the Subdivision, but this exemption shall not apply to a Building(s) constructed by the Grantor on a Lot owned by the Grantor.

corporation organized under the laws of the State of Idaho subject only to such limitations as are expressly set forth in the Articles, the By-Laws or this Declaration. It shall have the power to do any and all lawful things which may be authorized, required or permitted to be done under the Articles, By-Laws or this Declaration, and to do and perform any and all acts which may be necessary or proper for, or incident to, the proper management and operation of the Common Areas and the performance of the duties of the Association and other responsibilities set forth in this Declaration, including, but not limited to, the following:

- (a) **Assessments.** The power to determine the amount of and to levy Regular, Special and Limited Assessments on the Owners and/or Lots and to enforce payment thereof in accordance with the provisions of this Declaration.
- (b) **Right of Enforcement.** The power and authority from time-to-time in its own name, on its own behalf, or on behalf of any Owner(s) who consent thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of the Articles, By-Laws or this Declaration, and to enforce by mandatory injunction or otherwise, all provisions thereof.
- (c) **Assessment of Penalty(s).** The Association, acting through the Board of Directors, shall have the right to impose a monetary penalty, not to exceed the sum of \$50.00 per day, or such other amount as may be determined from time-to-time by the Board of Directors, against an Owner who has caused or permitted a violation of any of the restrictions, conditions or covenants contained herein, provided that the Owner is given fifteen (15) days advance written notice of the proposed monetary penalty and a timely opportunity to be heard on the matter. The opportunity to be heard may, at the election of such Owner, be oral or in writing. The notice shall be given personally to such Owner or sent by first class or certified mail to the last known address of such Owner as shown in the records of the Association and shall state the place, date and time of the hearing. The hearing shall be conducted by the Board of Directors. Such hearing shall be conducted in good faith and in a fair and reasonable manner. A monetary penalty so imposed on an Owner shall be enforceable as a Limited Assessment if such is not paid within the time deemed reasonable by the Board of Directors. The delay or failure by the Association to impose a monetary penalty on an Owner pursuant hereto shall not be deemed to be a waiver of the right of the Association to enforce the restrictions, conditions and covenants of this Declaration against said Owner with respect to such a violation(s) or to impose a monetary penalty with respect to such or any other violation(s).
- (d) **Delegation of Powers.** The authority to delegate its power and duties to committees, officers, employees, or to any person, firm or corporation to act as manager, and to pay to such manager such compensation as shall be reasonable.
- (e) **Liability of Board Members and Officers.** Neither any member of the Board of Directors nor any officers of the Association shall be personally liable to any Owner, or to any other party, for any damage, loss or prejudice suffered or claimed on account of any act or omission of the Association, the Board of Directors, its officer, a manager or any other representative or employee of the Association,

SECTION 7.05. Duties of Association. In addition to the powers delegated to it by the Articles, By-Laws and this Declaration, without limiting the generality thereof, the Association or its authorized agents, if any, shall have the obligation to conduct all business affairs of common interest to all Owners and to perform each of the following duties:

- (a) **Operation and Maintenance of Private Road.** The Association shall be responsible for maintaining Lot 11 of Block 1 of the Subdivision (Private Road). Such maintenance shall include, but not be limited to, the repairing, patching, sealing, replacing and caring for Lot 11 of Block 1 (Private Road) and the Improvements located thereon, including the sweeping and cleaning thereof, and, when required, snow removal. As used in this Section, "Private Road" shall include the roadway surface, curbs, gutters and sidewalks, if any, located on Lot 11 of Block 1 of the Subdivision, as shown on the Plat, and any appurtenant Improvements located thereon or therein. Notwithstanding the foregoing, snow removal from the sidewalks, if any, located on the Lots adjacent to the Private Road shall not be the responsibility of the Association but shall be the responsibility of and shall be timely performed by the Owner of the Lot on which the sidewalk is located with the snow so removed from the sidewalk to be retained on such Owner's Lot.
- (b) **Operation and Maintenance of Landscape Areas.** Perform, or provide for the performance of, the operation, maintenance and management of the Landscape Areas owned by the Grantor, including the repair and replacement of property or Improvements thereon damaged or destroyed by casualty loss, the maintenance, repair and replacement of any facilities, if any, installed by the Grantor of the Association, and the maintenance, management, repair or replacement all other property owned or controlled by the Association. See section 9.03 for description of landscape areas to be maintained by the association.
- (c) **Taxes and Assessments.** Pay all real and personal property taxes and assessments levied against the Common Areas owned or controlled by the Association or against the Association and/or any property owned by the Association. Such taxes and assessments may be contested or compromised by the Association; provided, however, that they are paid or a bond insuring payment is posted prior to the sale or the disposition of any property to satisfy the payment of such taxes. In addition, the Association shall pay all other taxes, federal, state or local, including income or corporate taxes, levied against the Association in the event that the Association is denied the status of a tax exempt corporation.
- (d) **Utilities.** Acquire, provide and/or pay for water, electrical and other necessary services for the Common Areas owned or controlled by the Association.
- (e) **Maintenance of Drainage Swales.** Perform, or provide for the performance of, the maintenance of the drainage swales which are adjacent to or within the Private Road within the Subdivision.

- (i) **Community Sewer System.** Maintain, repair or replace all or any portion of the Community Sewer System within the Subdivision. This includes the sewer plant located on Lot 3, and on Lot 21, the mechanical building on Lot 21, the sewer effluent pond, pumps, electrical panels, underground piping, and Land Application area located on Lot 21.
- (j) **Rule Making.** Make, establish, promulgate, amend and repeal Association rules.
- (k) **Architectural Control Committee.** Subject to the provisions of Section 12.02, below, appoint and remove members of the Architectural Control Committee, all subject to the provisions of this Amended and Restated Master Declaration.
- (l) **Enforcement of Restrictions and Rules.** Perform such other acts, whether or not expressly authorized by this Declaration, as may be reasonably necessary to enforce any of the provisions of this Declaration and the Association rules.

SECTION 7.06. Budgets and Financial Statements. Financial statements for the Association shall be regularly prepared and copies distributed to each Member as follows:

- (a) A pro forma operating statement (budget) for each fiscal year shall be distributed not less than thirty (30) days after the beginning of each fiscal year.
- (b) Within ninety (90) days after the close of each fiscal year, the Association, or its agent, shall cause to be prepared and delivered to each Owner, a balance sheet as of the last day of the Association's fiscal year and an annual operating statement reflecting the income and expenditures of the Association for that fiscal year.

The failure of the Association to distribute the budget or the annual balance sheet and/or the annual operating statement within the times above provided shall not relieve or release any Owner from the obligation to pay, when due, all regular, special and limited assessments due and payable to the Association.

SECTION 7.07. Administration Fees - Costs. The Association shall pay to the Grantor, so long as the Grantor manages the Association, all actual out-of-pocket costs paid or incurred by the Grantor in the management and administration of the affairs of the Association plus an administrative fee equal to six percent (6.0%) of the total income received by the Association, which administrative fee shall be compensation to the Grantor for the services provided to the Association.

SECTION 7.08. Effective Date. The provisions of this Article VII shall become operative upon the creation by the Grantor of the Association and the conveyance to said Association of fee simple title to the Common Area Lot within the Subdivision. Until the creation and organization of the Association, the Grantor shall have the right to exercise all of the powers of the Association set forth in this Amended and Restated Master Declaration.

SECTION 7.09. ACHD Not Liable. It is acknowledged and agreed that neither Ada County Highway District ("ACHD") nor any other governmental entity having jurisdiction and control of the Subdivision shall have any obligation or responsibility to maintain, repair or replace all or any portion of

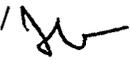
shall be undertaken.

SECTION 8.04. Condemnation. If at any time any part of a Common Area or other property owned or controlled by the Association shall be taken or condemned by any public entity or sold or otherwise disposed of in lieu thereof, all compensation, damages or other proceeds shall be paid to the Association. The Association shall then use all or a portion of the funds to pay obligations secured by any lien on the property taken and thereafter may determine to use the funds to (i) improve other properties of the Association; (ii) acquire and/or improve additional properties for the Association; or (iii) use such proceeds to reduce future assessments.

ARTICLE IX.

MAINTENANCE OBLIGATIONS OF ASSOCIATION

SECTION 9.01. Ownership of Lot 11 of Block 1 and Irrigation and Community Sewer Systems. At a date not later than the date that a Lot within the Subdivision is improved with a residential dwelling unit and occupied, the Grantor shall convey Lot 11 of Block 1 (Private Road) to the Association and transfer to the Association title to any Improvement, equipment, property or system relating to the Irrigation System and the Community Sewer System located within the Subdivision, including the primary electrical system which powers the pressurized irrigation pump which is part of the Irrigation System.

SECTION 9.02. Duty to Maintain Irrigation and Community Sewer Systems. The Association shall be responsible for all repairs, replacements, maintenance and operation costs of the Irrigation System facilities. In addition, the Association shall also be responsible for all repairs, replacements, maintenance and operation costs of the sewage system facilities to meet the State of Idaho, DEQ standards. Those portions of the Irrigation System which are extended beyond the shut-off valve onto the Lots, which repairs, replacements and maintenance shall be promptly performed when necessary to the end that the Irrigation System and the Community Sewer System will at all reasonable times be in an operable condition. See exhibit "B" for location of system components ~~and operation thereof~~ 

SECTION 9.03. Duty to Maintain Landscape and Landscape Buffer Easement. The Association shall be responsible for all repairs, replacements and maintenance of the easement(s) for irrigation facilities, and the landscaping and sidewalk (should a sidewalk exist) located on the most southerly forty feet (40') of the Subdivision, including the Excluded Lots, adjacent to W. Columbia Road, as shown on the recorded Plat of the Subdivision, in addition to, all landscaped berms, located on the excluded lots, including foliage, trees, shrubs and groundcover at the entrance to Old Farm Lane, on the west side, and wrapping around the south boundry of Lot 1, and the berms located on the east side of the entrance to Old Farm Lane, on Lot 21, wrapping around and curving eastward along Columbia Road six hundred (600) feet is to be maintained and cared for, including pruning, replacement of shrubs, trees, groundcover and weeding by the Association.

SECTION 9.04. Liability for Damage. In the event that any maintenance, repair or replacement of all or any portion of the any Improvements located on Lot 11 of Block 1 of the Subdivision, the Irrigation System, the Community Sewer System, a Common Area or the landscape buffer easement described in Section 9.03, above, is performed by the Association as a result of the willful or negligent act of an Owner, including an Owner of an Excluded Lot, or such Owner's family, guests or invitees, the cost of

SECTION 10.02. Regular Assessments. Regular Assessments shall be made by the Association at times and intervals deemed appropriate by the Board. The Regular Assessments shall be based upon advance estimates of cash requirements as determined by the Board for the maintenance, repair, replacement and operation of the Improvements, equipment and facilities on Lot 11 of Block 1 of the Subdivision (Private Road) and other Common Areas, including all easement areas, owned or controlled by the Association, the Irrigation System, the Community Sewer System, and for the performance by the Association of its other duties and responsibilities. Such estimates may include, but shall not be limited to, expenses of management, taxes and special assessments of local governmental units, premiums for all insurance which the Association is required or permitted to maintain hereunder, the maintenance, repair and replacement of the Improvements, equipment and facilities, lighting, water charges, trash collection, sewerage charges, repair and maintenance, legal and accounting fees, and any deficit remaining from previous periods and the creation of a reserve, surplus and/or sinking fund(s).

SECTION 10.03. Special Assessments. In addition to Regular Assessments, the Association may levy at any time a Special Assessment payable over such period as the Board may deem appropriate for the following purposes:

- (a) To defray, in whole or in part, the cost of any construction, reconstruction, unexpected repair or replacement of Improvements on Lot 11 of Block 1 (Private Road) or other facility located thereon, the Irrigation System, the Community Sewer System, and other Common Areas, including all easement areas owned or controlled by the Association, the furnishing of a special service or services (other than those appropriate for a Limited Assessment), or for any other expenses incurred or to be incurred as provided in this Amended and Restated Master Declaration.
- (b) To cure a deficit in the common and ordinary expenses of the Association for which Regular Assessments for a given calendar or fiscal year are or will be inadequate to pay, as determined by the Board.

At the closing of the sale of each Lot by the Grantor, a special assessment of \$300.00 shall be collected from the purchaser of the Lot as payment for the organizational, set-up and administrative costs of the Association.

SECTION 10.04. Limited Assessments. In addition to Regular and Special Assessments, Owners of the Lots within the Subdivision shall pay Limited Assessments as follows:

- (a) **Maintenance and Repair.** The Association shall have the power to incur expenses for maintenance and repair of any Lot or any Improvements on a Lot, if such maintenance and repair is necessary, in the opinion of the Board, to protect the Common Areas or any other portion of the Subdivision, and if the Owner of said Lot has failed or refused to perform said maintenance or repair within a reasonable time after written notice of the necessity thereof has been delivered by the Board to said Owner. The Board shall levy a Limited Assessment against the Owner of the Lot owned by said Owner to pay for the cost of such maintenance and repair, and any other cost or expense, including attorneys' fees, arising out of or incident to such maintenance and repair and the Assessment therefor.

any other right of enforcement or sanction available to the Board in the event of non-payment of an Assessment.

SECTION 10.09. Estoppel Certificate. The Association, upon not less than twenty (20) days prior written request, shall execute, acknowledge and deliver to the party making such request a statement in writing stating whether or not to the knowledge of the Association, a particular Owner is in default under the provisions of this Amended and Restated Master Declaration and further stating the dates to which Assessments have been paid by said Owner, it being intended that any such certificate delivered pursuant to this Section may be relied upon by any prospective purchaser or Mortgagee of said Lot, but reliance on such certificate may not extend to any default as to which the signer shall have had no actual knowledge. The Association shall have the right to charge a reasonable fee for the certification herein provided.

SECTION 10.10. Notice and Quorum Requirements. Notwithstanding anything to the contrary contained in either the Articles or the By-Laws of the Association, written notice of any meeting called for the purpose of levying a Special Assessment described in Section 10.03, above, or a Limited Assessment described in Section 10.04, above, shall be sent to each Owner whose Lot is subject to the levy of such Special or Limited Assessment not less than ten (10) nor more than fifty (50) days in advance of the meeting. The presence of Owners or of proxies entitled to cast sixty percent (60%) of the total votes of each class of Members of the Association subject to the levy of such Special or Limited Assessment shall constitute a quorum. If the required quorum is not present, the meeting may be rescheduled by the Board for a date not later than sixty (60) days after the date of initial meeting and at the rescheduled meeting the presence of Owners or of proxies entitled to cast twenty-five percent (25%) of the total votes of each class of Members shall constitute a quorum. No written notice of the rescheduled meeting shall be required. Notwithstanding the foregoing, in a case involving the levying of a Limited Assessment on a Lot, as provided in Section 10.04, above, there shall be no requirement of a quorum at a meeting rescheduled because of a lack of the required quorum at the initial meeting, and the Board may approve and levy such Limited Assessment even though the Owner of the Lot subject thereto is not present in person or by proxy.

ARTICLE XI.

ENFORCEMENT OF ASSESSMENTS

SECTION 11.01. Right to Enforce. The right to collect and enforce payment of the Assessments made by the Association is vested in the Association. Each Owner of a Lot in the Subdivision hereby agrees to the enforcement of the payment of all Assessments in the manner herein provided. In the event an attorney is employed for the collection of an Assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of any of the terms and conditions of this Amended and Restated Master Declaration, the Owner against whom such enforcement is sought shall pay reasonable attorneys' fees in connection therewith.

SECTION 11.02. Creation of Assessment Liens. There is hereby created a continuing claim of lien with power of sale on each Lot in the Subdivision to secure payment of any and all Assessments levied against the Lots in the Subdivision pursuant to this Amended and Restated Master Declaration, together with interest thereon and all costs of collection which may be paid or incurred by the Association in connection therewith, including reasonable attorneys' fees. Said lien shall be prior and superior to all other liens or claims created subsequent to the recordation of this Amended and Restated Master Declaration except only for: (i) valid tax and special assessment liens on Lots in favor of any governmental unit assessing authority; (ii) a lien for all sums unpaid and secured by a first Mortgage or

In the event the Association shall be required to notify a Mortgagee as herein provided, the Association shall assess the Owner who is delinquent the sum of \$50.00 as a reasonable charge for such notification and such charge shall be a cost of collection secured by the Assessment lien described in Section 11.02, above. The charge for such notification shall be subject to change by the Board.

SECTION 11.06. Term of Assessment. Unless sooner satisfied and released or the enforcement thereof initiated as provided in this Article, the lien for any Assessment levied under this Amended and Restated Master Declaration shall expire and be of no further force or effect after a period of five (5) years from the later of (i) the date of said Assessment, or (ii) the date the last installment thereof is due and payable. Provided that the expiration of the lien as provided herein shall not release an Owner from the personal obligation to pay any Assessment.

SECTION 11.07. Non-Exclusive Remedy. The remedies set forth in this Article or elsewhere in this Amended and Restated Master Declaration shall not be deemed to be an exclusive remedy and the Association may pursue all other remedies available at law or in equity.

ARTICLE XII.

ARCHITECTURAL CONTROL COMMITTEE

SECTION 12.01. Members of the Committee. The Architectural Control Committee shall be comprised of at least three (3) persons, all of whom shall be appointed as herein provided. A member of the ACC shall hold office until he/she has resigned or has been removed, but in any event, until said Member's successor has been appointed. Members of the ACC may be removed at any time, with or without cause.

SECTION 12.02. Appointment. So long as the Grantor owns any Lot within the Subdivision, the Grantor shall have the sole right to appoint and remove all members of the ACC. Thereafter, all members of the ACC shall be appointed or removed by the Board of the Association.

The ACC shall have the right by a resolution in writing unanimously adopted, to designate one (1) of its members to take any action or perform any duties for and on behalf of the ACC. In the absence of such designation, the vote of any two (2) members of the ACC shall constitute an act of the ACC.

SECTION 12.03. Compensation. The members of the ACC shall be entitled to reasonable compensation from the Association for services rendered, together with reimbursement for expenses incurred by them in the performance of their duties hereunder, said compensation to be determined by the Board.

SECTION 12.04. Non-Liability. Neither the ACC, or any member thereof, or the Grantor or any partner, officer, employee, agent, successor or assign thereof, shall be liable to the Association, any Owner or any other person for any loss, damage or injury arising out of or connected with the performance by the ACC of its duties and responsibilities by reason of a mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve an application. Every person who submits an application to the ACC for approval of plans and specifications agrees, by submission of such an application, and every Owner or Occupant of any Lot agrees, by acquiring title thereto or an interest therein, not to bring any action or suit against the Association, the ACC, or any member thereof, or the Grantor or any officer, partner, employee, agent, successor or assign thereof, seeking monetary damages or any other remedy at law or equity resulting from any loss, damage or injury, including, but not limited to, the same that may result from or relate to the type(s) or

specifications which shall indicate, by sample if required by the ACC, all exterior colors, materials and finishes, including roof, to be used.

- (c) **Landscape Plan**. A landscape plan for portions of the Lot to be landscaped which shall show the location, type and size of trees, plants, ground cover, shrubs, berming and mounding, grading, drainage, sprinkler system, fences, freestanding exterior lights, driveways, parking areas and walkways.

The ACC may, in its discretion, require the Owner to furnish additional specifications, drawings, material samples or such other information as the ACC, in its sole discretion reasonably exercised, shall deem necessary or convenient for the purpose of assisting the ACC in reviewing and processing the application.

The ACC shall have the right to require an Owner submitting an application for approval of plans and specifications to pay a fee at the time the application is submitted, the amount of such fee to be based upon the reasonable and actual expenses of the ACC in reviewing and processing the application. The ACC shall not be obligated to commence the review and processing of an application until such fee, if required, is paid.

SECTION 12.09. Decision. In reviewing the application and the materials submitted therewith and in reaching a decision thereon, the ACC shall use its best efforts and judgment to assure that all improvements shall produce and contribute to an orderly and aesthetically complementary design and appearance and be of the quality required to maintain the Subdivision as a first class residential development.

Unless extended by mutual consent of the Owner and the ACC, the ACC shall render its decision with respect to an application within forty-five (45) days after the receipt of a properly submitted application. The decision of the ACC can be in the form of an approval, a conditional approval or denial. The decision of the ACC shall be in writing, signed by a member of the ACC, dated, and a copy thereof mailed to the Owner at the address shown on the application.

A conditional approval shall set forth with particularity the conditions upon which the application is approved and the Owner shall be required to affix a copy of said conditions to the working drawings or blueprints which are to be kept on the job site during the entire course of the work to which said plans relate.

A denial of an application shall state with particularity the reasons for such denial.

SECTION 12.10. Inspection and Complaints. The ACC is empowered to inspect all work in progress on any Lot at any time. Such inspection shall be for the purpose of determining whether the Owner is proceeding in accordance with the approved application or is deviating therefrom or is violating this Amended and Restated Master Declaration or the Architectural Guidelines or the approved plans and specifications.

The ACC is empowered to receive from other Owners ("Complainant") complaints in writing involving deviations from approved applications or violations of this Amended and Restated Master Declaration or any applicable Architectural Guidelines. In the event the ACC receives such a complaint from a Complainant, it shall first determine the validity of such complaint by inspection or otherwise.

Should the ACC determine that there has been a deviation or a violation, it shall promptly issue a

The Board may require the Owner or Complainant to provide additional information to facilitate the Board's decision and the failure of such party to comply promptly with such a request shall entitle the Board to deny the appeal, in which event the decision by the ACC shall be considered final and not subject to further appeal.

At the hearing the Owner, Complainant, if any, and the ACC, together with their representatives and other witnesses, shall present their position to the Board. The order of presentation and the evidence to be admitted shall be solely within the discretion of the Board provided, however, that the Owner, the Complainant, if any, and the ACC shall have the opportunity to question and cross-examine witnesses presented by the other. The Owner, the Complainant, if any, and the ACC will have the opportunity to present final argument consistent with rules adopted by the Board for such hearing process. Any party may be represented by an attorney at any hearing by the ACC or the Board.

Upon receiving all of the evidence, oral and documentary, and following the conclusion of the hearing, the Board shall retire to deliberate and shall reconvene at a time and place determined by the Board, at which time the Board shall cast its official ballot and the decision shall be duly recorded in the minutes of the meeting. The Owner, the Complainant, if any, and the ACC members shall be given written notice of the decision which shall be deemed given when deposited in the United States mail, postage prepaid and properly addressed.

If the Board incurs any costs or expenses in connection with the investigation, processing or hearing on an appeal, including the costs of retaining a consultant(s) to advise the Board and legal fees, such costs shall be paid by the party(s) filing the appeal unless the decision by the Board constitutes a substantial reversal of the decision of the ACC, in which event such costs shall be paid by the Association. If the party filing the appeal is obligated to pay such costs, payment of the same shall be enforceable as provided in Section 12.13, below.

A decision of the Board of an appeal shall be final and shall not be subject to reconsideration or further appeal.

SECTION 12.13. Enforcement. The ACC, upon approval by the Board, shall be authorized on behalf and in the name of the Association to commence such legal or equitable proceedings as are determined by it to be necessary or proper to correct or enjoin any activity or condition existing within the Subdivision, the continuation of which violates the provisions of this Amended and Restated Master Declaration, the Architectural Guidelines or the approved plans and specifications.

The ACC shall not commence such legal or equitable proceedings until a written notice of the deviation or violation has been appropriately prepared and given to the Owner but thereafter the ACC shall have the sole discretion to commence such proceedings.

The authority of the ACC as herein provided shall include the power to retain legal counsel and expert witnesses, pay filing fees, deposition costs, witness fees and all other ordinary and necessary expenses incurred in commencing and carrying out said legal or equitable proceedings, all of which costs shall be paid by the Association.

In the event the ACC and/or Association shall prevail in any such legal or equitable proceedings, all costs and expenses incurred in connection therewith including, but not limited to, attorneys' fees shall be reimbursed to the Association by the Owner against whom said proceedings are filed and upon the failure of said Owner to reimburse the Association within five (5) days after written demand therefor is

ARTICLE XIV.

PROTECTION OF MORTGAGEES

SECTION 14.01. Purpose. Notwithstanding any and all provisions of this Amended and Restated Master Declaration to the contrary, to induce the Federal Home Loan Mortgage Corporation ("FHLMC"), the Government National Mortgage Association ("GNMA"), the Federal National Mortgage Association ("FNMA"), the Federal Housing Administration ("FHA") and the Veterans Administration ("VA") to participate in the financing of the purchase of Lots within the Subdivision, the provisions of this Article are added thereto. To the extent the following Sections of this Article conflict with any other provisions of this Amended and Restated Master Declaration, this Article shall control.

SECTION 14.02. Restrictions on Amendments. No amendment of this Amended and Restated Master Declaration shall operate to defeat or render invalid the rights of a Mortgagee or beneficiary under any first Mortgage or first Deed of Trust upon a Lot made in good faith and for value and recorded prior to the recordation of such amendment, provided that after foreclosure of any such Mortgage or Deed of Trust such Lot shall remain subject to this Amended and Restated Master Declaration, as amended.

SECTION 14.03. Mortgagee Defined. For the purposes of this Article only, a "Mortgagee" shall refer only to FHLMC, GNMA, FNMA, FHA and VA, as described in Section 14.01, above.

SECTION 14.04. Right to Notice. Each Mortgagee, upon filing a written request for notification with the Board in accordance with Section 11.05, above, shall be given written notice by the Association of any default by the Owner of the Lot encumbered by the Mortgage held by said Mortgagee in the performance of such Owner's obligations under this Amended and Restated Master Declaration, the Articles or the By-Laws of the Association (hereafter collectively referred to as "Project Documents"), which default is not cured within thirty (30) days after the Association has notice of such default.

SECTION 14.05. Exemption From Prior Assessments. Each Mortgagee which comes into possession of a Lot by virtue of foreclosure or otherwise shall take title to such Lot free from any claims for unpaid Assessments and charges against the Lot which accrue prior to the time such Mortgagee comes into possession, except for claims for a share of such assessments or charges resulting from a reallocation thereof to all Lots, including the mortgaged Lot.

SECTION 14.06. Changes Requiring Unanimous Approval. Without the prior unanimous approval of all Mortgagees of Lots within the Subdivision, neither the Association nor the Owners shall:

- (a) By act or omission seek to abandon, partition, subdivide, encumber, sell or transfer any of the Common Areas which are owned, directly or indirectly, by the Association, provided, however, that the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Areas by the Association shall not be deemed a transfer within the meaning of this Section.
- (b) Change the ratio of Assessments or method of determining the obligations, Assessments, dues or other charges which may be levied against any Owner or the method of allocating distributions of hazard insurance proceeds or condemnation awards.

provide that any failure by the lessee to comply with the terms of the Project Documents shall be a default under the leasing or rental agreement.

SECTION 14.13. Liability for Taxes. All taxes levied and assessed on the Common Areas must be assessable against those Common Areas only and the Association shall be solely responsible for the payment thereof.

SECTION 14.14. Waiver of Liability and Subrogation. Any provision in this Amended and Restated Master Declaration which requires Owners to indemnify the Association, the Board or other Owners against acts of the indemnitor is subject to the exception that if the liability, damage or injury is covered by any type of insurance and proceeds are actually paid to the insured by reason thereof, the indemnitor is relieved of liability to the extent of insurance proceeds so paid.

SECTION 14.15. FNMA and GNMA Insurance Requirements. Notwithstanding any other provisions contained in this Amended and Restated Master Declaration, the Association shall continuously maintain in effect such casualty, flood and liability insurance and a fidelity bond meeting the insurance and fidelity bond requirements for planned unit development projects established by FNMA and GNMA, so long as either is a Mortgagee or Owner of a Lot within the Subdivision, except to the extent such coverage is not available or has been waived in writing by FNMA or GNMA.

SECTION 14.16. Additional Contracts. In addition to the foregoing provisions of this Article, the Board may enter into such contracts and agreements on behalf of the Association as are required in order to satisfy the guidelines of FHLMC, FNMA, GNMA, FHA, VA or any similar entity, so as to allow for the purchase, guaranty or insurance, as the case may be, by such entity of mortgages encumbering Lots within Improvements thereon. Each Owner hereby agrees that it will benefit the Association and each Owner, as a class of potential mortgage borrowers and potential sellers of their Lots, if such agencies approve the Subdivision as a qualifying subdivision under applicable policies, rules and regulations as adopted from time-to-time.

SECTION 14.17. Consent to Release of Information by Mortgagee. Mortgagees are hereby authorized to furnish information to the Board concerning the status of any Mortgage encumbering a Lot and each Owner of a Lot encumbered by such a Mortgage hereby consent thereto.

SECTION 14.18. Restricted Application. It is expressly provided that the terms, conditions and provisions of this Article shall not be operative or in force and effect unless and until FHLMC, FNMA, GNMA, FHA or VA purchases, grantees or insures a Mortgage on a Lot within the Subdivision and then only to the extent the same are required by said purchaser, guarantor or insurer. In the event the standards and guidelines of FHLMC, FNMA, GNMA, FHA or VA do not require, as a condition of approval of the Subdivision as a qualifying subdivision, the inclusion of one or more of the provisions of this Article, said non-required provisions shall be of no further force or effect.

SECTION 15.04. Books and Records. All books, records and minutes of the Board and all other books and records maintained by the Association shall be made available for inspection and copying by any Owner or by his duly authorized representative, at any reasonable time and for a purpose reasonably related to his interest as a member in the Association, or at such other place and time as the Board shall prescribe.

SECTION 15.05. Non-Waiver. The failure of the Grantor, the Board or any Owner in any one or more instances to insist upon the strict performance of any of the covenants, conditions, restrictions, easements or other provisions of this Amended and Restated Master Declaration or to exercise any right or option contained herein, or to serve any notice or to institute any action, shall not be construed as a waiver or relinquishment for the future of such covenant, condition, restriction, easement or other provision, but the same shall remain in full force and effect.

SECTION 15.06. Acceptance. Each Owner of a Lot, each purchaser of a Lot under a contract or agreement of sale and each holder of an option to purchase a Lot, by accepting a deed, contract of sale or agreement or option, accepts the same subject to all of the covenants, conditions, restrictions, easements and other provisions set forth in this Amended and Restated Master Declaration and agrees to be bound by the same.

SECTION 15.07. Indemnification of Board Members, Officers and ACC. Each member of the Board, each officer of the Association and each member of the ACC shall be indemnified by the Owners against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed in connection with any proceeding to which said member may be a party or in which said member may become involved, by reason of being or having been a member of the Board, an officer of the Association or a member of the ACC, or any settlement thereof, whether or not said person is a member of the Board, an officer or a member of the ACC at the time such expenses or liabilities are incurred, except in such cases wherein said person is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement, the indemnification shall apply only when the Board, the officer(s) or the ACC approves such settlement and reimbursement as being in the best interest of the Association or Owners. This Section shall extend to and apply also for the indemnification of the Grantor during the initial period of operation of the Association or prior thereto during the period the Grantor is exercising the powers of the Association.

SECTION 15.08. Notices. Any notice permitted or required to be delivered as provided in this Amended and Restated Master Declaration shall be in writing and shall be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to have been delivered seventy-two (72) hours after the same has been deposited in the United States mail, registered or certified mail, return receipt requested, postage prepaid, properly addressed.

SECTION 15.09. Interpretation. the provisions of this Amended and Restated Master Declaration shall be liberally construed to effectuate the purposes set forth in Article V, above, and shall be construed and governed by the laws of the State of Idaho. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall include the masculine, feminine or neuter.

All captions and titles used in this Declaration are intended solely for convenience of reference and shall not affect that which is set forth in any of the provisions hereof.

SECTION 15.10. Severability. Notwithstanding the provisions of the preceding Section, each of

**FLAT SHOWING
IRONHORSE SUBDIVISION
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO**

2004

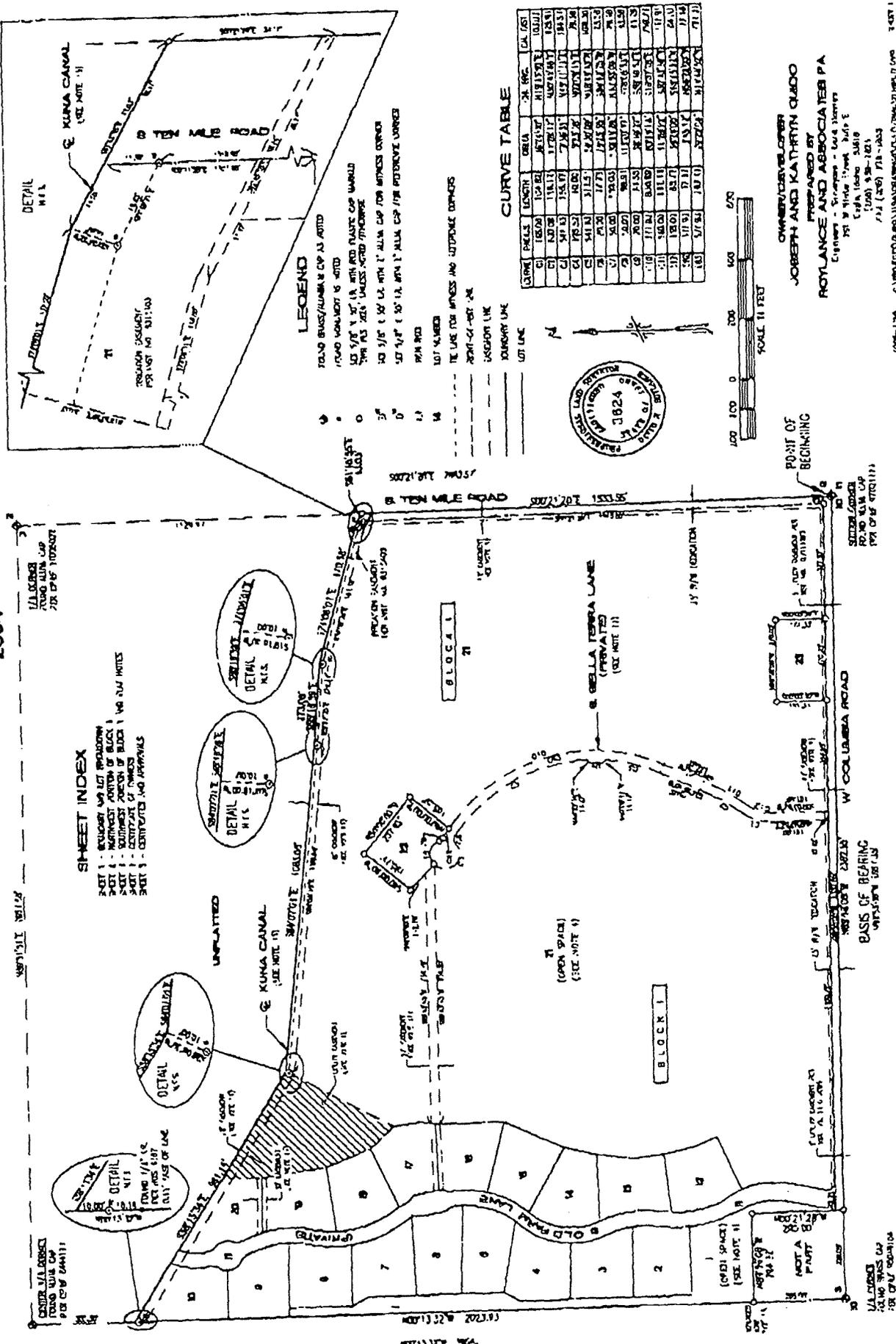


EXHIBIT A

OWNER/DEVELOPER
JOSEPH AND KATHRYN OLDO
PREPARED BY
ROYLANCE AND ASSOCIATES PA
Engineers - Surveyors - Land Surveyors
101 W. State Street, Suite E
Coeur d'Alene, Idaho 83814
(208) 768-1211
FAX (208) 771-1043

By Kathryn N Guido
KATHRYN N. GUIDO, Member

Joseph J. Guido
Joseph J. Guido, Member

STATE OF IDAHO)
) ss:
County of Ada)

On this 25 day of February, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared KATHRYN N. GUIDO, known or identified to me to be a Member of IRONHORSE ESTATES, LLC, an Idaho Limited Liability Company, and the Member who subscribed said Limited Liability Company name to the foregoing instrument and acknowledged to me that she executed the same in said Limited Liability Company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



(SEAL)

Susan Merritt
Notary Public for Idaho
Residing at _____, Idaho
My Commission Expires: _____

RESIDING AT: CALDWELL, ID
MY COMMISSION EXPIRES 05-05-05

Exhibit B

IRONHORSE ESTATES

Architectural Control

Amended and Restated on July 5, 2005

ACC Requirements - Plans	
Plan review costs (<u>2 full sets</u> required)	\$400. Non Refundable
Plot Plan	Yes
Elevations	Yes
Floor Plan	Yes
Landscape Plan	Yes; prior to landscaping. Landscaping must be completed within 30 days of completion of home
Street Light and Pole	Specified by developer
Mailbox and stand	Builder/Buyer to install mailbox to match house stone
Home Owners Association Dues	Current dues – subject to change
Site Cleaning Fee	\$300 one time setup fee. If unused, it shall be credited upon completion of construction and compliance of plan, towards HOA dues.
Street cleaning & portable toilets	Streets to be cleaned four times per year at the developers discretion Builder to provide portable toilets
Square Footage Minimum	
Single level	2500 sq. ft. single level.
Two Story - first floor	Two story - 1 st floor 2500 sq. ft. minimum
Maximum square footage of 2 nd floor to be no more than 2/3rds of 1 st floor	NOTE: Square footage will be based on all area with ceilings 8' or higher. Unfinished square footage does not count toward the square foot minimums.
Exterior Design	
Siding	<u>No siding will be allowed on any elevation</u>
Windows	Stucco wrapped trim – heavy timber – rock trim – stained clear wood
Fascia	5/4 by 10 inch minimum with 2 by 8 minimum sub facial maintenance free clear wood OR Metal Wrapped
Chimneys	<u>CHASED with no direct venting</u>
Chimney Caps	Painted to match roof or copper
Brick, Stone, Stucco	Minimum requirement: 30% exterior brick or simulated stone on <u>ALL</u> elevations. Remainder to be Stucco.
Architectural Design	To include decorative wood applications such as columns, corbels, crown and dentil molding. Exterior features such as dormers, gables, bayed windows and

Privacy Walls	Attached and in building setbacks
Air Conditioner	Concealed from road view to match exterior
Landscaping Plan	Hydro seeding is approved
Automatic Sprinklers	Required on full yard. Sprinklers required on any dirt area areas
<i>Landscape Plan continued below</i>	<i>Landscape Plan continued below</i>
<u>PLANTER BEDS</u>	
Front Yard	35% minimum
Back Yard	15% minimum
Side Yard	20% minimum
<u>SHRUB COUNT</u>	
<u>Front Yard</u>	40 five gallon AND 22 Ten Gallon – FRONT YARD
<u>Back Yard</u>	40 five gallon AND 22 Ten Gallon – BACK YARD
<u>TREE COUNT</u>	<u>FRONT YARD</u>
Front Yard	Minimum 14 Trees at two inch caliper trees AND 7 Trees with <u>4 inch caliper</u> trees – <u>six trees must be evergreen</u>
Back Yard	<u>BACK YARD</u> Minimum 10 two inch caliper trees or 1 tree per 40 feet
Drainage Plan	Must be submitted with the landscape plan. Water to remain on each individual lot. Swales are to remain swales. Swales are to remain grassy unless using decorative drainage rock. Rock color to be approved by ACC. White or gray rock will not be approved by ACC.
Accessory Structures	Detached structures shall be allowed if in conformity with the provisions of this Guideline. There will be no metal storage nor wood storage attachments to any dwelling unit except as approved by the Architectural Committee. Garages, storage sheds, shops detached or attached to the residential structure, and patio covers shall be constructed of, and roofed with the same materials, and with similar colors and design, as the residential structure on the applicable building Lot. Each dwelling unit shall have permanently maintained off-street parking for two (2) vehicles. The first fifty (50) feet from the old farm road onto the Building Lot to be paved or concreted as a driveway. All driveways and parking areas are to be kept in dust free condition.

Exhibit C

Signatures Requested By all Lot Owners
Lots 1 - 8 - Return to:

Cottonwood Crossing Farm, LLC
Joseph Guido
7744 Bella Terra Lane
Meridian, Idaho 83642



SUE RICH-MERRITT
SENIOR ESCROW OFFICER
RESIDENTIAL / COMMERCIAL

8151 W. Rifleman Street
Boise, ID 83704
D • 208.373.3612
F • 208.460.5492
srmerritt@pioneertitleco.com

ACQUISITION AGREEMENT OF PORTION OF NORTH STRIP. LOT 1, IRONHORSE WEST OF LOT OWNERS PROPERTIES OF LOTS 2 THROUGH 8

This Agreement for purchase and sale of the North strip of lot 1 via Property Boundary Adjustment ("**Agreement**") is made and entered into this 26 day of February, 2018, by and between Cottonwood Crossing Farm, LLC, Joseph Guido and Kathryn Guido, husband and wife (collectively, "**Guido**"), Cottonwood Crossing Farm, LLC, an Idaho limited liability company ("**Cottonwood**"), Lot owners 2 through 8 (collectively "**Lot Owners**")

RECITALS:

WHEREAS, Cottonwood agrees to sell and Lot Owners agree to purchase the portion of Lot 1, Blk 1 Ironhorse that is west of Lot Owners deeded property.

WHEREAS, Cottonwood and all Lot Owners have agreed to the Property Boundary Adjustment (PBA) as required by Ada County.

WHEREAS, Cottonwood and Lot Owners enter into a purchase / sale agreement.

WHEREAS, Cottonwood is the sole owner of Lot 1 Blk 1, Ironhorse.

WHEREAS, Cottonwood has procured a "Bid Quote" from both Briggs and B&A Engineers. B&A Engineers Bid is \$6200.00 USD.

WHEREAS, B&A Engineers Herein (called "**Engineer**") is the preferred Engineer.

WHEREAS, Pioneer Title will open and close (7) individual Escrow accounts, one for each Lot Owner/Buyer with Guido / Cottonwood as the Seller in each of the 7 escrows.

WHEREAS: Cottonwood to annex squared off remainder of Lot 1, Blk 1 into the Ironhorse HOA upon the sale, transfer, conveyance, or other ownership change of that Lot.

WHEREAS: Upon annexation into the Ironhorse Subdivision, the squared off remainder of Lot 1, Blk 1 will be subject to the current Ironhorse CC&R's and ACC guidelines.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the foregoing Recitals, the parties agree as follows:

Exhibit C

Signatures Requested By all Lot Owners
Lots 1 - 8 - Return to:

Cottonwood Crossing Farm, LLC
Joseph Guido
7744 Bella Terra Lane
Meridian, Idaho 83642



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WHEREAS: Upon annexation into the Ironhorse Subdivision, the squared off remainder of Lot 1, Blk 1 will be subject to the current Ironhorse CC&R's and ACC guidelines.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the foregoing Recitals, the parties agree as follows:

11. **Water Rights.** Any and all water rights including but not limited to water systems, wells, springs, lakes, streams, ponds, rivers, ditches, ditch rights, and the like, if any, appurtenant to the property are included in and are part of the sale of this property unless otherwise agreed to by the parties in writing.
12. **Mineral Rights.** Any and all mineral rights appurtenant to the property are included in and are part of the sale of this property unless otherwise agreed to by the parties in writing.
13. **Default.** In order to remove the risk of default by any of the Lot Owners or by Guido / Cottonwood, Guido / Cottonwood will not contract the Engineer until all Lot Owners and Guido / Cottonwood have signed this agreement, and all 7 escrow accounts have been opened by Pioneer Title, and all amounts shown in the "Estimated Total Cost" column of the spreadsheet contained in Exhibit C have been deposited into escrow by the Lot Owners.

In the event that any Lot owner fails to perform any of its obligations under this Agreement, which failure continues for a period of thirty (30) days after receipt of written notice from Cottonwood, specifying the particulars of such failure, such failure shall constitute a default by that lot owner, and said lot owner will be liable to reimburse Guido / Cottonwood all expenses invoiced by Engineer, and the expense of the Ada County application fee. Guido /Cottonwood may thereafter perform or cause to be performed the obligations of the default lot owner, specified in said notice of default and bill the default lot owner for all the expenses outlined above; provided, however, that the lot owner shall not be deemed to be in default if such failure to perform cannot be rectified within such thirty (30) day period and the lot owner is diligently proceeding to rectify the particulars of such failure, within an additional 30 day grace period, thereafter, the defaulted Lot Owner shall be in full default and liable for all Engineering Costs. If Guido / Cottonwood fails to comply with this agreement, Guido / Cottonwood will be in default, and will be liable to pay all expenses invoiced by Engineer, and the Ada County application fee. Notwithstanding the foregoing, the liability of Guido or Cottonwood to the Lot Owners for damages resulting from or relating to the performance or nonperformance of executing this agreement, shall be limited to the cost of performing such items (Guido / Cottonwood will be liable for expenses due Engineer and expense of the Ada County Application Fee) it being specifically agreed and understood that, in no event, shall Guido or Cottonwood be liable to any person for incidental, special or consequential damages on account thereof, and the Lot Owners expressly waives the same. In such case of either a Buyer or Seller default, resulting in a failure to close escrow with all Lot Owners, once restitution as outlined above is completed, this agreement will be terminated, thereby releasing all parties from this agreement.

14. **Breach Shall Not Permit Termination.** A breach of this Agreement shall not entitle any party hereto to terminate this Agreement, but such limitation shall not affect in any manner any other rights or remedies which such party may have hereunder by reason of any breach of this Agreement.
15. **Remedies.** Any party hereto shall have all other remedies provided by law to the same extent as if fully set forth herein word for word. No remedy herein

The person and address to which notices are to be given may be changed at any time by any party upon written notice to the other parties. All notices given pursuant to this Agreement shall be deemed given upon receipt.

For the purpose of this Agreement, the term "**receipt**" shall mean the earlier of any of the following: (i) the date of delivery of the notice or other document to the address specified pursuant to this section as shown on the return receipt, (ii) the date of actual receipt of the notice or other document by the person or entity specified pursuant to this section, or (iii) in the case of refusal to accept delivery or inability to deliver the notice or other documents, the earlier of (A) the date of the attempted delivery or refusal to accept delivery, (B) the date of the postmark on the return receipt, or (C) the date of receipt of notice of refusal or notice of non-delivery by the sending party.

20. **Relationship of Parties; No Third Party Rights.** Nothing contained in this Agreement shall be construed as creating a partnership, joint venture, or principal and agent or any other relationship between the parties. This Agreement is not intended to create, nor shall it be in any way interpreted or construed to create, any third party beneficiary rights in any person not a party hereto.
21. **Governing Law.** This Agreement shall be governed by, and construed and enforced in accordance with the laws of the State of Idaho.
22. **Amendment.** This Agreement may not be modified in any respect whatsoever or terminated, in whole or in part, except with the consent of Guido, Cottonwood, and the Lot Owners, and then only by written instrument duly executed and acknowledged by each party,
23. **Severability.** No part of this contract may be severed or independently enforced because of the Ada County requirement that all lot owners 1 through 8 must agree to the Property Boundary Adjustment (PBA) before the County will approve it.
24. **Waiver.** No provision of this Agreement, no breach thereof and no right or remedy becoming available upon the happening of any breach can be waived, except by a written instrument dated and executed by the party against whom enforcement of such waiver is sought. Each waiver shall apply to the particular instance and at the particular time only, and no waiver shall be deemed a continuing one, or as applying to any other provision hereof or other prior, contemporaneous or subsequent breach or other available right or remedy.
25. **Headings.** The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions or agreements contained herein.

EXHIBIT "A"

AMENDED AND DATED July 23, 2007 -YARD LIGHT MFG. BULB CHANGE

ADDITIONAL CONDITIONS TO LOT PURCHASE AGREEMENT

IRONHORSE ESTATES ADDENDUM OF UNDERSTANDING & COMPLIANCE BY HOMEOWNER & BUILDER OF ALL LOTS

AGREEMENT. THESE ADDITIONAL CONDITIONS to the LOT PURCHASE AGREEMENT, made and entered into this day of _____, 2014, by and between Ironhorse Estates, Hereinafter referred to as (SELLER) and _____, Hereinafter referred to as (BUYER), for the following described property generally located on the North side of Columbia Road between Black Car Road and Ten Mile Road, in Ada County, State of Idaho,

TO WIT: Lot _____ Block 1 IRONHORSE ESTATES
as recorded in book 91 Page 10651- 10655 in Ada County, hereinafter referred to as (Lot),
are hereby attached to the above referenced Agreement and are an integral part thereof.

1. ADDITIONAL CONDITIONS.

- A. Water hook-up fees are included with the exception of any fees City of Kuna Water may charge to set their water meter and connect to water system.
- B. Buyer hereby acknowledges receipt of the amended and restated CC&R's dated February 15, 2005 and ACC Guidelines for IronHorse Estates.
- C. Buyer/Builder to provide portable toilet at his expense
- D. Buyer/Builder to keep lot and street clean and free of dirt and debris and to keep scrap tidy
- E. Buyer/Builder to insure that all fence lines surrounding the perimeter of their respective lot, weed and grass free, sterilizing under fences, using 'Roundup', however, under NO circumstances, use a weed burner. Fence lines and lot are to be kept free of weeds, grass, or other wild growth.
- F. It is hereby noted and understood that the western fence line in the back of Lot's 2 through 8 inclusive, is the western fence line for Lot 1, owned by the seller, and NOT deeded in part or whole to any buyer of Lot's 2 through 8 inclusive, however can be used, for landscape use, maintained weed free, including the fences, but not built upon, offering to those lot owners an elongated looking property, with actual property pin corners for lots 2, 3, 4, and 8, the property pins, and deeded property starts 30 feet east of fence line, AND for lots 5, 6, and 7, the property pins, and deeded property starts 60 feet east of fence line. Lot 1, Blk 1, Ironhorse Estates, LLC or Commonwood Crossing Farm, LLC, Joseph and Kathryn Guido, is the sole property owner and is subject to being vacated, with those affected Lot owners (2 through 8) to remove their personal property at any time owner of Lot No. 1 deems to be in their best interest including their assigns and heirs.

EXHIBIT C SPREADSHEET

Offer and Estimated Costs for the Lot 1 North Strip Acquisition

A) Land Survey, drawings, Ada County Processing:

Briggs Bid: \$6,850.00 The Land Group Bid: \$6,600.00 (Plus an undetermined amount for "T&M+10%")
 B&A Engineers Bid: \$6,200.00

B) Pioneer Title Estimate for Title Insurance is \$220 for each lot.

C) Shared County application Fee is \$309 / 8 = \$38.63

D) Estimated Escrow cost with Pioneer Title is: \$450.00 per lot. Normally this is split 50/50 between seller and buyer.
 Buyers pay a total of \$1575 (\$225 per lot), Seller pays \$225 x 7 = \$1575

E) Seller and Buyers split the Surveying and Engineering Cost (Based on B&A Bid): Seller pays \$3100, Buyers pay a combined total of \$3100.

F) This estimate assumes a cash transaction. If a lot owner is going to take out a loan, there will be additional expenses for them.

Lot #	Area (Sq. Ft.)	Land Price		Survey Cost	County	Title	Escrow	Recording	Estimated	Estimated	Lot #
		per Sq. Ft.	per Lot	per Lot	Application	Insurance			Escrow Cost	Total Cost	
				(B&A Bid)	Fee per Lot	Estimate	Fee	(Note D)	(Note F)		
				(Note A&E)	(Note C)	(Note B)					
1	58330	N/A	N/A	\$3,100.00	\$38.63	N/A	N/A	\$1,575.00	\$4,713.63	1	
2	5724	\$0.41	\$2,346.84	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$3,293.33	2	
3	6121	\$0.41	\$2,509.61	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$3,456.10	3	
4	7605	\$0.41	\$3,118.05	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$4,064.54	4	
5	8052	\$0.41	\$3,301.32	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$4,247.81	5	
6	8734	\$0.41	\$3,580.94	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$4,527.43	6	
7	11852	\$0.41	\$4,859.32	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$5,805.81	7	
8	6315	\$0.41	\$2,589.15	\$442.86	\$38.63	\$220.00 Est.	\$20.00	\$225.00	\$3,535.64	8	
2-8 Total	54403		\$22,305.23								



ENVISION KUNA

City of Kuna Comprehensive Plan



INSERT ADOPTION DATE

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- Appendix H – Attorney General Review Questions

Acknowledgements

City of Kuna

Mayor and City Council

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

Planning and Zoning Commission

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Dana Hennis – Vice Chair
Stephen Damron – Commissioner
Cathy Gealy – Commissioner
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Laura Landers – Saint Alphonsus
Linda Sullivan – Citizen Representative
Liz Warhurst – Saint Alphonsus
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Mike Smith – Business Representative
Mitra Mehta-Cooper – Ada County
Paul Schepper – Kuna Fire Department
Perry Palmer – Kuna Fire Department
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Sandra Henderson – Citizen Representative
Scott Noriyuki – Business Representative
Sid Anderson – Citizen Representative
Stephen Hunt – Valley Regional Transit
Terry Gammel – Kuna Fire Department
Theresa McLeod – St. Luke's Health Systems

Photos and images included in this plan are attributed to the City of Kuna, Troy Behunin, Agnew::Beck Consulting, and J-U-B Engineers.

This plan is dedicated to everyone who lives, works, and plays in Kuna. Your continued support and energy are what makes this community thrive.

Special thanks to the builders, developers, students, senior citizens, members of the public, agency representatives, and everyone else who participated in our Envision Kuna workshops, open houses, surveys and community events.



Council Resolution

Council Resolution will be inserted into the final plan document.

Table of Acronyms

AAA – American Automobile Association

AASHTO – American Association of State Highway and Transportation Officials

ACCEM – Ada City-County Emergency Management

ACI/AOI – Area of City Impact/Area of Impact

ACHD – Ada County Highway District

ADA – Americans with Disabilities Act

ALS – Advanced Life Support

BAC – Bicycle Advisory Committee

BID – Business Improvement District

BLM – Bureau of Land Management

BOI – Boise Airport

BVEP – Boise Valley Economic Partnership

CID – Community Infrastructure District

CIM – Communities in Motion

COMPASS – Community Planning Association of Southwest Idaho

EPA – Environmental Protection Agency

FEMA – Federal Emergency Management Agency

FERC – Federal Energy Regulatory Commission

FFA – Future Farmers of America

FHWA – Federal Highway Administration

FLUM – Future Land Use Map

HOA – Home Owner’s Association

IFYWP – Integrated Five-Year Work Program

IHFA – Idaho Housing and Finance Association

IPUC – Idaho Public Utilities Commission

ITD – Idaho Transportation Department

KRFD – Kuna Rural Fire District

KSD – Kuna School District

LED – Light Emitting Diode

LEED – Leadership in Environmental and Energy Design

LIHTC – Low Income Housing Tax Credit

LLC – Limited Liability Corporation

MPO – Metropolitan Planning Organization

NIETC – National Interest Electric Transmission Corridors

NPDES – National Pollutant Discharge Elimination System

RTP – Recreational Trails Program

TAP – Transportation Alternatives Program

TND – Traditional Neighborhood Development

RTP – Recreational Trails Program

URA – Urban Renewal Agency

VRT – Valley Regional Transit

YMCA – Young Men’s Christian Association



Executive Summary

Executive Summary

Preface

The Kuna Comprehensive Plan (“the Plan”) is a document that guides the future actions of the community. It presents a vision for the future, with short-term and long-range goals and objectives for all activities that affect the community. This comprehensive plan and vision of the community was developed with input from the *Envision Kuna* Advisory Committee, city of Kuna, and relied heavily on comments received from Kuna’s citizens throughout the course of the planning process (see Appendix C).

A Comprehensive Plan is a document that cities are required to adopt and utilize for land use development within their area of jurisdiction according to Idaho State statute. The Local Land Use Planning Act: Idaho Code §67-6508 provides:

“It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the Plan. The Plan shall include all land within the jurisdiction of the governing board. The Plan shall consider previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component. The Plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the Plan specifies reasons why a particular component is unneeded.”

The Plan is legally intended to be a guide for governmental bodies; although it is not a law that must be adhered to in the most stringent sense.

The Plan is a statement of long-range public intent; whereas zoning is an exercise of police power which, in the long run, should be consistent with that intent.” (Idaho Supreme Court)

This Plan is general in character. The goals and policies included in it should guide the community’s general planning concepts. An important feature of the Plan is the Comprehensive Area of City Impact (ACI) Map that graphically displays the community’s envisioned land uses in a broad sense (see Appendix A for the current ACI Map). The map and the relevant text should be amended for each update.

Factors that necessitate changes to the Plan are growth and changing social, economic and policy conditions. A review of the entire Plan should be accomplished from time to time with the intent of lessening the need to do a complete revision of the Plan for a long period of time.



Comprehensive Plan Updates

This Kuna Comprehensive Plan is the official policy document that identifies the policies to guide future development within city limits, the Area of City Impact (ACI) and the planning area for a period of 20 years. The Plan is the primary tool a city has available to ensure future decision-making reflects and implements the community’s vision.

The City Council (Council) and Planning and Zoning Commission (Commission) use the Plan to make on-going decisions about the community’s future. Kuna’s first Plan was adopted in 1975. It has been updated regularly since that time with a broad base of community-wide citizen input.

Kuna has regularly updated the Plan since its initial adoption. Recent updates included planning efforts in 1993, 1997, 2000, 2003, 2008 and in 2015. This new Comprehensive Plan lists the City’s vision, goals, strategies and priority actions and reflects the rapidly changing conditions in the City and region. The Plan complies with Idaho State local land use planning law (Section 67, Chapter 65).

Project Timeline

The *Envision Kuna* Comprehensive Plan took place over a three-phase, 19-month period. Each phase featured public and advisory committee input that helped guide final plan and policy recommendations.

Figure 1: Project Timeline



Vison, Goals and Strategies



The vision, goals and strategies represented throughout the Comprehensive Plan identify community values and the long-term aspirations of the Plan. The Plan ties those aspirations to specific focus areas, policies and systems that help achieve the vision. This section sets long-term direction and forms the “criteria” for making current recommendations and future decisions.

The statements below reflect Kuna’s core values and aspirations for the future.

The six focus areas of the Comprehensive Plan are shown below.

Figure 2: Plan Focus Areas



Vision Statement

Kuna will be economically diverse and vibrant; healthy and safe; a desirable community that is distinctive and well-designed; well-connected through its transportation and utilities infrastructure; educated, with opportunities for learning and advancement at all ages; celebrating culture and its heritage; and will govern collaboratively and effectively.

We Envision Kuna as...

Economically Diverse and Vibrant

Kuna will have a coordinated, planned approach to build a diverse and robust economy that supports a mix of industries. Kuna's commercial activities will include a balance of small and large, locally-based and national businesses. Kuna will build a modern rural economy by encouraging traditional and emerging agricultural activities while attracting growth and investment in new sectors such as health, technology, trade and finance. A multitude of employment opportunities will sustain a well-trained workforce in our community. As Kuna continues to provide opportunities to launch new and expand existing businesses, Kuna will grow as an essential contributor to the regional economy.

Healthy and Safe

Citizens will continue to enjoy ample opportunities for healthy, active lifestyles and abundant recreation, including connected and accessible trails, waterways and open spaces. Plentiful parks – from large regional attractors to small neighborhood spaces – and new recreational facilities will serve citizens, provide community gathering spaces and preserve a rural-feeling character. Kuna will continue to protect and provide clean air, water and soil as well as high-value natural areas such as the Indian Creek drainage and the Kuna Butte.

Public services will help improve citizens' quality of life at every age. Kuna will see increasing access to a range of quality, local health and wellness services, and public safety, fire and emergency response services will match growth demands while maintaining a high level of service. Kuna will have strong emergency preparedness and disaster response plans and systems.

Desirable, Distinctive and Well-Designed

Kuna will invest in thoughtful, well-implemented growth management approaches in order to respond to change and develop needed opportunities for its citizens, while retaining its close-knit, small town, welcoming character and elements of its rural, natural and agricultural roots. Land uses should meet community demands for services and sustained economic growth. Development should be planned, designed and built to strengthen the downtown, and allow additional strong mixed-use commercial activity centers to flourish and serve residents throughout the community. A range of housing choices should build strong, attractive neighborhoods and allow individuals and families to grow up, move to and remain in Kuna throughout their lives. Beautification and placemaking programs should preserve and enhance Kuna's distinct character.

Connected

Kuna will have an array of transportation choices available to citizens and visitors. Kuna's streets, sidewalks, highways, pathways, trails and rails will not only allow people to safely and efficiently move in, out and around Kuna, but also contribute to the community character. Kuna will invest further in ways to control citizens' transportation costs, including increased pedestrian and bicycle connections, new public transportation options and a strong road network. Kuna's main corridors will be carefully designed and managed to enhance the community's character, reduce congestion, improve circulation and maintain good access to regional assets such as interstates and airports. An overpass will better connect the community across Indian Creek and the railroad line.

Kuna also should be technologically connected with strong, stable telecommunications and broadband networks, and energy, water, sewer, solid waste, storm water, irrigation and other public utilities infrastructure. Public and private investments should be leveraged as development occurs to ensure these systems are sustainably managed and expanded to accommodate growth.

Educated and Celebrated

Kuna's schools will continue to provide excellent learning opportunities. School facilities will expand, as needed, to keep pace with Kuna's growing population. Kuna will work to attract additional higher education and training opportunities.

Kuna's cultural centers and community facilities – such as the Kuna Library, Western Heritage Historic Byway and Kuna Performing Arts Center – will meet community demand and allow the community's thriving arts, heritage and cultural organizations, events and programs to flourish. Kuna will work to preserve and recognize its history and diversify cultural amenities.

Governing Collaboratively and Effectively

City government will be transparent, trustworthy and well-run. The City will encourage citizen participation at all levels and regularly share information with, respond to and collaborate with citizens. The City will continue to build strong relationships with a variety of partners at local, regional, state and national levels to encourage collaboration, understanding, cooperation and investment, for Kuna's best interest. Kuna will provide the best possible services and amenities in an efficient, and cost-effective way, and work to implement this Comprehensive Plan.

Goals

Envision Kuna highlights the following goal areas and related goals. Each of the goals within a goal area includes related objectives and policy recommendations along with a set of implementable projects and strategies that are shared in the chapters that follow.

Goal Area 1: Kuna will be economically diverse and vibrant.

- 1.A Ensure Land use in Kuna will support economic development.
- 1.B Support development of a skilled, talented and trained workforce.
- 1.C Attract and encourage new and existing businesses.
- 1.D Address and plan for economic expansion of the City and region.

Goal Area 2: Kuna will be a healthy, safe community.

- 2.A Maintain and expand an interconnected greenbelt, pathways and trail system.
- 2.B Maintain and expand the system of parks and public gathering spaces.
- 2.C Support the development of community recreation facilities.
- 2.D Maintain and increase citizen access to health and wellness services.
- 2.E Ensure Kuna's clean air, water and soil through natural resource management and watershed protection.
- 2.F Provide public safety and emergency services (police, fire, ambulance).
- 2.G Engage and invest in planning and maintenance of emergency preparedness and disaster response systems.
- 2.H. Provide services to special populations within Kuna (seniors, youth, individuals with disabilities).
- 2.I Ensure that Kuna's residents are food secure and have access to readily available healthy foods.

Goal Area 3: Kuna's land uses will support a desirable, distinctive and well-designed community.

- 3.A. Ensure community design should direct growth and implement sustainable land use patterns.
- 3.B Preserve and enhance areas of interest within the community.
- 3.C Encourage development of commercial areas with good connectivity and character.
- 3.D Encourage development of housing options and strong neighborhoods.
- 3.E Strategically locate and develop industrial areas.
- 3.F Identify and manage hazardous areas.
- 3.G Respect and protect private property rights.

Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.

- 4.A Use overlay districts to create mixed-use entryway corridors with strong character and managed access.
- 4.B Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
- 4.C Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network.
- 4.D Promote a connected street network that incorporates mid-mile collectors and crossings for improved neighborhood connectivity
- 4.E Increase opportunities for public transportation and ride share commuting.
- 4.F Ensure water, sewer, irrigation, street lighting, storm water and solid waste systems are capable of serving the current and future population.
- 4.G Maintain serviceability of communication systems including broadband internet, phone and cable.
- 4.H Ensure National Interest Electric Transmission Corridors (NIETC), as well as power and gas transmission corridors, are considered in land use planning decisions, and minimize the adverse impacts of transmission corridors in the community.
- 4.I Encourage public or private airports, airstrips and heliports to strengthen connectivity and to meet the needs of the community.

Goal Area 5: Kuna will invest appropriately in education, community facilities and cultural heritage.

- 5.A Invest in Kuna's schools and pre-K education opportunities to meet population demands.
- 5.B Attract opportunities for higher education and training in Kuna.
- 5.C Identify and develop cultural and community facilities.
- 5.D Identify specific strategies to preserve Kuna's open space, agricultural lands and heritage.

Goal Area 6: Kuna will govern collaboratively and effectively in the best interest of its citizens.

- 6.A. Involve citizens in decisions about Kuna's future.
- 6.B Maintain adequate organizational capacity to efficiently manage city government and implement this plan.
- 6.C Engage in regional collaboration to leverage city and partner agency resources on behalf of the community.
- 6.D Kuna will maintain sustainable and transparent financial operations and proactively manage city budgets and investments.

Plan Implementation

Implementation of this plan will take place through specific projects identified in this document, and through implementation of plan policies in the everyday work of Kuna's Planning and Zoning Department and other city departments and initiatives. Priority policy objectives identified during this comprehensive planning process are:

1. Continue to invest in and build the downtown core.
2. Develop true mixed-use areas and new commercial areas and employment centers.
3. Develop welcoming entryway corridors and a strong bike and pedestrian network.
4. Diversify housing and continued development of attractive neighborhoods.
5. Invest in parks, trails and recreation amenities as well as preserve active agricultural lands that skirt the community.

The list of projects on page 17 highlights priorities identified throughout the *Envision Kuna* planning process. These are actions that the City will strive to initiate over the next one to three years and are designed to help achieve the goals and values articulated by the community.



Top Priority Projects for Implementation

Each goal area in the Comprehensive Plan features strategic actions and projects that can be implemented by the City, and partner agencies, to help achieve the goals and objectives identified through this planning process. The list of projects below is a result of a prioritization process, which featured input from the Advisory Committee, partner agencies and the core planning team, which identified projects and actions that can be considered the highest priority for implementation over the next one to three years.

1. Work with ACHD, ITD and the Union Pacific Railroad to conduct an overpass feasibility study at major roads crossings.
2. Develop a city of Kuna housing needs analysis to address future housing demand, inventory and strategies to increase affordable housing options.
3. Define “mixed-use” designations in Kuna’s adopted zoning code.
4. Apply for grants such as the Idaho Department of Parks and Recreation Recreational Trails Program (RTP) grant to implement pathway extensions, trailhead improvements and footbridge crossings.
5. Seek grant funding opportunities through the Economic Development Administration and other agencies to develop specific infrastructure plans (i.e., water, sewer, roads, utilities) to enhance services for existing and new industrial areas and develop.
6. Develop a coordinated Strategic Economic Development Plan.
7. Develop a Kuna Business Retention and Attraction Plan.
8. Develop an Indian Creek Greenbelt Master Plan.
9. Build a greenbelt extension from Orchard to Crimson Point Elementary.
10. Create an official orientation and training program for appointed and elected officials.
11. Create parks or preserves at Hubbard Reservoir, Kuna Butte, Initial Point, and other open space areas of significance in cooperation with the appropriate agencies.
12. Review and revise Kuna’s Zoning ordinance to reflect the intent of the Comprehensive Plan and Future Land Use Map.
13. Implement the Downtown Revitalization Plan.
14. Develop new overlay ordinance(s) for select entryway corridors.
15. Develop standards to implement welcoming districts or areas along entryway corridors by incorporating art, aesthetically pleasing elements and welcoming themes into entryway corridors.
16. Create public gathering spaces in downtown Kuna.

For the purposes of the Comprehensive Plan, a priority project is any project or strategy that the city has identified as actionable within the next one to three years and is feasible given available resources needed to achieve implementation. Not all projects will be finished within this timeframe, however these projects will receive additional consideration for implementation.

Document Organization – How to Use the Comprehensive Plan

The *Envision Kuna* Comprehensive Plan was written to meet all State of Idaho Code requirements, while providing city staff and the public an easy to navigate document. The goals, objectives and suggested policies described in this report will serve as a tool to guide the future development of Kuna towards the long-range planning goals identified by the City and public throughout this planning process. Figure 3, on the next page, highlights the topics covered throughout each chapter of the Plan.

At the end of each goal area chapter there is an implementation table which identifies priority actions and strategies that the City can pursue to help achieve the broader objectives, goals and vision for the community.

All reference maps are included in Appendix A and are cited throughout the document.



Figure 3: Guide to Navigating the Comprehensive Plan

GOAL AREA	IN THIS SECTION...	STATE CODE REQUIREMENTS ¹
1. ECONOMICALLY DIVERSE AND VIBRANT	Economic Development Planning Workforce Development Access to Customers and Suppliers Existing Local Business Growth New Businesses and Major Employers Entrepreneurs Specific Industry Sectors (Recreation and tourism, Agriculture) Land Use Supports for Economic Development	Economic Development
2. HEALTHY AND SAFE	Greenbelt, Pathways and Trails Parks and Public Spaces Community Facilities Health and Wellness Services Natural Resources (including open space, air and water) Public Safety and Emergency Services – police, fire, ambulance Emergency Preparedness and Disaster Relief Food Systems Special populations – e.g., Seniors, youth, individuals with disabilities	Public Services, Facilities Recreation
3. DESIRABLE, DISTINCTIVE AND WELL-DESIGNED	Growth Management and Community Design Housing and Neighborhoods Mixed-Use and Commercial Areas Key Corridors/Entryway Corridors Natural Resources, Watershed Industrial areas Agricultural areas Hazardous areas Special Areas (Areas of historical, natural, and cultural significance) Property Rights Placemaking (Kuna identity, beautification)	Property Rights Land Use Natural Resources Hazardous Areas Special Areas or Sites Housing Community Design Agriculture
4. CONNECTED	Sidewalks and Pedestrian Facilities Bicycle Facilities Street Network Public Transportation and Commuting Water, Sewer, Storm Water, Irrigation, Solid Waste Communications: broadband internet, phone, cable National Electric Transmission Corridors Power, gas, transmission corridors, Northwest Pipeline Airport facilities: public and private	Public Services, Facilities, and Utilities Transportation National Interest Electric Transmission Corridors Public Airport Facilities
5. EDUCATED AND CELEBRATED	Pre K-12 Schools Higher Education and Training Community Facilities (library, etc.) Cultural Assets (including agricultural heritage and preservation)	School Facilities and Transportation Public Services, Facilities Special Areas or Sites
6. GOVERNING COLLABORATIVELY AND EFFECTIVELY	Communications and Public Engagement Organizational Capacity Regional Collaboration Financial Planning Implementation and Performance	

History of Kuna

The first inhabitants of the Kuna area were Native Americans; the Bannock and the Nez Perce Tribes populated the land. Their way of life helped preserve much of the native beauty and wildlife still enjoyed. White settlers, in search of new homes made their way west on the Oregon Trail, which wound its way through the area. These early settlers inhabited the land surrounding Indian Creek. The area is still home to many families of the early settlers. One of the early branches of the Oregon Trail came within close proximity to Kuna.

Irrigation possibilities and potential for agricultural activities made Kuna an attractive place to early settlers. A railroad stop was built in Kuna and this was the catalyst for the development of the community. Kuna is also known as the Gateway City to the Birds of Prey National Conservation Area. It is a community that has grown tremendously from its beginnings as a railroad stop to a rapidly urbanizing area. Kuna's history is rooted in its agricultural heritage.

Kuna is located in southwest Ada County, Idaho, approximately 12 miles from the State Capitol-Boise. Indian Creek is one of Kuna's primary land features. This body of water meanders through Kuna and is relied upon for irrigation and recreational purposes.

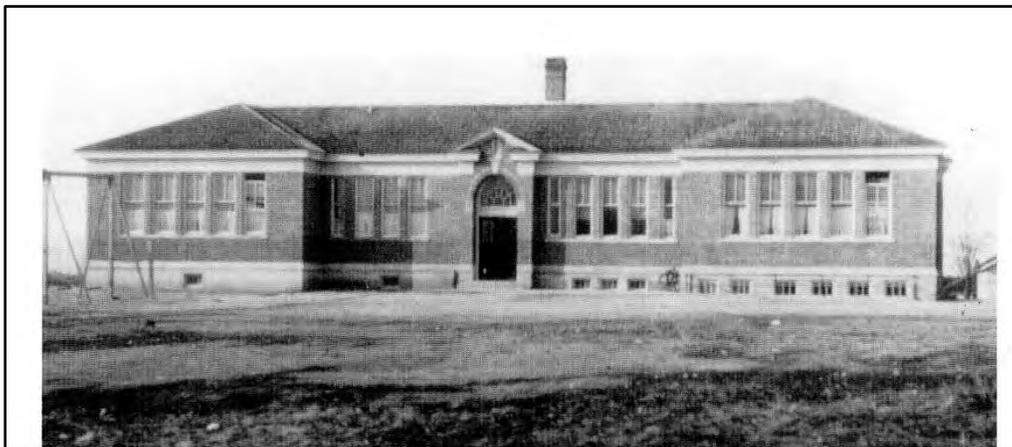
Kuna is poised to accommodate growth and development in the Treasure Valley, given its business-friendly attitude, affordable land values, availability of sewer and water resources, strong community values, social tolerance and community leadership.

Agricultural areas in Kuna grow sugar beets, grain, wheat, oats, corn, beans, mint, hay, pasture, alfalfa, clover seed, potatoes and many specialty seed crops. Southwest Ada County has a 100-year tradition of successful dairy and beef cattle operations.

A transportation network system comprised of highways and arterials connects Kuna to Idaho's largest population and industrial centers. Kuna's proximity to the State Capitol in Boise, complemented with higher educational institutions, cultural facilities, mountain and desert recreation areas make it a desirable place to live, work and play.

Kuna maintains its small town feel and features convenient retail operations, an active chamber of commerce, and a strong sense of community pride.

For a more in-depth description of Kuna's early history see Appendix G.





1

**Kuna Will Be
Economically
Diverse and Vibrant**

Goal Area 1: Kuna Will Be Economically Diverse and Vibrant.

Economic Development: Planning Principles

Kuna measures economic development and resiliency by its ability to:

- Create jobs
- Attract new business and allow existing businesses to grow
- Maintain and develop a trained, educated workforce
- Increase local wealth and investment
- Ensure available land inventory for economic activities in strategic locations
- Maintain a diversity of businesses and enterprises
- Provide local resources for economic stability and recovery

Planning for economic diversity requires a proactive approach that identifies and mitigates potential threats and disruptions to an economy, and simultaneously encourages business development and workforce trainings that meet the needs of the community and allows for gainful employment for current and future residents. A comprehensive plan can help encourage and align development and land uses to support a broad and diverse workforce, can remove barriers to entrepreneurship, and can support and fund congruent developments that draw business and economic growth to the City.

The city of Kuna has experienced significant change over the past ten years in terms of population growth, household income, housing prices and business growth – important indicators of local economic health.

- Kuna is expected to more than double in population size between now and 2040.ⁱⁱ
- Kuna’s current housing options are largely single-family dwellings; a diverse workforce requires more diverse housing opportunities.ⁱⁱⁱ
- Kuna’s limited industry profile is concentrated on retail and agriculture, with some professional jobs. Service industry and retail and agricultural jobs typically offer lower-paying wages.^{iv}
- Kuna “imports” around 1,500 workers daily from outside the City and exports just over 6,000.^v
- Residents lack access to locally-based post-secondary education and training opportunities, as well as a limited industry profile.

Economic Development AT-A-GLANCE:



Goal 1.A Land use in Kuna will support economic development.

Land use designations have a direct impact on the type of development and growth that occurs throughout the City. Ensuring that land use aligns with the geographic identity of an area is an important part of economic development and as an attractor to businesses and future residents alike. Kuna's downtown is an area primed for revitalization efforts and the City adopted a Downtown Revitalization Plan in 2015. Kuna has major roadways with locations for commercial uses that do not conflict with the attractors and type of businesses in the downtown core. Additionally, Kuna wants to promote higher paying jobs in the manufacturing and technology industries, which requires future land use and zoning designations that support a mix of industrial uses and compatible adjacent land uses.

Fast Facts: Economic Development

In 2016, Kuna established an Idaho Economic Development Committee aimed at providing advisory input to economic development matters, as well as serving the promotion and development of economic expansion in Kuna. The committee consists of nine members, including the Mayor of Kuna.

In 2018, an Economic Development Director was hired to focus on strategies for economic growth.

Kuna participates with the Boise Valley Economic Partnership (BVEP), a regional economic development agency for the Boise and Nampa Metropolitan Statistical Areas, and the City of Kuna.



Objective 1.A.1. Continue to focus on developing Downtown Kuna as a commerce center.

Policies:

1.A.1.a. Continue to implement projects, goals, recommendations and strategies outlined in the Kuna Downtown Revitalization Plan.

1.A.1.b. Use placemaking principles and revitalization efforts to ensure downtown Kuna remains vibrant and active.

1.A.1.c. Encourage the creation of businesses focused on entertainment, dining and recreational uses to attract and keep visitors downtown.

1.A.1.d. Encourage downtown businesses to incorporate unique character elements that set them apart from larger commercial strip developments in other parts of Kuna.

1.A.1.e. Utilize downtown investment programs to revitalize building facades, incorporate art and continue to create attractive amenities in downtown Kuna.

1.A.1.f. Expand the downtown core boundary to include the neighborhood north of 4th Street.

1.A.1.g. Establish land uses that incorporate Linder Avenue, W 4th Street, and Avalon as welcoming downtown Kuna entrances.

1.A.1.h. Expand and enhance the wayfinding system for local businesses, city parking, tourist facilities and attractions in downtown Kuna.

1.A.1.i. Encourage and support cultural and art activities, recognize their contributions to the local economy and incorporate such elements into public and private projects whenever possible.

1.A.1.j. Support housing and suitable density in and around downtown Kuna as part of a revitalization strategy and to promote successful service and entertainment businesses.

1.A.1.k. Consider funding mechanisms such as a Business Improvement District (BID), Urban Renewal Agency/District (URA) and/or Community Infrastructure District (CID) to support the maintenance of current investments and promote the creation of new investments.

 **Objective 1.A.2. Create commercial nodes and corridors that support development of economic opportunities that do not compete with downtown revitalization efforts.**

Policies:

1.A.2.a. Designate commercial land use nodes and corridors at strategic locations such as Meridian Road/Highway 69 and Ten-Mile Road.

1.A.2.b. Promote and attract larger commercial retailers to designated corridors.

1.A.2.c. Focus on development of commercial uses that will not compete with downtown Kuna's businesses and character.

1.A.2.d. Designate a sufficient quantity of land on the Future Land Use Map for commercial use.





Objective 1.A.3. Utilize industrial land use designations to encourage development and expansion of industrial businesses in key locations.

Policies:

1.A.3.a. Designate a sufficient quantity of land on the Future Land Use Map for industrial use.

1.A.3.b. Identify a large tract of land in proximity to the Union Pacific Railroad Line that is sufficient in size and scope to accommodate a variety of light and heavy industrial land uses that will also have adequate access to Meridian Road/Highway 69, and Kuna-Mora Road and I-84 to the south and east.

1.A.3.c. Assure future industrial lands have sufficient buffer widths to mitigate adjacent or nearby incompatible uses.

1.A.3.d. Work with Union Pacific Railroad to identify and market potential industrial lands along the rail line.

1.A.3.e. Encourage investment in a railroad spur south of Shortline Street, east of Luker Road, for the industrial area that would connect industrial uses with the Union Pacific Railroad Line.

1.A.3.f. Inventory and identify other key parcels for industrial development and poise them to be shovel-ready for development, with access to the City's public facilities, utilities, and services.

1.A.3.g. Proactively focus on future planning around public infrastructure to increase the chances of new industrial projects locating to the City of Kuna.

1.A.3.h. Inventory and identify key parcels for industrial development/use and poise them to be shovel-ready for agritourism, agri-tainment, healthcare, technology and manufacturing development, with access to the City's public facilities, utilities, and services.^{vi}



Objective 1.A.4. Administer land use standards and permitting processes in an equitable, cost-effective, and timely manner.

Policies:

1.A.4.a. Develop materials to educate developers and builders on land use, entitlement and building permit application processes.

1.A.4.b. Encourage pre-application meetings with developers and builders to clarify expectations and increase understanding of relevant plans, policies, codes and development requirements.

1.A.4.c. Continue to circulate land use applications and building permit applications (when applicable) to internal city departments.

1.A.4.d. Consider initiating electronic land use entitlement and building permit systems to provide flexibility, improve record-keeping, create efficiencies and foster transparency.

1.A.4.e. Provide up-to-date maps and permitting information to the public through web-based programs.

Goal 1.B Support development of a skilled, talented and trained workforce.

Kuna has a growing and diverse workforce, but a shifting local economy has created a mismatch between workforce skills and job opportunities. Kuna is anticipated to lose 18 percent of its crop and animal production jobs by 2024 and is expected to grow 14 percent in the realm of government jobs, which includes healthcare. A majority of Kuna’s workforce leaves Kuna to access jobs in Meridian, Eagle, Boise and Nampa. Roughly 6,044 employees commute out of Kuna each day, 1,573 individuals commute to Kuna from the surrounding area, and 477 individuals commute within Kuna.^{vii} Providing workforce development and training programs within Kuna would provide jobs and foster a growing, skilled workforce within Kuna.



Objective 1.B.1. Improve accessibility to training and education opportunities.

Policies:

1.B.1.a. Work cooperatively with local schools to maintain and enhance the quality of K-12 education in the School Districts.

1.B.1.b. Work with School Districts and local businesses to create opportunities for students to experience and explore a wide variety of career and employment opportunities.

1.B.1.c. Support partnerships between high schools and technical and post-secondary schools.

1.B.1.d. Ensure adequate resources are devoted to providing grants and scholarships to individuals seeking additional training.

1.B.1.e. Encourage school districts and other educational entities to offer and expand vocational and technical education programs.

1.B.1.f. Utilize State incentive programs and funding to remove barriers to accessing and paying for workforce development trainings.



Objective 1.B.2. Create additional workforce development opportunities via partnerships and extension offices.

Policies:

1.B.2.a. Work with the Idaho Department of Labor to access the workforce development training fund for new and expanding businesses.

1.B.2.b. Coordinate with educational institutions such as the College of Western Idaho or University of Idaho to establish new extension/satellite offices and training facilities in Kuna.

➔ **Objective 1.B.3. Ensure training and workforce development opportunities match the needs of Kuna employers.**

Policies:

1.B.3.a. Emphasize transferable skills and structured training programs.

1.B.3.b. Regularly evaluate the needs of Kuna employers to ensure resources and trainings are in line with employment trends.

➔ **Objective 1.B.4. Support efforts to provide training and employment opportunities for special populations and disenfranchised groups.**

Policies:

1.B.4.a. Collaborate with partner agencies and businesses to establish a veterans' workforce development fund to address the needs of veterans entering the Kuna workforce.

1.B.4.b. Attract and incentivize workforce development trainings, educational and employment opportunities that are inclusive to all individuals.

1.B.4.c. Emphasize the importance of training and employment services that provide individuals with special needs opportunities to transition from a classroom setting to a workplace.



Goal 1.C Attract and encourage new and existing businesses.

Even though Kuna is home to over 200 commercial and in-home businesses that offer a diversity of retail, dining, and other services, these businesses do not provide adequate employment opportunities for Kuna residents. Attracting new businesses and retaining and expanding existing businesses will be an essential component of Kuna’s economic growth strategy. Kuna has available resources including land and a ready workforce to attract new businesses; however, additional incentives and a targeted business growth/attraction strategy will help ensure Kuna attracts businesses and entrepreneurial ventures that will allow the community to steer away from being viewed a bedroom community and realize growth that aligns with Kuna’s values and character.



Objective 1.C.1. Provide incentives and/or assistance for targeted industries and new markets.

Policies:

1.C.1.a. Consider funding mechanisms such as a Business Improvement District (BID), Urban Renewal Agency/District (URA) and/or Community Infrastructure District (CID) to support the maintenance of current investments and promote the creation of new investments.

1.C.1.b. Ensure transportation and communications infrastructure meets or exceeds industry expectations.

1.C.1.c. Regularly evaluate and update the list of targeted industries, professional services and supports for new and developing industries that could be beneficial for Kuna’s economy.

1.C.1.d. Assess all new businesses with a large potential economic impact under a cost-benefit analysis approach and calculate the rate of return and impact of incentives.

1.C.1.e. Develop a targeted strategy that matches the incentive program to the needs of priority industries.

1.C.1.f. Regularly re-evaluate business attraction and retention incentives to ensure they are beneficial to the City’s revenue streams and growth strategy. Apply incentives in a reasonable manner taking into consideration the short-term and long-term benefits.



Objective 1.C.2. Create an environment that is friendly to business creation, expansion and relocation.

Policies:

1.C.2.a. Create a repository of existing businesses within the community and conduct regular visits and surveys to understand barriers, likelihood of expansion and/or ways to improve the business environment in Kuna.

1.C.2.b. To the extent possible, ensure that tax policies help attract and retain businesses.

1.C.2.c. Provide tools and services to existing and new businesses to reach new customers, broader markets and realize efficiencies.

1.C.2.d. Ensure infrastructure and public facilities are in place and that parcels identified for commercial or industrial use are shovel-ready.

 **Objective 1.C.3. Create and maintain a marketing/recruitment plan aimed at new business growth or relocation to Kuna.**

Policies:

1.C.3.a. Consider the creation of a business incubator and makerspace.^{viii}

1.C.3.b. Actively recruit new businesses by working with Idaho State agencies and Boise Valley Economic Partnership, pursue grant opportunities and private/public partnerships.

1.C.3.c. Utilize Kuna’s distinct rural community and access to recreational opportunities to attract location-neutral businesses.

1.C.3.d. Utilize Kuna’s unique environment and assets to help create regional industry clusters centered around agricultural production, agricultural tourism and niche food/beverage production.

1.C.3.e. Assess current market demand for agricultural tourism and agricultural entertainment and utilize data to build regional collaborations.

1.C.3.f. Establish a list of priority industry areas and reach out to existing/emerging businesses within these industries to highlight Kuna as a desirable location for expansion/relocation.

 **Objective 1.C.4. Focus on the creation and retention of businesses that provide livable wage positions to Kuna residents.**

Policies:

1.C.4.a. Diversify and expand the City’s job base, with a focus on attracting higher paying jobs, to allow people to both work and live in the community.^{ix}

1.C.4.b. Offer incentives to businesses that pay above the median individual income rate for the City of Kuna.

1.C.4.c. Conduct regular assessments of wages and opportunities within Kuna. Assess salary rates based on cost of living indexes and wages in surrounding jurisdictions. Ensure Kuna’s employment opportunities match or exceed surrounding area averages.

1.C.4.d. Develop a policy that provides incentives and/or assistance for industries in targeted clusters, such as high-technology jobs and jobs in environmentally clean manufacturing sectors.

Goal 1.D Address and plan for economic expansion of the City and Region.

The city of Kuna and the Boise-Nampa Metropolitan Statistical Area are quickly growing in both population and economic size. By 2040 Ada County will have 101.5 percent more jobs than it had in 2016, and Kuna is expected to increase the number of total jobs by 471.5 percent by 2040.^x This rapid population and employment growth creates opportunities for the city of Kuna to help shape the type, size and locations of industries in the community.



Objective 1.D.1. Seek opportunities to partner and promote the region's recreation, tourism and outdoor amenities.

Policies:

1.D.1.a. Encourage communication between stakeholders to establish public/private partnerships in community development matters.

1.D.1.b. Continuously evaluate regional and local comprehensive and economic development plans to understand the positioning and strengths of the regional economy and areas of opportunity for Kuna.

1.D.1.c. Participate in regional planning processes that evaluate land use scenarios to determine growth outcomes and regional needs.

1.D.1.d. Integrate regional economic development plans and initiatives with existing regional transportation planning efforts to ensure strong transportation/land use coordination.

1.D.1.e. Meet with local and regional economic development commissions and supportive agencies to identify opportunities for partnership.

1.D.1.f. Actively recruit new businesses by working with Idaho State agencies, pursue grant opportunities and private/public partnerships.



Objective 1.D.2. Support efforts of the Economic Development Director and Economic Development Committee.

Policies:

1.D.2.a. Develop and adopt an Economic Development Strategic Plan with clear goals, objectives, initiatives and capital projects in coordination with the Public Works Department.

1.D.2.b. Ensure that recommendations from the Kuna's Economic Development Committee align with regional and city growth strategies.

1.D.2.c. Invite new members from partner agencies and other local governments to participate/provide input to the Economic Development Committee.

1.D.2.d. Continually invest in economic development efforts such as infrastructure and utilities expansion, market studies, marketing and public relations, business retention and recruitment efforts and support of entrepreneurship.

Economically Diverse and Vibrant: Implementation

The table on the next page shows specific projects and actions identified during the Comprehensive Plan process that would help achieve the goals, objectives, and policies related to this topic area. The top projects and actions for this goal area are listed below. For the purposes of the Comprehensive Plan, a priority project is any project or action that the City has identified as actionable within the next one-to-three years and is anticipated to receive resource allocations to help achieve its implementation. These priority projects will help guide short-term implementation of the Plan. If a project is not included on the priority projects list that does not preclude it from implementation or resource allocation.

Top Priority Economic Development Projects and Actions

1. Develop a planned coordinated Strategic Economic Development Plan.
2. Develop a Kuna Business Retention and Attraction Plan.
3. Educate city staff and City Council members on CID, BID, Urban Renewal or other tools for funding as a developer infrastructure funding mechanism.
4. Develop an incentives program to competitively attract and retain new businesses.
5. Conduct a communications, transportation and public infrastructure assessment on future/key industrial areas.
6. Work with Ada County and incorporated cities to create a regional Comprehensive Economic Development Strategy (CEDS).
7. Conduct a Kuna specific industry analysis that highlights market demand, assets and risks.

Projects and Actions Table 1 on the following page highlights projects and actions that have been identified to implement the objectives and policies in this goal area and includes the top priority projects listed above. Other projects and policies that are priorities for the City may not be listed in the table as they are less likely to be actionable implementation items.

Key Economically Diverse and Vibrant Policy Focus Areas:

Core guiding policy areas for objectives, policies and actions related to this goal area include:

1. Land use regulation and support
2. Workforce development
3. Business attraction and retention
4. Economic growth management and anticipation

Projects and Actions Table 1: Economically Diverse and Vibrant

Goals	Projects and Actions
<p>1.A Land use in Kuna will support economic development.</p>	<ul style="list-style-type: none"> • Apply for grants to implement downtown Kuna projects. • Develop a planned, coordinated Strategic Economic Development Plan. • Educate city staff and City Council members on CID, BID, Urban Renewal or other tools for funding as a developer infrastructure funding mechanism. • Conduct an Urban Renewal Agency/District study. • Upgrade city permitting systems.
<p>1.B Support development of a skilled, talented and trained workforce.</p>	<ul style="list-style-type: none"> • Create an annual report on the City's workforce strengths and challenges.
<p>1.C Attract and encourage new and existing businesses.</p>	<ul style="list-style-type: none"> • Develop a Kuna Business Retention and Attraction Plan. • Create an existing business repository. • Develop an incentives program to competitively attract and retain new businesses. • Conduct a communications, transportation and public infrastructure assessment on future/key industrial areas in collaboration with the appropriate agencies. • Create a focus group and plan to identify viable and implementable agritourism and agri-tainment opportunities and partnerships. • Develop a policy for how the city of Kuna will provide a local match for companies that qualify for the Tax Reimbursement incentive through Idaho Commerce. • Conduct a business incubator feasibility study. • Conduct a Kuna specific industry analysis that highlights market demand, assets and risks.
<p>1.D Address and plan for economic expansion of the City and region.</p>	<ul style="list-style-type: none"> • Work with Ada County and incorporated Cities to create a regional Comprehensive Economic Development Strategy (CEDS). • Work with partner agencies and jurisdictions to create a regional projects list to guide long-term economic expansion.



2

**Kuna will be a
healthy and safe
community**

Goal Area 2: Kuna will be a Healthy and Safe Community.

Health and Safety: Planning Principles

The aim of *Envision Kuna* is to guide improvements for community health and develop policies that create an environment where the healthiest choices are the easiest choices. Kuna is rich in many of the necessary resources for a healthy community, including accessible open space, natural resources, which includes clean air and water, opportunities for physical activity, and agricultural lands for local food production. Kuna plans to protect and capitalize on these abundant resources and opportunities, and address other health areas, including increasing access to primary and secondary care facilities, further developing emergency response services such as fire and police, and contributing to an active mobility and recreation system that supports residents' healthy lifestyles.

The city of Kuna has influence on Kuna's built environment, which includes buildings, roadways, parks, neighborhoods, and activity centers. The design of this environment is proven to have a direct effect on the health, wellness and safety of a city's residents. Approximately 60 percent of premature deaths can be attributed to factors that include our environment (e.g., the air we breathe), our ability to be physically active (e.g., living in neighborhoods with sidewalks where people can walk safely), access to grocery stores and health care services (e.g., affordable goods and services are easily accessible to all residents), and our socioeconomic status. The Plan aims to improve community health through a built environment that supports social cohesion and physical and mental health.

Healthy and Safe Community AT-A-GLANCE:



Goal 2.A Maintain and expand an interconnected greenbelt, pathways and trail system.

Kuna has the framework in place for a strong trails and pathways system^{xi} and will work to expand access and connections throughout the community. The City and community should build on this framework to create a connected, green trail and pathway system that:

- Improves bike and pedestrian connectivity and circulation
- Increases recreation opportunities
- Promotes active lifestyles
- Builds green infrastructure^{xii}

In addition to these benefits, further development of a pathways and trail system helps grow Kuna's economy through increased visitation and spending at local businesses, attraction of employers and residents to Kuna.

The existing Indian Creek Greenbelt serves as the primary pathway in Kuna and is currently over 1.1 miles. Extending the greenbelt to Kuna's western city limit and east to Eagle Road toward nearby public lands is a community-supported goal, as is increasing the trails and pathways aligned with existing canals and creating north-south trails and pathways that feed into the Greenbelt system. Kuna's pathway system is aligned with neighboring city's pathways systems. Kuna's 2018 Pathways Master Plan Map (Appendix A) shows the complete system. Kuna anticipates additional spurs and neighborhood pathways will connect into this core network.

Kuna received a Walk Score rating of 57 which indicates that the community is somewhat walkable.^{xiii} The community has expressed a strong desire for additional pedestrian and bike connectivity and increased ease of access to trails and pathways. Kuna expects to work with many partners, including irrigation districts and private developers, to continue to build a trails and pathways system that serves the entire community.



Objective 2.A.1. Manage, maintain and expand the Indian Creek Greenbelt using a coordinated, planned approach.

Policies:

2.A.1.a. Expand and extend the Greenbelt through the development process when applications are received in areas surrounding and/or adjacent to Indian Creek. Ensure that public access to the Greenbelt and Indian Creek is incorporated into development.

2.A.1.b. Expand and extend the Greenbelt on public lands when and where possible, as opportunities arise.

2.A.1.c. Increase Indian Creek Greenbelt access points including footbridges and other crossings.

2.A.1.d. Identify locations and opportunities to link Greenbelt to other pathways, trails and commercial and residential areas to increase connectivity.

2.A.1.e. Add amenities to the Greenbelt, when and where possible, such as trees and natural landscaping, shade structures, benches, viewing platforms, bike repair stations, creek access areas and picnic and play areas.

2.A.1.f. Ensure appropriate resources are available to maintain the Indian Creek Greenbelt as it expands and use grows. Regularly assess pathway conditions and provide timely upkeep and maintenance.

2.A.1.g. Ensure that Greenbelt use and land development along or near Indian Creek does not negatively impact the natural resource or habitats. Maintain Indian Creek's ability to provide ecosystem benefits such as floodwater control and water purification.

2.A.1.h. Implement a Greenbelt overlay zone.



Objective 2.A.2 Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.

Policies:

2.A.2.a. Ensure the trails and pathways system promotes bike and pedestrian connectivity to key activity centers such as schools, parks, retail centers and downtown.

2.A.2.b. Ensure appropriate resources are available to maintain publicly managed trails and pathways as the system expands and use grows.

2.A.2.c. Regularly assess trail and pathway conditions and provide timely upkeep and maintenance.

2.A.2.d. Work with private developers and landowners to direct expansion of the trails and pathways system throughout Kuna, including:

- Ensure appropriate policies and ordinances are in place to incentivize and require construction of new pathways and trails infrastructure as development and redevelopment occurs.
- Require all new neighborhood and subdivision developments to incorporate pathway connectivity within the neighborhood and tie in to existing or anticipated pathways and trails.
- Clearly identify locations where trails and pathways infrastructure should be publicly accessible, and who will be responsible to provide regular maintenance for these areas.

2.A.2.e. Conduct regular assessments of trail and pathway infrastructure and use to ensure the system:

- Meets the needs of a variety of users, including pedestrian, cyclists, and equestrians.
- Include trails and pathways that are ADA-compliant and designed to be accessible to people with disabilities.
- Provide equitable access to all areas of Kuna, so that neighborhoods and subareas are served at comparable levels.

2.A.2.f. Work with other jurisdictions and agencies to create a regional network of greenways and parks linking communities together. Focus on developing trail and pathway connectivity to Nampa, Meridian and Southwest Boise.

2.A.2.g. Evaluate the possibility of incorporating HOA-owned-and-managed pathways into the public parks system.

Goal 2.B Maintain and expand parks and public gathering spaces.

New development puts a demand on existing parks and public spaces; as Kuna continues to grow, its parks system will necessarily expand to meet citizens' needs to recreate, socialize, gather, play and be active. There are 113 acres of City parks in Kuna in 17 locations (four bare ground neighborhood playgrounds, nine neighborhood parks and four specialized recreation areas). In August 2016, the city of Kuna instituted a park impact fee to help build and establish new parks. The impact fees will generate approximately \$1,595,320 for park land acquisition, maintenance, and improvements. As of August 2016, there was one acre of park and recreation space for every 105 residents in Kuna; the city of Kuna's level of service goal is one acre of park land for every 80 residents.



➔ Objective 2.B.1. Maintain and expand the parks system.

Policies:

2.B.1.a. Utilize park impact fees to acquire new properties for park development and to improve existing park facilities. Focus on acquiring park lands that:

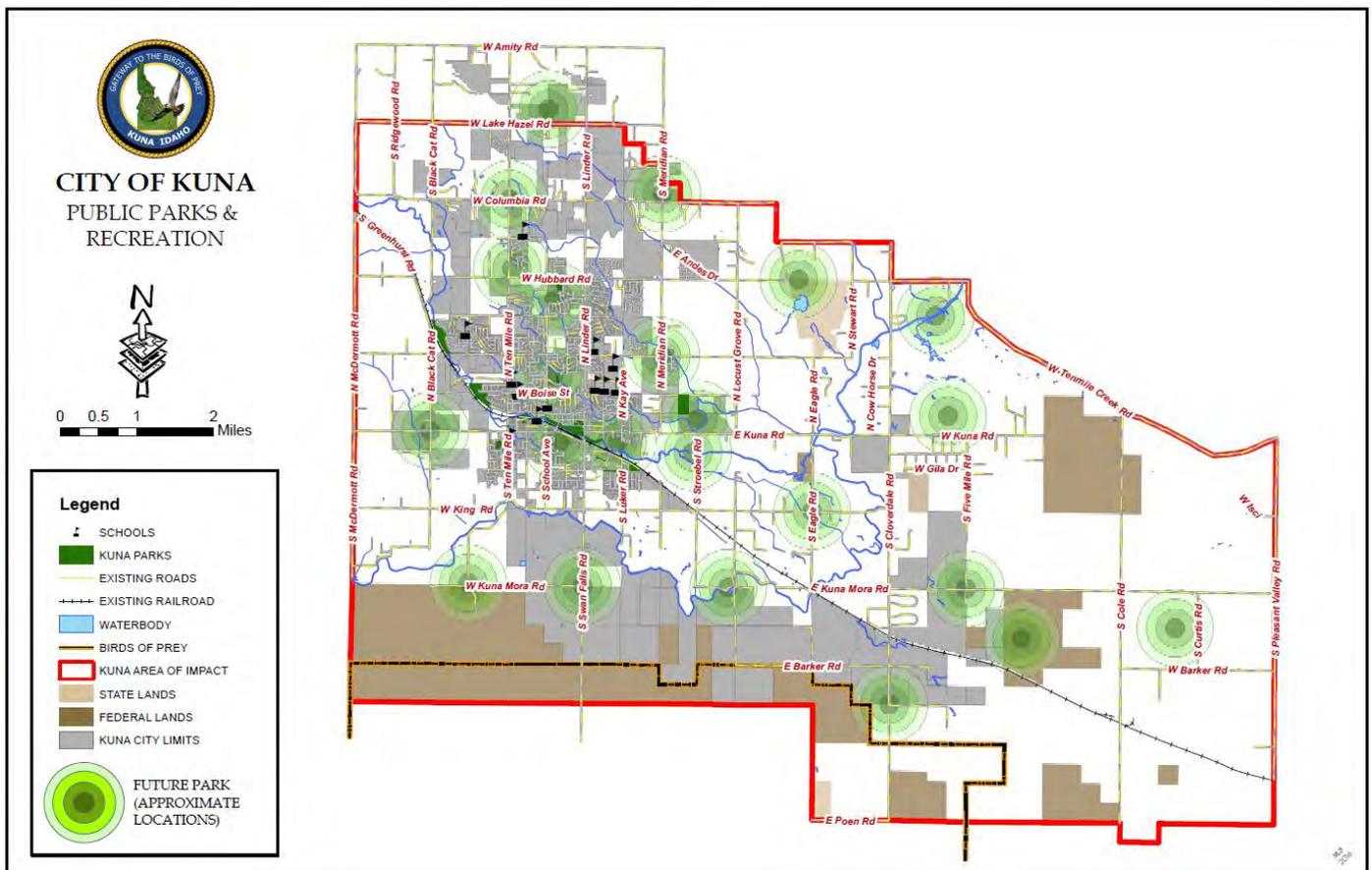
- Are in areas with high recreation and natural resource value^{xiv}
- Are in different areas of Kuna, to provide benefits throughout the community,
- Contribute to a system of regional, local and neighborhood parks,
- Leverage public and private investments and seed desired development.

2.B.1.b. Continue to require neighborhood park development through the subdivision development process.

2.B.1.d. Conduct regular monitoring, maintenance and make capital investments to ensure park spaces are welcoming and feature up-to-date equipment and facilities including sports courts, play areas including playground equipment, restrooms, ADA accessibility, and covered spaces for gatherings and events.

2.B.1.e. Regularly conduct park safety audits for existing park facilities and make safety enhancements based on audit findings.^{xv}

Figure 4: Parks and Recreation Map



A full-scale version of the Public Parks and Recreation Map can be found in Appendix A.

➔ **Objective 2.B.2. Preserve and protect open space recreation areas outside of the parks system.**

Policies:

2.B.2.a. Assess the use of current open space areas and encourage uses that are in harmony with existing resources, natural wildlife, and adjacent areas.

2.B.2.b. Coordinate with Ada County Open Space Advisory Task Force and U.S. Bureau of Land Management (BLM) to preserve open spaces and pursue acquisition by the city of Kuna, where and when appropriate.

2.B.2.c. Protect open space areas through public land purchases or creation of open space overlay districts.

2.B.2.d. Adopt a comprehensive land use map that includes natural and developed open spaces for preservation and recreation use.

2.B.2.e. Work with BLM to ensure that facilities, trails, and other usage of the Morley Nelson Snake River Birds of Prey National Conservation Area are appropriate and consistent with BLM policies.



Goal 2.C Support the development of community recreation facilities.

In addition to parks, trails and open spaces, a community can greatly benefit from access to recreation and wellness facilities that provide additional opportunities to stay active and engage in positive social environments through organized activities, clubs and events. Recreation facilities including a swimming pool, a multi-use recreation center, sports facilities and a community center were commonly mentioned as highly desired amenities at community workshops and through the online surveys. The city of Kuna currently has three private gym facilities and no public recreation center facilities. The two nearest recreation center facilities are the South Meridian Family YMCA and the Nampa Recreation Center.



Objective 2.C.1. Encourage and engage in development of recreation facilities.

Policies:

2.C.1.a. Identify desired types of recreation facilities, possible locations and potential private and public development partners. Prioritize development of facilities that can be used year-round (e.g., indoor pool) and facilities that can be developed with lower levels of investment (e.g., seasonal ice rink, disc golf course).

2.C.1.b. Ensure zoning supports development of recreation and community facilities in suitable locations.



Objective 2.C.2. Encourage the maintenance and expansion of recreational activities and programming.

Policies:

2.C.2.a. Evaluate participation in existing city recreation programs and promote, change and expand offerings based on assessment.

2.C.2.b. Build recreation programming into existing city events.

2.C.2.c. Work with and support partners providing recreational programming by ensuring permitting processes are clear, streamlined and needed facilities are available.



Objective 2.C.3. Ensure recreation resources are available and meet community need.

Policies:

2.C.3.a. Regularly review the community's recreation needs and existing services.

2.C.3.b. Evaluate feasibility of establishing a Recreation District via ballot proposition.

2.C.3.c. Seek funding sources, including grant opportunities, for recreation programming, facility maintenance and capital investments.

Goal 2.D Maintain and increase citizen access to health and wellness services.

An individual's ability to access health and wellness services has a profound effect on their overall health via their ability to prevent disease, disability, treat illness and injury and increase overall life expectancy. Access to healthcare has three components as described by the U.S. Department of Health and Human Services. These components include gaining entry into the healthcare system, gaining access to sites of care where patients receive needed services, and finding providers who meet the needs of individual patients with whom patients can develop a relationship based on mutual communication and trust.^{xvi} Kuna currently has six family practice health providers, nine dentists, one orthodontist, one vision care center, two chiropractor and rehabilitation facilities, and three other health-related counseling offices. More extensive emergency and specialty medical services are available at nearby hospitals in Ada or Canyon counties. Saint Alphonus Life Flight, Saint Luke's Air, and Kuna Rural Fire Protection District provide emergency transport to facilities in Ada and Canyon Counties.

Objective 2.D.1. Encourage the development of an emergency medical facility south of the Union Pacific Railroad Line.

Policies:

2.D.1.a. Identify locations for a potential medical facility south of the Union Pacific railroad line. Ensure that the identified location is congruent with adjacent land uses and serves as a focal point for emergency care access in southern Kuna.

2.D.1.b. Conduct a traffic analysis and feasibility study to identify access alternatives to existing emergency medical facilities.

Objective 2.D.2. Understand Kuna's existing and future healthcare needs.

Policies:

2.D.2.a. Identify local level health data with the support of partner agencies such as Central District Health, St. Luke's, and Saint Alphonus Regional Medical Center.

2.D.2.b. Work with partner agencies to conduct a community health needs assessment.

2.D.2.c. Identify geographic coverage gaps for existing primary care services.

➔ **Objective 2.D.3. Encourage the development of new primary and secondary care facilities that can serve the needs of a growing population.**

Policies:

2.D.3.a. Ensure that zoning ordinances are supportive of healthcare facility development.

2.D.3.b. Identify locations for additional primary and secondary care facilities that can serve as an accessible nexus of care.

Goal 2.E Ensure Kuna’s clean air, water and soil through natural resource management and watershed protection.

➔ **Objective 2.E.1. Protect and restore environmentally sensitive lands.**

Policies:

2.E.1.a. Adopt a protected area map that synchronizes with the County Open Space Advisory Task Force recommendations.

2.E.1.b. Ensure city code and ordinances are in place to protect environmentally sensitive lands through overlay districts, restricted development and additional review processes.

2.E.1.c. Promote community educational opportunities to learn about sustainability and the preservation of natural resources and open spaces.

➔ **Objective 2.E.2. Maintain and protect natural beauty and scenic landscapes.**

Policies:

2.E.2.a. Require mitigation buffers between new development and stream irrigation corridors to preserve unique habitat, existing wildlife habitat and scenic views.

2.E.2.b. Work with partner agencies to protect stream and bank vegetation.

2.E.2.c. Require re-vegetation of stream banks where construction requires bank alteration.

2.E.1.d. Work with partner agencies and private entities to minimize manmade alterations to all-natural habitats.





Objective 2.E.3. Protect wildlife habitats and maintain healthy populations of native species.

Policies:

2.E.3.a. Promote the use of conservation tools such as conservation easements, fee-simple acquisition and cluster development to protect riparian areas, wetlands and other critical habitats.

2.E.3.b. Encourage design and site plans that minimize impact to plant and wildlife species.

2.E.3.c. Work with partner agencies to monitor the populations of native wildlife and plant species and assess the impact of the built environment and strategies to reduce harm.

2.E.3.d. Require soil reports and other environmental evaluations as necessary to address drainage, erosion, sedimentation and other soil concerns.



Objective 2.E.4. Promote and encourage clean energy sources and reduce the amount of emission and waste produced in Kuna.

Policies:

2.E.4.a. Support efforts to pursue renewable energy production alternatives such as solar electricity, wind power, geothermal and other alternative energy sources.

2.E.4.b. Work with partner agencies and other city departments to develop waste reduction programs such as a city-wide compost program, improved recycling, or energy efficiency incentives.

2.E.4.c. Encourage non-motorized forms of transportation.

2.E.4.d. Encourage sustainable building practices and energy conservation techniques for all new construction and rehabilitation of buildings and other facilities.

2.E.4.e. Promote and educate the public about existing programs to minimize waste.



Objective 2.E.5. Ensure that development and business activity does not negatively impact natural resources, wildlife, open spaces and agricultural lands.

Policies:

2.E.5.a. Work with existing and future businesses to implement sustainable business practices.

2.E.5.b. Ensure that new business and commercial uses meet local, state and federal standards for environmental impact.

2.E.5.c. Develop watershed plans that reduce erosion and road hazards, do not increase natural runoff rates, and maintain the area's water quality and recharge capabilities.

Goal 2.F Provide public safety and emergency services (police, fire, ambulance).

The Kuna Rural Fire District provides fire protection, 911 Advanced Life Support (ALS) ambulance service, rescue services and wildland fire protection to the city of Kuna and surrounding areas. The Fire district operates one fire station in Kuna and maintains 10 emergency service vehicles, including ambulances, fire engines and brush trucks. The Fire District provides life support transport to area hospitals in both Ada and Canyon counties. Air ambulance support service is provided by Saint Alphonsus and Saint Luke's Medical Centers. The Fire District is the primary ALS (paramedic) provider within the District boundaries. In 2014, the average emergency response time was three minutes and 29 seconds for high-priority emergency calls.

A significant safety hazard results from the Union Pacific Railroad Line physically separating north and south Kuna with few at-grade railroad separations, and more than 30 trains a day passing through the community and halting traffic. The perception from the community is that trains often block both crossings at the same time preventing emergency vehicles from accessing the area south of the tracks for several minutes at a time and negatively impacting emergency response times.

The city of Kuna contracts with the Ada County Sherriff's office to provide police services, and maintains 17 full-time staff members, including a police chief, two field supervisors, eight deputies, and two detectives, who are designated to serving the city of Kuna. The City aims to have one officer per 1,000 residents of Kuna.





Objective 2.F.1. Provide safety and emergency services that meet the need of all Kuna residents.

Policies:

2.F.1.a. Plan for future growth and ensure funding and resources are available to increase emergency response staff and construct capital projects.

2.F.1.b. Prepare to accommodate service demands without unnecessary delays by coordinating the design and delivery of services with the rate and type of population growth. Obtain the tools necessary to fund needed increases in operations and capital.

2.F.1.c. Support the Kuna Rural Fire District in locating sites for construction of new facilities necessary to retain or improve emergency response time.

2.F.1.d. Work with the Ada County Sherriff's Department to locate and construct additional police stations as needed to meet the demand of a growing population.

2.F.1.e. Work with the Idaho Transportation Department and Ada County Highway District (ACHD) to evaluate the potential to create additional connectivity and emergency medical service access to residents south of the Union Pacific Railroad Line.

Goal 2.G Engage and invest in planning and maintenance of emergency preparedness and disaster response systems.

The 2017 Ada County Disaster Mitigation Plan identifies Kuna as being at high risk for severe weather conditions, a medium risk for earthquakes, floods, and wildfires, and a low risk of drought, volcano and dam inundation. Kuna is actively working with Ada County on the Ada County Hazard Mitigation Plan and has identified action items pursuant with improving the resilience of the community in the face of natural disasters and hazards.

The entire city lies within a zone that has a one percent annual chance of stream flooding with areas lying directly along Indian Creek having a 26 percent likely chance of flooding in a 30-year time period. Another natural emergency risk results from the fire combustibility potential inherent at the wildland-urban interface areas that abound all sides of the City.

Kuna is covered under the Ada City-County Emergency Management (ACCEM) agency. The agency helps communities mitigate, prepare, respond and recover from disasters and emergencies. The ACCEM is a key partner in Kuna's overall disaster preparedness and emergency management.



Objective 2.G.1. Minimize the potential harm and damage associated with natural hazards such as earthquakes, severe weather, flooding, wildfires and other hazards and emergencies.

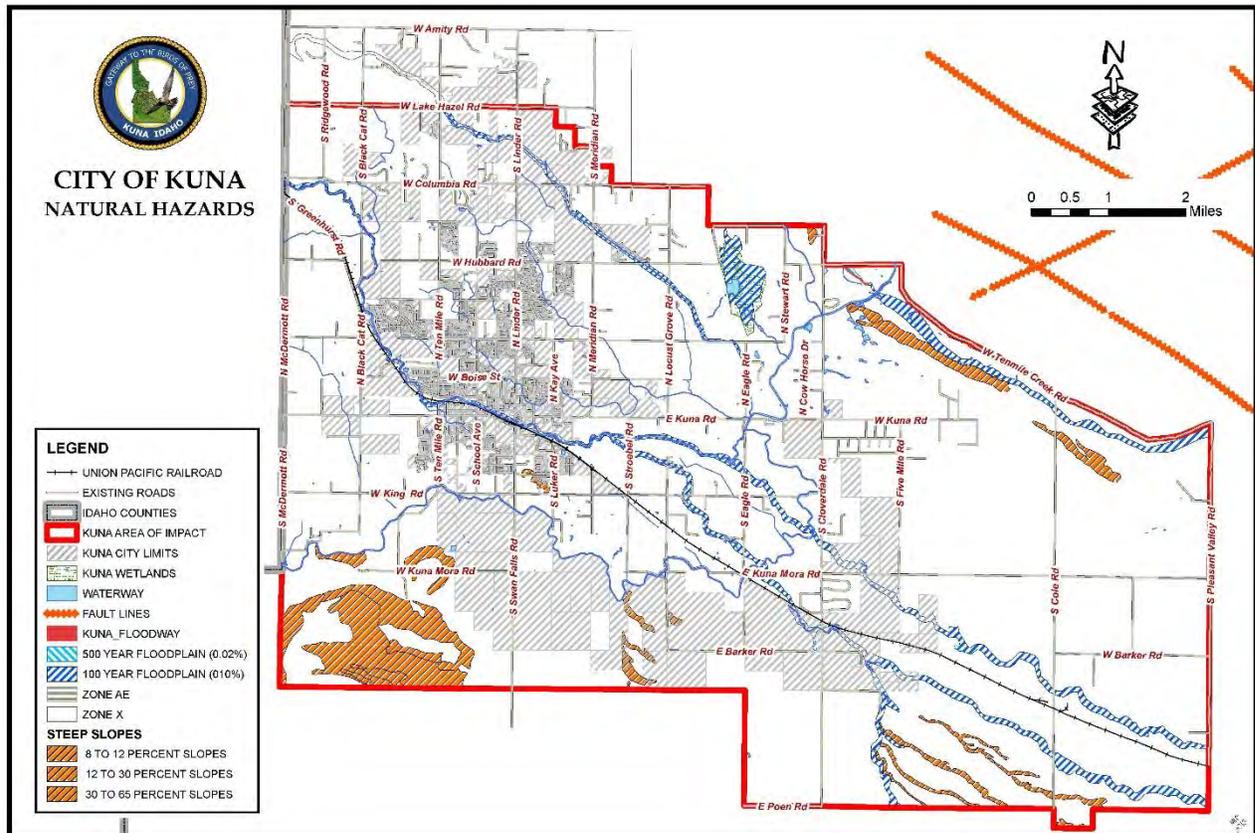
Policies:

2.G.1.a. Continue to implement actions identified in the 2017 Ada County Disaster Mitigation Plan.

2.G.1.b. Require geologic reports for new projects sited in areas subject to geological hazard.

- 2.G.1.c. Ensure that buildings are designed and constructed to reduce the risks of geological hazards.
- 2.G.1.d. Update and maintain flood hazard information and share information with the public.
- 2.G.1.e. Utilize and work with FEMA flood assessment and mitigation analysis.
- 2.G.1.f. Regulate development with respect to water diversion, vegetation removal, grading and fills to minimize flood potential.
- 2.G.1.g. Provide educational materials and information to residents and homeowners on how to protect their persons and property from the impacts of natural hazards and disasters.
- 2.G.1.h. Ensure emergency vehicle access, water availability and fire-wise home construction.
- 2.G.1.i. Utilize development policies and practices that reduce flood potential and impacts to water quality in the event of a flood.
- 2.G.1.j. Require developers to notify prospective buyers that properties are within the 100-year flood plain or by using a deed restriction or similar method.
- 2.G.1.k. Utilize the 100-year floodplain as farmland, open space and wildlife habitat.
- 2.G.1.l. Do not permit schools, hospitals, or other immediate care facilities within the 100-year flood plain, unless a Letter of Map Revision can be obtained.

Figure 5: Natural Hazards Map





Objective 2.G.2. Ensure the safety of all city residents in the event of a disaster or emergency.

Policies:

2.G.2.a. Ensure that emergency response plan standards are easily utilized and understood by the community.

2.G.2.b. Ensure adequate funding and resources are available to quickly respond in the event of a disaster or emergency.

2.G.2.c. Prominently display and make accessible online a public disasters map that identifies known hazard potential, evacuation routes and emergency shelters.

2.G.2.d. Identify individuals and groups of individuals in the community who are at greater risk during an emergency and ensure adequate resources are devoted to protecting them.

2.G.2.e. Update emergency response plan actions based on future population growth areas and anticipated developments.

2.G.2.f. Anticipate circumstances that would impede emergency responses and establish contingency plans to alleviate these impediments.

2.G.2.g. Manage and maintain evacuation plans for all potential hazards and natural disasters.

2.G.2.h. Coordinate emergency management plans with surrounding jurisdictions and the Ada City County Emergency Management (ACCEM)

2.G.2.i. Provide assistance and materials to citizens to take responsibility for their safety and the safety of others.

2.G.2.j. Provide trainings to citizens in first aid, evacuation efforts, and other topics relevant to safety and response to hazards and natural disasters.

2.G.2.k. Work with media outlets to coordinate emergency information.

2.G.2.l. Regularly test and ensure warning systems and other evacuation tools remain operable.



Goal 2.H. Provide services to special populations within Kuna (seniors, youth, individuals with disabilities).

Kuna is home to a diverse population with a wide variety of health service needs. 34.6 percent of Kuna's population is under the age of 19 and 8.1 percent is over the age of 65, which means there are likely large groups of seniors and youth who could benefit from tailored city services. Roughly 10 percent of Kuna's population has some form of disability, which includes difficulty with hearing, vision, cognition, moving independently, self-care and/or living independently. ^{xvii}

Objective 2.H.1. Ensure that Kuna is designed and built for individuals to age in place.

Policies:

2.H.1.a. Expand affordable housing options for seniors through zoning for Attached Dwelling Units, and accessible designs requirements in new construction and remodeling.

2.H.1.b. Support the funding and construction of affordable housing for seniors.

2.H.1.c. Expand opportunities for assisted-living options for seniors that are neither low-income nor in-home care.

2.H.1.d. Coordinate transportation efforts to improve mobility and access for seniors.

2.H.1.e. Support existing and proposed activity centers for senior citizens.

2.H.1.f. Consider the creation of an aging improvement district or an age-friendly initiative aimed at working with businesses and offering small quality of life improvements for seniors. ^{xviii}

Objective 2.H.2. Ensure the needs of children, youth and families are considered in city programming, development and facility design.

Policies:

2.H.2.a. Support the development of a youth/community center.

2.H.2.b. Support the development of new athletic fields that are accessible for youth and adult athletic league programming and field regulations.

2.H.2.c. Ensure playgrounds are included in new parks, subdivisions, and neighborhoods.

2.H.2.d. Promote public gathering spaces with accessible design and play elements for children and adults.



Objective 2.H.3. Ensure the needs of individuals with disabilities are considered in city programming, development and facility design.

Policies:

2.H.3.a. Ensure new developments, facilities, and public amenities meet Americans with Disabilities Act standards.

2.H.3.b. Promote opportunities for individuals with disabilities to participate in city functions and programming through adaptive technologies and design.

2.H.3.c. Work with partner agencies to provide additional mobility options including public transportation.

2.H.3.d Ensure adequate and supportive housing for individuals with disabilities and promote incentives for new housing development to be inclusive.

Goal 2.I Ensure Kuna’s residents are food secure and have access to readily available healthy foods.

Ada County as a whole is relatively food secure and received a 7.6 out of ten for healthy food access with 10 being the best.^{xix} Two full service grocery stores sell fresh produce and two corner stores offer some healthy food choices. The Kuna Farmers Market opens in the spring and runs every Saturday until fall. The Market provides opportunities to purchase local produce and home-made goods. Additional grocery stores in adjacent cities have a broader variety of available healthy foods that Kuna residents can access. The city of Kuna established a community garden in 2012 that features programming and opportunities for citizen use.



Objective 2.I.1. Ensure healthy, nutritious foods are available to Kuna residents without the need to drive outside of the community.

Policies:

2.I.1.a. Support the development of stores, corner markets and restaurants that sell healthy and affordable food options.

2.I.1.b. Support the creation of a healthy corner store initiative.

➔ **Objective 2.I.2. Encourage the production of local produce and agricultural products.**

Policies:

2.I.2.a. Ensure zoning ordinances allow for personal agricultural production, community gardens, small scale farms and larger industrial agricultural ventures.

2.I.2.b. Work with city departments and private land owners to create edible landscaping available to the public.

2.I.2.c. Identify and protect open space that provides food production potential.

2.I.2.d. Manage competing and conflicting land uses through compatible land use designations.

2.I.2.e. Establish joint-use agreements for agriculture on publicly owned sites.

2.I.2.f. Consider the creation of incentive programs for agricultural uses. This could include tax credits through Ada County, expedited permit review, reduced application fees, etc.

➔ **Objective 2.I.C. Support the regional food economy.**

2.I.3.a. Promote regional food procurement for city sponsored events.

2.I.3.b. Ensure zoning ordinances allow for agri-tainment and agritourism business ventures.



Health and Safety: Implementation

The table on the following page shows specific projects and actions identified during the Comprehensive Plan process that would help achieve the goals, objectives, and policies identified in the Plan. The top projects and actions for this goal area are listed below. For the purposes of the Comprehensive Plan, a priority project is any project or action the City has identified as actionable within the next one to three years and is anticipated to receive resource allocation to help achieve its implementation. These priority projects will help guide short-term implementation of the Plan, however if a project is not included on the priority projects list that does not preclude it from implementation or resource allocation.

Top Priority Health and Safety Projects and Actions

1. Work with ACHD, ITD and the Union Pacific Railroad to conduct an overpass feasibility study at major road crossings.
2. Develop an Indian Creek Greenbelt Master Plan.
3. Build a Greenbelt extension from Orchard to Crimson Point Elementary.
4. Create parks or preserves at Hubbard Reservoir, Kuna Butte, Initial Point, and other open space areas of significance in cooperation with the appropriate agencies.
5. Create an emergency response plan.
6. Develop a community center, recreation center and/or swimming pool.

Projects and Actions Table 2 on the following page highlights the projects and actions that have been identified to implement the objectives and policies in this goal area and includes the top priority projects listed above. Other health and safety projects and policies that are priorities for the City may not be listed in the table as they are less likely to be actionable implementation items.

Key Health and Safety Policy Focus Areas:

Core guiding policy areas for objectives, policies and actions related to this goal area include:

1. Trail, pathway, parks and open spaces
2. Emergency services and preparedness
3. Public health and wellness
4. Special needs populations
5. Natural resource protection

Projects and Actions Table 2

Health and Safety

Goals	Projects and Actions
2.A Maintain and expand an interconnected greenbelt, pathways and trail system.	<ul style="list-style-type: none"> • Develop an Indian Creek Greenbelt Master Plan. • Build a Greenbelt extension from Orchard to Crimson Point Elementary. • Review and revise greenbelt ordinance.
2.B Maintain and expand parks and public gathering spaces.	<ul style="list-style-type: none"> • Develop a Parks Master Plan. • Apply for state and federal grants to improve access to facilities around open spaces and areas of significance. • Create parks or preserves at Hubbard Reservoir, Kuna Butte, Initial Point, and other open space areas of significance in cooperation with the appropriate agencies.
2.C Support the development of community recreation facilities	<ul style="list-style-type: none"> • Update the community recreation center feasibility study. • Develop a unified recreation plan. • Develop a sports complex with baseball/softball and soccer fields. • Develop a community center, recreation center, and swimming pool.
2.D Maintain and increase citizen access to health and wellness services	<ul style="list-style-type: none"> • Conduct a community health needs assessment. • Work with partner agencies to develop an emergency medical center south of the Union Pacific Railroad line.
2.E Ensure Kuna’s clean air, water and soil through natural resource management and watershed protection	<ul style="list-style-type: none"> • Conduct an environmental conditions assessment. • Develop a protected areas map. • Develop a natural resources management plan. • Establish conservation district boundaries and ordinance.
2.F Provide public safety and emergency services (police, fire, ambulance)	<ul style="list-style-type: none"> • Work with ACHD, ITD and the Union Pacific Railroad to conduct an overpass feasibility study at major roads crossings. • Conduct a community safety needs assessment. • Support Kuna Rural Fire District special tax levy or other funding mechanism.

Projects and Actions Table 2

Health and Safety

Goals	Projects and Actions
<p>2.G Engage and invest in planning and maintenance of emergency preparedness and disaster response systems</p>	<ul style="list-style-type: none"> • Continue to work with Ada County to complete actions identified in the 2017 Ada County Multi-Hazard Mitigation Plan. • Create an emergency response plan. • Adopt State and County-wide emergency preparedness plans and incorporate them into Kuna’s local emergency management system. • Organize a Community Emergency Response Team training, response committees, and neighborhood watches. • Develop and maintain a geological hazards map. • Adopt a wildland-urban fire interface overlay district. • Conduct a flood hazards and drainage impacts assessment for the City’s watersheds. • Incorporate the fire safety standards from the Ada County Wildfire Protection Plan. • Implement a stream system management ordinance. • Adopt the National Fire Protection Association (NFPA) Code 1144, Standard for Protection of Life and Property from Wildfire. • Install signage throughout the community that offer escape routes and directions to emergency shelters.
<p>2.H. Provide services to special populations within Kuna (seniors, youth, individuals with disabilities).</p>	<ul style="list-style-type: none"> • Create an aging improvement district or an age-friendly city run program initiative. • Develop a youth community center.
<p>2.I Ensure Kuna’s residents are food secure and have access to readily available healthy foods</p>	<ul style="list-style-type: none"> • Establish a healthy corner store initiative.



3

Kuna's land use will support a desirable, distinct and well-designed community

Goal Area 3: Kuna’s land use will support a desirable, distinct and well-designed community.

Land Use and Community Design: Planning Principles

Community design and character encompasses the principles by which the City manages land use and regulates new and existing development. Community character and design seek to make Kuna a desirable place to live, work, and play, while simultaneously providing opportunities for present and future economic development, room for growth and preservation of land resources. Community design and character planning includes:

- Encouraging a sustainable land use pattern and sensible mix of commercial, agricultural, industrial, public facilities and residential development that meets community demands.
- Providing a variety of housing options and strengthening neighborhoods.
- Maintaining and enhancing special places that are treasured within the community and reflect Kuna’s values and culture.
- Protecting private property rights.

The goals and policies described in this chapter serve as the basis for how community design and character are encouraged and perpetuated in Kuna.

This section also contains descriptions of land use categories identified on the Future Land Use Map (FLUM), with examples of the types of uses generally intended in each category. The land use designations on the FLUM are correlated to existing city of Kuna zoning categories, for ease of cross-reference.

Land Use and Community Design AT-A-GLANCE:

<i>Sustainable Land Use</i>	<i>Areas of Interest</i>	<i>Commercial Areas</i>	<i>Housing Options</i>	<i>Industrial Areas</i>	<i>Hazardous Areas</i>	<i>Private Property Rights</i>
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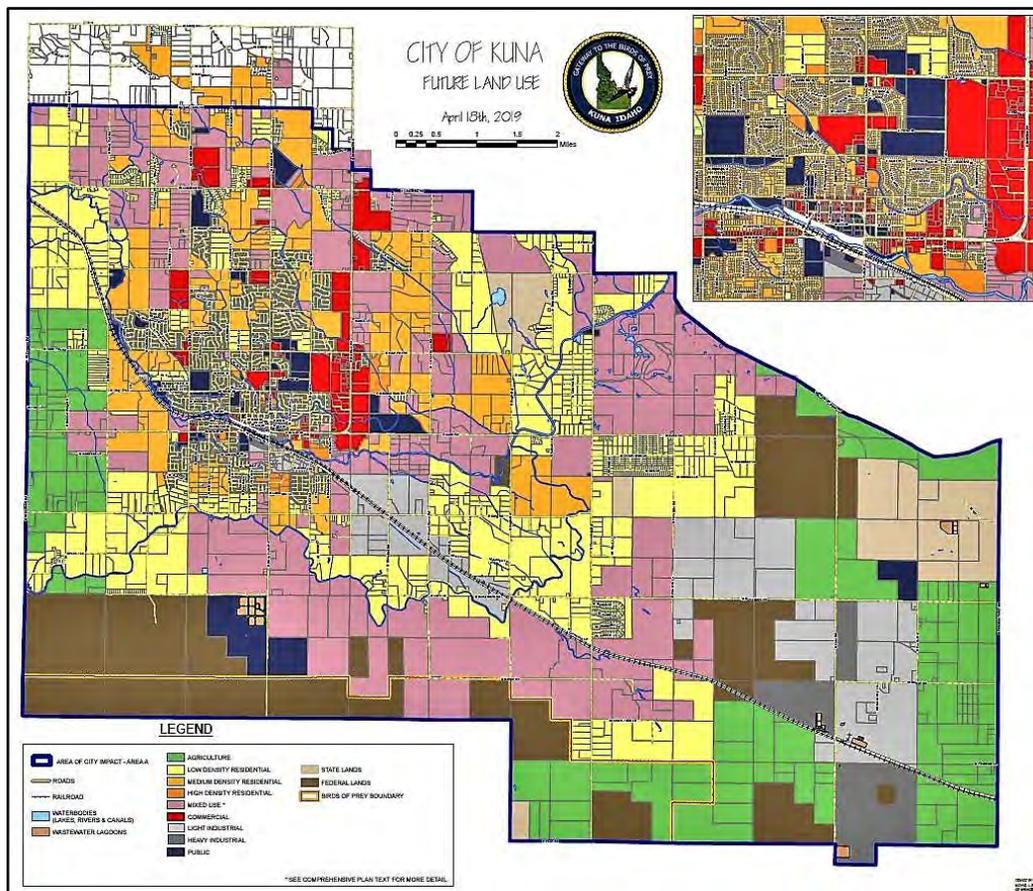
Goal 3.A. Community design should direct growth and implement sustainable land use patterns.

Community design is concerned with the appearance, function, and compatibility of land uses within a community. Successful community design recognizes the importance of shaping and managing the built environment in a way that compliments the topography and natural features of the area, preserves existing land uses and creates inviting places. Good community design also meets the needs of the community in terms of commercial, housing, recreation, employment demands and contributes to a tax base that is in line with the demand for public infrastructure and services. Community design should reflect what the community values about Kuna and strengthen Kuna's unique sense of place.

Future Land Use Map

In this Comprehensive Plan, the City intentionally streamlined its land use category designations to more easily communicate the intent of the Future Land Use Map, create more flexibility for development, and simplify correlation with the City's zoning structure. A full scale and detailed version of the FLUM can be found in Appendix A, along with the Future Land Use Interpretive Table.

Figure 6: City of Kuna Future Land Use Map



A full-scale version of the FLUM to be used in conjunction with the Future Land Use Interpretive Table, both can be found in Appendix A.

The following tables compares the 2015 Future Land Use categories verses the updated version in this Plan.

Figure 7: 2015 Land Use Categories and Proposed Future Land Use Categories

2015 Future Land Use Map	Current 2019 Future Land Use Map
Agriculture	Agriculture
Commercial (Community Neighborhood)	Commercial
Community Center	-
Light Industrial	Industrial
Heavy Industrial	Heavy Industrial
High Density Residential	High Density Residential
Medium Density Residential	Medium Density Residential
Low Density Residential	Low Density Residential
Mixed Use – City Center	Mixed-Use
Mixed Use – General	
Neighborhood Center	Neighborhood Commercial
Neighborhood District	Commercial
Professional Office	Commercial
Public	Public
Rural Cluster	Agriculture



Objective 3.A.1. Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and to achieve good community design.

Policies:

3.A.1.a. Concentrate a mix of medium-to-high density residential, commercial and mixed-use areas in Kuna’s core.^{xx}

3.A.1.b. Concentrate commercial and mixed-use areas along main entryway corridors, and reserve areas for low-density residential development, open space, industrial and agricultural uses at Kuna’s outer areas and along the rail line.

3.A.1.c. Define “mixed-use” designations in Kuna’s adopted zoning code to encourage a mix of uses at several scales – within zones, on individual and adjacent parcels, and within single structures – that encourage complementary residential, commercial and industrial activities to achieve true mixed uses.

3.A.1.d. Use design standards such as facades, streetscaping, building orientation, setbacks, buffers and parking requirements to encourage pedestrian-friendly environments and improve connectivity.

3.A.1.e. Identify and implement mechanisms to preserve and encourage agricultural land uses at small and large scales in both urban/suburban and create policy that supports agricultural activities.

3.A.1.f. Create specific overlay district zoning ordinances along designated commercial corridors; in particular, Meridian Road/Highway 69 (review and update existing ordinance), Ten Mile Road, Linder Road, Cloverdale Road and Kuna Road (new ordinances needed) to influence compatible and improved design, as well as regulate access, parking, setbacks, densities and other corridor characteristics (see also Goal Area 4).

How do communities integrate with urban agriculture?	
<p><i>Within urban and suburban areas (in city limits), encouraging:</i></p>	<ul style="list-style-type: none"> • Livestock such as chickens, pigs or bees • Access to vacant land for gardening (e.g., community gardens or plots) • School gardens or teaching gardens • Availability of irrigation infrastructure • Rooftop gardens • Farmers markets, produce stands and seasonal markets • Nurseries and commercial farms under a certain size • Agri-tainment and agritourism-based businesses
<p><i>Within rural areas and on agricultural lands, allowing and encouraging:</i></p>	<ul style="list-style-type: none"> • Retention of available land for commercial farms, dairies, and aquaculture • Formation of agricultural or preservation land trusts and community land trusts • Farm to market access and events

➔ Objective 3.A.2. Encourage development in priority areas.

Policies:

3.A.2.a. Promote development and concentrate mixed land uses to create and support strong commercial activity centers.

3.A.2.b. Encourage infill development to maximize the use of developable land, minimize infrastructure costs and preserve agricultural and open spaces.

3.A.2.c. Develop flexible design standards to encourage infill that preserves valued characteristics of surrounding area and promotes compatible uses.

3.A.2.d. Regularly inventory developable and/or re-developable lands within non-agricultural/non-open space designated areas to assess infill opportunities.

Priority Areas		
<p>Areas Identified in the Comprehensive Plan to be developed to support strong community activity and commercial centers.</p>	<ul style="list-style-type: none"> • Downtown • Entryway Corridors <ul style="list-style-type: none"> ○ Meridian Road/Highway 69 ○ Ten Mile Road ○ Linder Road ○ Kuna-Mora Road ○ Kuna Road ○ McDermott Road, ○ Lake Hazel Road 	<ul style="list-style-type: none"> • Swan Falls Road • Rail line • Indian Creek Greenbelt

Goal 3.B Preserve and enhance areas of interest within the community.

Special places help define Kuna’s character and promote community vibrancy and activity. Many of these places offer opportunities to engage with friends, family and the larger community, and strengthen important social connections. The city of Kuna strives to enhance special areas in Kuna that are already serving this role in the community and seek opportunities to create new locations as growth occurs. Special places include activity centers and gathering locations, natural features, and places of historical or cultural significance.

Goal 3.B Focuses mainly on Kuna’s “activity centers and gathering spaces;” objectives and policies related to “cultural assets” can be found in Goal Area 5 (Educated and Cultured), and “natural resources” are addressed in Goal Area 2 (Health and Safety).





Objective 3.B.1. Ensure Kuna’s downtown is distinct, vibrant, and walkable.

Policies:

3.B.1.a. Continue to implement the 2016 *Kuna Downtown Revitalization Plan* and 2012 *Kuna Downtown Corridor Plan*.

3.B.1.b. Establish a downtown “welcome” theme, particularly along designated entryway streets into downtown.

3.B.1.c. Highlight areas of cultural and social significance within downtown.

3.B.1.d. Expand downtown boundaries to include the residential area north of W 4th Street, and South of W Shortline Street. See downtown boundaries map in Appendix A.

3.B.1.e. When possible, connect other activity centers and recreational opportunities to downtown through additional pedestrian and bicycle facilities and through wayfinding signage. (see *also Goal Area 4*)

3.B.1.f. Integrate mixed use/light industrial/commercial development around the edge of downtown and along Indian Creek to create opportunities for a brewery/dining/retail district that will serve as community gathering locations and draw visitation to downtown.

3.B.1.g. Review zoning ordinances to promote continuous downtown revitalization for existing and future improvements and developments.

3.B.1.h. Continue to promote City-sponsored activities in downtown Kuna and ensure City policies encourage activities by downtown businesses and organizations (parades, festivals, entertainment activities, markets, concerts, etc.).



Kuna's Areas of Interest

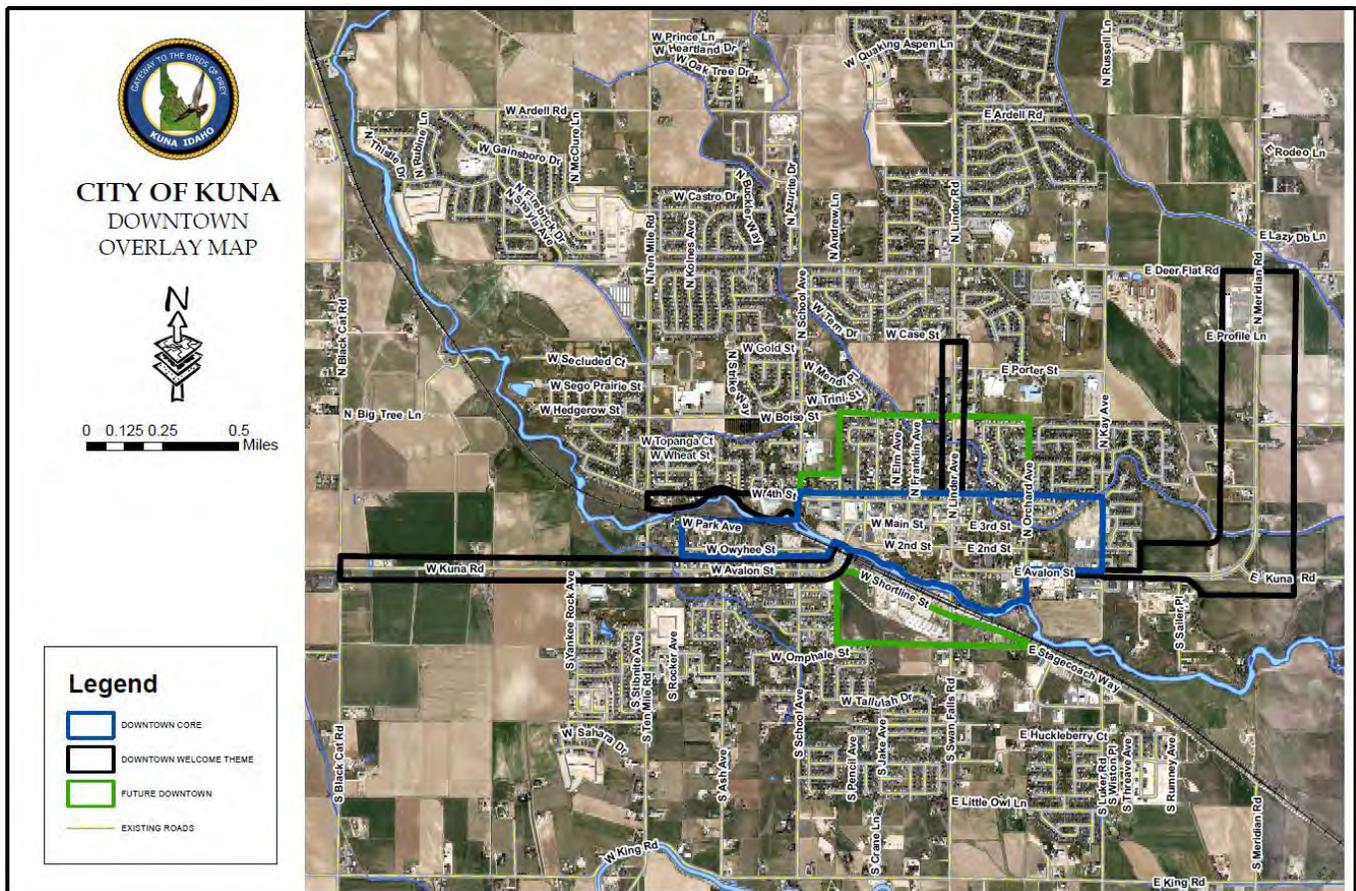
<p>Activity Centers and Gathering Spaces</p>	<ul style="list-style-type: none"> • 4th Street Gym • Downtown • Kuna Event Center • Kuna Senior Center • School Facilities • Wineries (Indian Creek Winery, Sandstone Vineyards, Vizcaya Winery)
<p>Cultural Assets</p>	<ul style="list-style-type: none"> • Kuna Cemetery • Kuna Community Hall • Kuna History Center • Kuna Grange Hall • Kuna Library • Kuna Performing Arts Center • Kuna Visitor Center • Pioneer Cemetery • Silver Trail • Swan Falls Dam • Western Heritage Historic Byway
<p>Natural Resources</p>	<ul style="list-style-type: none"> • Arbor Ridge Park • Bernie Fisher Park • Butler Park • Chapparosa Park • Crimson Point Park • Dedication Point • Farm Estates • Hubbard Reservoir • Indian Creek Greenbelt • Initial Pointe • Kuna Butte • Kuna Caves • Morley Nelson Snake River Birds of Prey National Conservation Area • Nicholson Park • Sadie Creek Park (Dog Park) • Swan Falls Dam • Winchester Park

Kuna Downtown

To facilitate the community’s vision, three areas have been identified on the “Downtown Overlay Map” see Appendix A for a full-scale version of the map. Each area (described in the table below) has its own distinct contribution to the vitality of the vibrancy and of downtown Kuna. Efforts should be made to promote connectivity to the Indian Creek Greenbelt in all of these areas.

Downtown Areas	
Downtown Core	<p>The purpose of the downtown core area is to preserve the character and enhance the historic downtown district. Within the downtown core area, streetscape improvements would include elements consistent with the Kuna Main Street project, such as decorative street lighting, wider sidewalks, visual appeal, stamped and colored concrete, public art, bike racks, benches, new buildings, building renovations, roadway work, sidewalks, etc.</p> <p>The downtown core should embrace the history of Kuna, whenever possible, and include pedestrian and bicycle-accessible facilities to promote non-motorized transportation in downtown Kuna. Additional design elements to be incorporated include building orientation, mixed uses, upgraded façades, driveways, etc. conducive to the downtown feel (i.e., alley-loaded parking, buildings up to the sidewalk, etc.). Efforts should be made to promote connectivity to the Indian Creek Greenbelt.</p>
Downtown Welcome Theme	<p>The purpose of the downtown welcome theme is to provide visual reference to the traveling public along the main entrances into downtown Kuna. Within the downtown welcome theme area, streetscape improvements would include elements consistent with the Main Street project, such as decorative street lighting, wider sidewalks, visual appeal, stamped and colored concrete, public art, bike racks, benches, etc. “Welcome to Downtown Kuna” (or similar) signage with artistic elements should be incorporated where appropriate.</p>
Future Downtown	<p>The purpose of the future downtown area is to preserve areas adjacent to the downtown core for possible inclusion in the downtown core as Kuna grows. This area should promote and be compatible with downtown Kuna through site improvements, frontage improvements, uses, etc. Mixed residential and commercial uses are strongly encouraged in this area.</p>

Figure 8: Downtown Areas Map



A full-scale map of Kuna’s downtown areas can be found in Appendix A.

Objective 3.B.2. Actively engage in placemaking activities that enhance Kuna’s culture and character.

Policies:

3.B.2.a. Develop citywide branding elements which could include logos, signage, public art or other similar features. Integrate the brand into wayfinding and interpretive signage programs.

3.B.2.b. Activate underutilized spaces – such as parking lots or low-traffic areas downtown – within the community through events and temporary uses and installations. Identify targeted places in Kuna where development is desired and support pop-ups to test and call attention to the potential of these spaces.

3.B.2.c. Seek opportunities for assistance and funding in placemaking efforts, such as the Main Street Program.

3.B.2.d. Encourage landscaping and beautification efforts throughout the community particularly along major corridors and in mixed-use activity centers.

3.B.2.e. Where appropriate, utilize historical protection designations to preserve historic structures and locations of cultural and historical significance that contribute to the broader character of Kuna.

Goal 3.C Encourage development of commercial areas with good connectivity and character.

Mixed-use areas accommodate a variety of uses at several scales within mixed-use zones, on individual parcels and within single structures including retail, residential, commercial and in some cases, light industrial uses. These areas should be complemented by access to sufficient transportation options and intentionally designed to create activity centers where residents and visitors can live, work and play.

Objective 3.C.1. Create well-planned regional commercial centers that provide employment and services.

Policies:

3.C.1.a. Concentrate regional commercial centers in proximity to entryway corridors for good visibility and access. Whenever possible, ensure access to commercial centers is from mid-mile collectors to prevent added congestion on entryway corridors. Use overlays to control access

3.C.1.b. Use overlays to regulate regional commercial center design to ensure attractiveness and consistency of form and identify, desired locations for parking, delivery access and related site design considerations.

3.C.1.c. Support commercial centers with high- and medium-density residential and mixed-use designations in surrounding areas, while providing transitions and buffers between commercial and residential development. Require integration of bike and pedestrian access to commercial centers from nearby neighborhoods.

3.C.1.d. Ensure that commercial centers have multi-modal transportation access.

3.C.1.e. Work to attract a mix of regional and small-business employers to commercial centers.



Objective 3.C.2. Create neighborhood-serving mixed-use centers that incorporate commercial activities.

Policies:

3.C.2.a. Integrate neighborhood-serving mixed-use centers uses both vertically and horizontally.^{xxi}

3.C.2.b. Use placemaking principles in neighborhood-serving mixed-use center design.

3.C.2.c. Integrate light industrial and commercial into mixed-use areas and activity centers where appropriate to create a mix of available services that match the intended development goals of the area.

Mixed-Use Development Overview

Land parcel or combination of parcels that contain at least two types of complimentary and integrated uses, e.g., residential, commercial or office uses (with an emphasis on residential components) intentionally clustered with recreation/public spaces and other public service uses. Some industrial uses such as breweries or light manufacturing are compatible.

Mixed-use areas can be developed in two ways:

Horizontal Mixed-Use consists of single-use buildings within a mixed-use zone/parcel

Vertical Mixed-Use combines uses within the same building, e.g., ground floor retail and restaurants and upper floors residential and office

Objective 3.C.3. Develop activity centers along Indian Creek Greenbelt in designated areas.

Policies:

3.C.3.a. Concentrate appropriate uses and development in designated Indian Creek Greenbelt activity centers. (See Appendix A for Indian Creek Activity Centers Map.)

3.C.3.b. Encourage intensive recreational and retail use along activity centers near Indian Creek.

3.C.3.c. Acknowledge that strong activity centers along the Indian Creek Greenbelt will come in a variety of shapes and sizes. Work with developers to ensure appropriat uses can be accommodated in the overlay zone.



Goal 3.D Encourage development of housing options and strong neighborhoods.

➔ Objective 3.D.1. Encourage development of housing options for all citizens.

Policies:

3.D.1.a. Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.

3.D.1.b. Encourage scale and location of housing that provides opportunities for Kuna’s older citizens to age-in-place, with walkable neighborhoods served by transit and easy access to food stores, health and assisted living services and community amenities such as parks and libraries.

3.D.1.c. Encourage preservation and development of housing that meets demand for all economic segments, including rental and owner-occupied options for households earning less than 120 percent area medium income^{xxii}.

3.D.1.d. Provide incentives to encourage desired types of housing such as density bonuses, expedited application processes and parking reductions.

3.D.1.e. Work with housing developers and partners to develop projects that include below-market-rate housing, including utilizing financing opportunities such as the federal Low-Income Housing Tax Credit (LIHTC) program administered by Idaho Housing and Finance Association (IHFA).

3.D.1.f. Evaluate the housing demand and supply and adjust policies and regulations, as needed, to encourage development of diverse housing types and densities to accommodate Kuna’s economic groups, lifestyles and ages.

3.D.1.g. Work with community partners to ensure needed housing services are provided in the community, including homelessness prevention and rapid re-housing services.





Objective 3.D.2. Create strong neighborhoods through preservation, new development, connectivity and programming.

Policies:

3.D.2.a. Maintain small block pattern with sidewalks and streetscaping in downtown to sustain and support development of walkable neighborhoods.

3.D.2.b. In urban and suburban residential areas, encourage development of neighborhood-serving mixed-use and commercial activity centers that allow residents to play, shop, eat and interact with neighbors without leaving their neighborhood. Utilize mechanisms such as planned unit developments, subdivision ordinances, development agreements, payment and use of impact fees for needed infrastructure and amenities or other regulatory means or incentives to achieve this result.

3.D.2.c. Ensure that Kuna’s land use and zoning designations allow for and encourage “traditional neighborhood development”^{xxiii} in mixed-used areas.

3.D.2.d. Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure. (see also Goal Area 4 “Connected”)

3.D.2.d. Develop tools that allow and encourage neighborhoods to invest in placemaking and character-building such as historic preservation or character conservation districts, neighborhood investment funding for small projects, and requiring developers to include neighborhood amenities such as public spaces, landscaping and art with new development.

3.D.2.e. Ensure that neighborhood-level programming (e.g., festivals, block parties, parade of homes, etc.) is encouraged through city-sponsored neighborhood events and programming. To the extent possible, ensure that the permitting and application processes for neighborhood events in city-owned spaces is easy for residents and provide information about other agency and partner processes and resources (e.g., street closure requests through ACHD).

3.D.2.f. As neighborhoods in Kuna grow in size and develop distinct character, consider creating and implementing neighborhood sub-area plans.

Traditional Neighborhood Development Overview

Traditional Neighborhood Development (TND) is also known as village-style development and includes a variety of housing types, land uses and features activity centers and walkable areas. Some core elements of TND include:

- A range of housing types
- A network of well-connected streets and blocks
- A variety of public spaces such as parks or plazas
- Amenities such as stores, schools and places of worship within walking distance of residences
- Should be implemented at a neighborhood scale

Goal 3.E Strategically locate and develop industrial areas.

Objective 3.E.1. Establish areas sufficient in size and scope for industrial uses and locate so they are protected from incompatible land uses.

Policies:

3.E.1.a. Review and evaluate applications for industrial developments to ensure conformance with health, safety, and environmental standards.

3.E.1.b. Provide adequate space for industrial developments, so they may benefit from economies of scale and proximity to one another.

3.E.1.c. Encourage the development of industrial land uses in areas that are not averse to neighboring areas.

3.E.1.d. Locate industrial areas within proximity to major utility, road and rail transportation, and future service facilities. Water pressure and water supply in industrial areas should be adequate for fire protection.

3.E.1.e. Evaluate infrastructure needs to support expansion of existing industrial uses and development of new industrial areas.

3.E.1.f. Evaluate benefits of creating specialized industrial areas such as “innovation centers,” “technology parks” or “economic expansion zones” to encourage rapid investment and business growth in targeted areas. These specialized zones can be enhanced through expedited development approval processes, joint marketing, and small area and strategic plans specific to the site.

3.E.1.g. Establish infrastructure plans and provide services to industrial areas to encourage development.

Objective 3.E.2. Encourage industrial development or relocation within Kuna by promoting the Union Pacific Railroad Line.

Policies:

3.E.2.a. Locate industrial uses along the Union Pacific Railroad Line to facilitate manufacturer’s transportation access to the marketplace from Kuna Mora Road, South Cole Road and Highway 69.

3.E.2.b. Promote industrial development that allows for the utilization of the rail line.

3.E.2.c. Network with Union Pacific Railroad representatives regarding the availability of future industrial lands and possible expansion of existing industrial uses along the rail line.

Goal 3.F Identify and manage hazardous areas.



Objective 3.F.1. Reduce the risks of damage and injury from natural hazards such as earthquakes, landslides, flooding, and wildland/structure fires.

Policies:

3.F.1.a. Regulate development, with respect to water diversion, vegetation removal, grading and fills to minimize flooding potential.

3.F.1.b. Incorporate safety standards recommended in the *Ada County Wildfire Protection Plan*.

3.F.1.c. Ensure developments are designed to reduce the risks of damage and injury from geological hazards.

3.F.1.d. Rely upon Federal Emergency Management Agency (FEMA) maps for flood assessment and mitigation purpose.

3.F.1.e. Participate in hazard mitigation planning with Ada County.

3.F.1.f. Seek FEMA funding for flood mitigation projects to protect surrounding properties and enhance the community.



Objective 3.F.2 Establish a public information database to assist in identification of hazardous areas or potentially hazardous conditions.

Policies:

3.F.2.a. Provide flood hazard information to the public.

3.F.2.b. Educate homeowners in techniques for protecting their homes from known perils. Require all new homes constructed within the City's wildfire-urban interface area to have sufficient defensible space.

3.F.2.c. Work with the Kuna Rural Fire District (KRFD) to establish best practices for farmers, homeowners and businesses in regulating vegetation buildup and disposal in an effort to reduce wildfire risk.

3.F.2.d. Communicate with the public in conjunction with ACHD during heavy snow and rain events.

3.F.2.e. Provide public access to Ada County's digital hazardous areas maps.

3.F.2.f. Review hazardous area maps with proposed developments to ensure appropriate mitigation measures and permitting requirements are met.

Goal 3.G Respect and protect private property rights.

The protection and consideration of private property rights is mandated at both the federal and state level. Idaho State Code requires that local land use regulations and policies do not adversely impact property values or create unnecessary technical limitations of the use of property and analysis as prescribed under the declarations of purpose established in Chapter 80, Title 67 of Idaho Code.

The city of Kuna Comprehensive Plan was created with the intention of being consistent with state law and protecting private property rights. The Plan strives to balance the needs of the community with the private interests of individuals.

Objective 3.G.1. Ensure land use policies, restrictions, and fees do not violate private property rights.

Policies:

3.G.1.a. Utilize a consistent review process for proposed actions that may result in private property “takings.”^{xxiv}

3.G.1.b. Ensure City land use actions, decisions, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.

3.G.1.c. Ensure City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

3.G.1.d. Closely review land use actions, decisions, and regulations that have the potential to meet the criterion of a property taking.

3.G.1.e. Ensure land use regulations are designed in the interest of health, safety and welfare of the community.



Community Design and Character Implementation

Table 3 shows specific projects and actions identified during the Comprehensive Plan process that would help achieve the goals, objectives, and policies identified in the Plan. The top projects and actions for this goal area are listed below. For the purposes of the Comprehensive Plan, a priority project is any project or action the City has identified as actionable within the next one to three years and is anticipated to receive resource allocation to help achieve its implementation. These priority projects will help guide short-term implementation of the Plan; however, if a project is not included on the priority projects list that does not preclude it from implementation or resource allocation.

Top Community Design and Character Projects and Actions

1. Define “mixed-use” designations in Kuna’s adopted zoning code.
2. Develop a city of Kuna housing needs analysis to address future housing demand, inventory and strategies to increase diverse housing options.
3. Seek funding opportunities to develop specific infrastructure plans (i.e., water, sewer, roads, utilities) to enhance services for existing and new industrial areas and development.
4. Implement the City of Kuna Downtown Revitalization Plan.
5. Identify and implement mechanisms to preserve and encourage agricultural land uses at small and large scales and create policy that supports agriculture.
6. Consider the creation of an innovation district that supports technology clusters.

Projects and Actions Table 3 on the following page highlights all the projects and actions identified to implement the objectives and policies in this goal area and includes the top priority projects listed above. Other health and safety projects and policies that are priorities for the City may not be listed in the table as they are less likely to be actionable implementation items.

Key Community Design and Character Focus Areas

Core guiding policy areas for objectives, policies and actions related to this goal area include:

1. Growth and land use management
2. Neighborhoods and areas of interest
3. Commercial and industrial development
4. Housing
5. Property rights

Projects and Actions Table 3

Distinctive and Well Designed

Goals	Potential Projects and Actions
<p>3.A Community Design should direct growth and implement sustainable land use patterns.</p>	<ul style="list-style-type: none"> ● Define “mixed-use” designations in Kuna’s adopted zoning code. ● Create and implement design standards to encourage pedestrian-friendly environments and maintain and improve Kuna’s built environment. ● Implement overlay districts along designated entryway commercial corridors. ● Conduct inventory of developable and/or re-developable lands. ● Review and revise Kuna’s zoning ordinance to reflect the intent of the Comprehensive Plan and Future Land Use Map ● Identify and implement mechanisms to preserve and encourage agricultural land uses at small and large scales and create policy that supports agriculture.
<p>3.B Preserve and enhance areas of interest within the community.</p>	<ul style="list-style-type: none"> ● Implement the City of Kuna Downtown Revitalization Plan. ● Develop a citywide wayfinding program that provides signage for vehicles, bicyclists and pedestrians. ● Develop a citywide placemaking plan that identifies strategies and opportunities to activate and transform spaces within the community. ● Seek opportunities for assistance and funding in placemaking efforts. ● Consider options to accelerate redevelopment of the downtown, including the creation of a Rails to Ales Creekside District. Potentially establish a business improvement district or an urban renewal district.
<p>3.C Encourage development of commercial areas with good connectivity and character.</p>	<ul style="list-style-type: none"> ● Use overlays to regulate regional commercial center design, access and connectivity, and integration with adjacent land uses. ● Consider the creation of an innovation district or technology cluster.
<p>3.D Encourage development of housing choices and strong neighborhoods.</p>	<ul style="list-style-type: none"> ● Review Kuna’s land use and zoning designations to ensure they allow for and encourage “traditional neighborhood development patterns” in mixed-used areas. ● Develop a city of Kuna housing needs analysis to address future housing demand, inventory and strategies to increase diverse housing options. ● Evaluate the City’s ability to fund and manage a neighborhood investment grant.

Projects and Actions Table 3

Distinctive and Well Designed

<p>3.E Strategically locate and develop industrial areas.</p>	<ul style="list-style-type: none"> • Seek funding opportunities to develop specific infrastructure plans (i.e., water, sewer, roads, utilities) to enhance services for existing and new industrial areas and development. • Provide future land use map and plan information to the Union Pacific Railroad. • Keep in contact with existing industrial businesses for potential expansion.
<p>3.F Identify and manage hazardous areas.</p>	<ul style="list-style-type: none"> • Work with Ada County to incorporate hazardous areas maps into online interactive map. • Improve communication channels with the public in conjunction with ACHD to share information related to heavy snow, flooding and storm events. • Seek grant funding opportunities through the Department of Homeland Security and FEMA for hazard mitigation projects. • Share evacuation and emergency preparedness information with the public.
<p>3.G Respect and protect private property rights</p>	<ul style="list-style-type: none"> • Develop and implement a consistent taking review process that is transparent and easily accessible to all interested parties.



4

**Kuna will be a
connected community
through strong
transportation and
infrastructure systems**

Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.

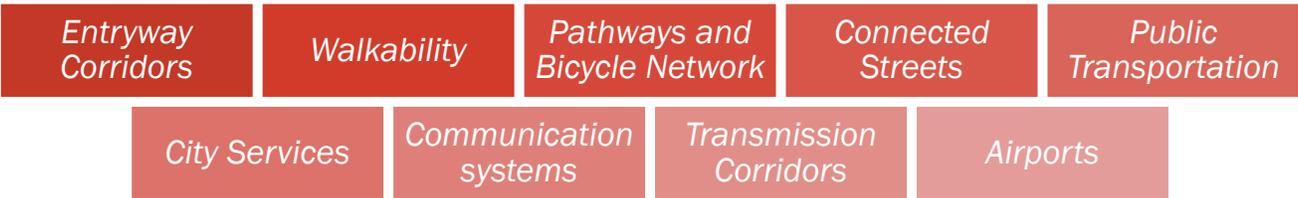
Connected: Planning Principles

This goal is aimed at building upon the community’s connected transportation and infrastructure systems and developing policies to support expansion in a sustainable and responsible manner. Kuna’s current transportation system is standard in many ways, with arterial roads located essentially every mile, but unique in other ways compared to surrounding communities, with the addition of mid-mile collectors as development occurs. Several canals, railroad and natural features create challenges for transportation and infrastructure connectivity; however, these challenges also create opportunities for trail systems and other community amenities. Kuna plans to capitalize on these opportunities, and address connectivity issues, including improving access across the railroad tracks, Indian Creek and canals via planned road connections, utility extensions, overpasses and footbridges.

Connected: Goals, Objectives and Policies

The following goals, objectives and policies are intended to guide Kuna toward a connected and strong transportation and infrastructure systems future.

Connected AT-A-GLANCE:



Goal 4.A Use overlay districts to create mixed-use entryway corridors with strong character and managed access.

The purpose of corridor overlay districts is to incorporate aesthetic features, promote consistent street frontage improvements, improve and extend bicycle and pedestrian facilities and manage access. The intent of this policy existed in the last version of the Kuna Comprehensive Plan; however, *Envision Kuna* incorporates additional elements including an updated Entryway Corridor Overlay map, framework for each corridor type, and direction for implementation.

Rapid growth is not only increasing demand on entryway corridors and commuter routes (e.g., Meridian Road/Highway 69, Ten Mile Road, etc.), it is also perceived as creating a lack of connectivity and inconsistent improvements along street frontages. Improving roadway functionality, controlling access and incorporating aesthetics will require the city of Kuna, and ITD to collaborate along key priority corridors and develop clear guidelines for developers.



Transportation Agencies

Successful implementation of the goals, policies and objectives in this chapter relies upon the coordination of resources and partnerships between the City and state/local transportation agencies. The table below highlights the four agencies that have influence and project authority throughout the planning area.

Transportation Agencies	
State	Idaho Transportation Department (ITD) – statewide transportation department with jurisdiction over state roads throughout Idaho, including jurisdiction over Meridian Road/State Highway 69 in Kuna.
Metropolitan Planning Organization	Community Planning Association of Southwest Idaho (COMPASS) – Metropolitan Planning Organization (MPO) for Ada County and Canyon County. COMPASS develops, or updates, a regional long-range transportation plan (Communities in Motion) for Ada and Canyon Counties every four years. Communities in Motion 2040 (CIM) looks 20+ years into the future to help ensure roads, bridges, and transportation services (buses, etc.) are ready by helping prioritize projects based on public input and how the region is likely to grow. COMPASS also offers technical and financial assistance for funding transportation projects.
Local	Ada County Highway District (ACHD) – roadway jurisdiction for Kuna, including unincorporated Ada County and all the cities within the county. ACHD is governed by five commissioners responsible for maintenance and construction of Kuna’s roadways. ACHD receives funding from gas taxes, vehicle registration fees, property tax and impact fees. The Integrated Five-Year Work Program (IFYWP) identifies projects that are programmed to be funded. On an annual basis, Kuna provides transportation project priority lists to ACHD for potential inclusion in the IFYWP. ACHD also operates CommuterRide offering commuter and employer services to expand transportation options for the Treasure Valley.
Transit	Valley Regional Transit (VRT) – transit authority for Kuna, Ada and Canyon counties. The VRT Board of Directors is composed of 29 members comprised of publicly elected or appointed officials from each jurisdiction.



Objective 4.A.1. Preserve Meridian Road/Highway 69, Ten Mile Road, McDermott Road, Cloverdale Road, Lake Hazel Road, Swan Falls Road, Columbia Road, Linder Road, Kuna Road and Kuna Mora Road as Commuter Entryway Corridors using a coordinated, planned approach

Policies:

4.A.1.a. Ensure high speeds are maintainable along Meridian Road/Highway 69 to preserve its function as a commuter route.

4.A.1.b. Ensure access is reasonably controlled along Meridian Road/Highway 69 to maintain safety.

4.A.1.c. Ensure corridor width is preserved along Ten Mile Road, McDermott Road, Cloverdale Road, Lake Hazel Road, Columbia Road, and Kuna Road to support future widening and capacity improvements.

4.A.1.d. Develop corridor-specific design guidelines (i.e., typical sections) for all Commuter Entryway Corridors, particularly Meridian Road/Highway 69 and Ten-Mile Road to ensure consistency in developer-initiated and agency-initiated improvements.

4.A.1.e Develop corridors specific guidelines for second tier development corridor areas including Kuna Road.

4.A.1.e. Ensure improvements to and along Meridian Road/Highway 69, Ten Mile Road and Kuna Road include community value elements such as: art, aesthetically pleasing, or welcoming theme.

4.A.1.f. Incorporate safe bicycle and pedestrian routes (i.e., protected, detached, wider, or parallel) along commuter entryway corridors with land use planning decisions and capital improvements.

4.A.1.g. Consider public transportation opportunities and needs along all commuter routes with land use planning decisions and capital improvements.

4.A.1.h. Collaborate with ACHD and ITD on local, state and federal funding opportunities to implement capital improvements along all Commuter Entryway Corridors especially Meridian Road/Highway 69 and Ten-Mile Road.

Kuna Transportation Fast Facts

- Average Commute Time - 24.4 minutes compared to the 21 minutes for Meridian City residents and 17 minutes for City of Boise residents.
- According to the American Automobile Association (AAA), this increased commute time translates to 29 percent of a Kuna household income expended on transportation costs.
- The Federal Highway Administration (FHWA) indicates that an average American household spends roughly 19 percent of their income on transportation, and the average automotive dependent suburban resident spends roughly 25 percent on transportation costs.

Objective 4.A.2. Preserve Linder Road as a Neighborhood Entryway Corridor using a coordinated, planned approach.

Policies:

4.A.2.a. Ensure adequate corridor width along Linder Road to support neighborhood connectivity, school bus routes and alternative bicycle and pedestrian routes (serves as a central north-west route between Meridian Road/Highway 69 and Ten-Mile Road).

4.A.2.b. Develop corridor-specific design guidelines (i.e., typical section) for Linder Road to ensure consistency in developer-initiated and agency-initiated improvements.

4.A.2.c. Ensure improvements to and along Linder Road incorporate community value elements (i.e., art, aesthetically pleasing, welcoming theme).

4.A.2.d. Create distinct downtown connections through enhanced bicycle and pedestrian facilities, wayfinding and welcoming theme improvements.

4.A.2.e. Collaborate with ACHD and ITD on local, state and federal funding opportunities to implement capital improvements along Linder Road.

Objective 4.A.3. Preserve Kuna Mora Road as a Freight/Truck Corridor using a coordinated, planned approach.

Policies:

4.A.4.a. Ensure corridor width is preserved along Kuna Mora Road to support future widening, capacity, and geometric improvements.

4.A.4.b. Develop corridor-specific design guidelines (i.e. typical section) for Kuna Mora Road to ensure consistency in developer-initiated and agency-initiated improvements.

4.A.4.c. Collaborate with ACHD and ITD on local, state and federal funding opportunities to implement capital improvements along Kuna Mora Road, as the demand increases with agricultural and industrial growth.



Goal 4.B Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.

Kuna has emphasized the importance of pedestrian connectivity through wider sidewalk requirements, greenbelts and pathway expansions. Despite these efforts, and due to growth occurring in many different parts of the city, a portion of the community is not well-connected, and the pedestrian network needs to be strengthened.

The City requires a minimum of 8' wide sidewalks along arterial roads, as opposed to 7' attached or 5' detached sidewalks required by ACHD. Current efforts in downtown Kuna include sidewalk widening to promote walkability and enhance the Main Street pedestrian corridor. *Envision Kuna* proposes to continue these efforts through further corridor planning efforts and street frontage design standards. This will greatly improve pedestrian connectivity and facility functionality.

Kuna requires new developments to meet Americans with Disabilities Act (ADA) standards. A Section 504 Self-Evaluation plan that identifies projects to improve ADA accessibility on city-owned properties, facilities and buildings was recently conducted.

On a regular basis, Kuna coordinates with ACHD to identify and prioritize pedestrian and bicycle improvements. Through these coordinated efforts and ACHD's Community Programs, neighborhood pedestrian enhancement projects are made possible.

Increasing sidewalk connectivity and walkability is a top community priority. The community has expressed that, in order to access major destinations, pedestrians (and cyclists) have to utilize highly trafficked arterials that are uncomfortable to travel on. Alternative and protected pedestrian and bicycle routes/facilities and pedestrian crossing facilities are also essential for neighborhood connectivity and safety.

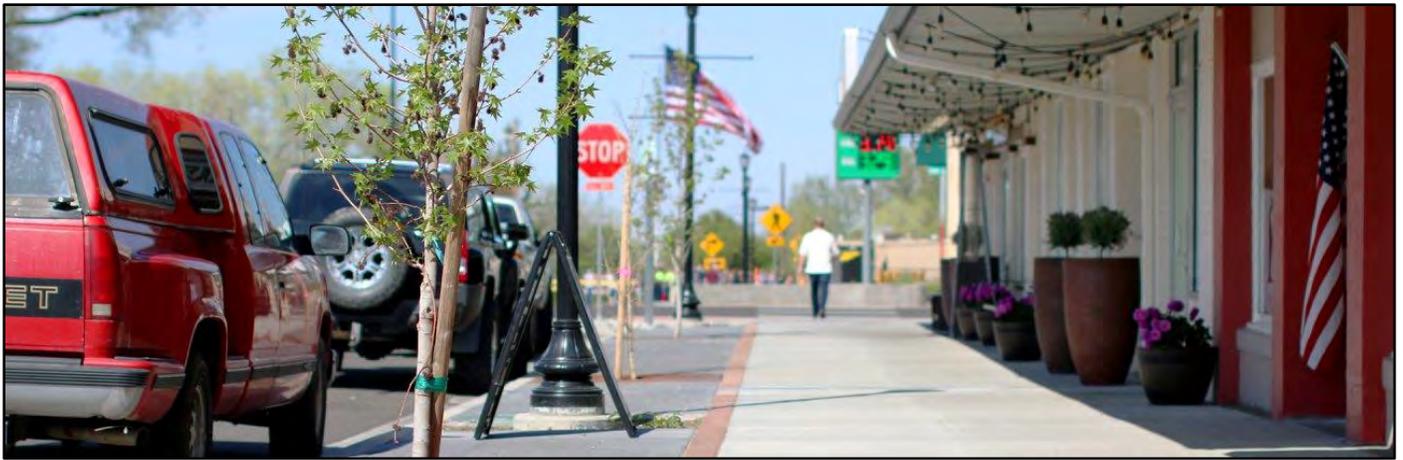


Objective 4.B.1. Maintain widened sidewalks along arterials and collectors throughout the city.

Policies:

4.B.1.a. Expand sidewalk width on arterial and key collector roads such as: School Street, Kay Avenue, Ardell Road, and existing and new collector roads surrounding schools through implementation of developments and capital projects.

4.B.1.b. Expand widened sidewalks throughout downtown Kuna along Main Street, all side streets that connect to Main Street, 4th Street, Avalon Street and Linder Road.



Objective 4.B.2. Maintain and expand sidewalks and pedestrian facilities within the community.

Policies:

4.B.2.a. Collaborate with ACHD to maintain and repair existing sidewalks and off-system pedestrian facilities throughout the community.

4.B.2.b. Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.

4.B.2.c. Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.

4.B.2.d. Reinvent and improve underutilized alleyways to create key pedestrian connections.

4.B.2.e. Create pedestrian connections from downtown Kuna to the Indian Creek Greenbelt.

4.B.2.f. Work with ACHD to develop and implement a pedestrian wayfinding signage plan.

4.B.2.g. Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.

4.B.2.h. Evaluate all capital projects for the ability to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.

4.B.2.i. Consider other pedestrian-related elements (i.e., lighting, benches, mile markers, trash receptacles, water fountains, “you are here” map, restrooms, etc.) when pedestrian facilities are installed with developments and/or capital projects.

4.B.2.j. Consider equestrian needs when designing trails and pathways.

4.B.2.k. Work with ACHD and COMPASS to identify and pursue local, state and federal funding sources for pedestrian facilities and pathway expansion.

4.B.2.l. Rely upon American Association of State Highway and Transportation Officials (AASHTO) and ADA design standards for construction of multi-use pathways.

Goal 4.C Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network.

This goal has similarities with Goal 2.1 in the Health and Safety Goal Area of *Envision Kuna*; however, this goal is more focused towards on-system bicycle routes and facilities.

The Kuna Pathways Master Plan (Appendix A) primarily identifies off-system routes, with the addition of some on- system bike routes. In addition to the Kuna Pathways Master Plan, the city of Kuna recognizes the ACHD Roadways to Bikeways Plan for additional on-system and future roadway bicycle route connections. As updates are completed to the ACHD Roadways to Bikeways Plan, Kuna will continue to recognize the identified routes and aim to implement improvements through the land use development process as well as capital improvements.

Objective 4.C.1. Maintain and enhance existing pathways, trails and on-street bicycle facilities.

Policies:

4.C.1.a. Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.

4.C.1.b. Expand the bicycle wayfinding signage throughout the community.

4.C.1.c. Coordinate with ACHD to maintain, restripe and enhance existing bicycle lanes throughout the community.

4.C.1.d. Work with ACHD to evaluate feasibility of adding bicycle lanes, bicycle routes and facilities into all roadway maintenance and capital projects.

4.C.1.e. Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.

4.C.1.f. Evaluate maintenance and capital projects for the ability to connect to and/or enhance bicycle facility connections, including on and off-system pathways, canal crossings, road bridges and wayfinding signage.

Objective 4.C.2. Ensure expansion of pathways, trails and on-street bicycle routes.

Policies:

4.C.2.a. Install protected bicycle facilities along high trafficked roads.

4.C.2.b. Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.

4.C.2.c. Create bicycle connections from downtown Kuna to the Indian Creek Greenbelt.

4.C.2.d. Consider other bicycle-related elements (i.e., bike stations, lighting, benches, mile markers, trash receptacles, water fountains, “you are here” map, restrooms, etc.) when new bicycle facilities are installed with developments and/or capital projects.

4.C.2.e. Work with ACHD and COMPASS to identify and pursue local, state and federal funding sources for bicycle facilities and pathway expansion.

4.C.2.f. Continue to represent Kuna on the ACHD Bicycle Advisory Committee (BAC).

4.C.2.g. Rely upon ACHD standards and AASHTO for construction of bicycle facilities and multi-use pathways.’



Goal 4.D Promote a connected street network that incorporates mid-mile collectors and crossings for improved neighborhood connectivity.

Although Kuna's transportation system has arterial roads essentially every mile, the addition of mid-mile collectors as the community develops has been critical to improving connectivity throughout Kuna. Mid-mile collectors reduce trip length by reducing the need to travel through several local roads to get to the arterial roadway system.

School Street, Kay Avenue and Ardell Road are examples of mid-mile collectors that have been successfully expanded as growth occurs. Kay Avenue runs parallel to Meridian Road/Highway 69 on the west side, serving as a critical route to help facilitate reduced access points along the highway. As growth occurs on the east side of Meridian Road/Highway 69, Stroebel Road will serve the same function. *Envision Kuna* proposes to further enhance connectivity and preserve the commuter function of Meridian Road/Highway 69 through mid-mile collectors, and frontage or backage roads that run parallel to the highway.

An expanded collector roadway system comes with some challenges, as parcel lines and property ownership can block or inhibit the ability to provide through connections and/or property development. Ongoing collaboration between Kuna, ITD, ACHD and developers will be crucial to working through these issues to come up with solutions that meet the intent of:

1. Reducing access to Meridian Road/Highway 69,
2. Improving connectivity, and
3. Providing viable access to the growing commercial/mixed-use corridor.

Other connectivity challenges include the active railroad tracks and several large canals, creeks and laterals. In some cases, canal crossings may not be built with new developments, but are considered on a case by case basis. A plan to try to determine the most feasible railroad overpass location was completed by ACHD and the city of Kuna in 2014. The need for an overpass was the most requested transportation enhancement through the *Envision Kuna* process.



Objective 4.D.1. Encourage expansion and continuation of section line roads.

Policies:

4.D.1.a. Extend and expand section line roads as growth occurs.

4.D.1.b. Preserve adequate right-of-way along all section line road alignments.

4.D.1.c. Initiate capital projects, including roadway segments and canal crossings, to fill gaps in the section line roadway system.

4.D.1.d. Continue to represent Kuna on COMPASS Boards.

4.D.1.e. Continue to work with ACHD on all transportation-related matters to improve planning efforts and collaboration.

Objective 4.D.2. Ensure the continued expansion/development of a mid-mile collector system throughout the community.

Policies:

4.D.2.a. Extend and expand mid-mile roads as growth occurs.

4.D.2.b. Preserve adequate right-of-way along all mid-mile roads or other approved alternative locations to align roads.

4.D.2.c. Initiate capital projects, including roadway segments and canal crossings, to fill gaps in the mid-mile collector roadway system.

4.D.2.d. Coordinate traffic control (i.e., signalization, stop-controls, crossings, etc.) needs where mid-mile collectors connect to other roadways.

4.D.2.e. Include enhanced bicycle and pedestrian facilities whenever possible.





Objective 4.D.3. Preserve commuter function of Kuna Meridian Road/ Highway 69, Ten Mile Road and other key section line roads.

Policies:

- 4.D.3.a.** Enhance connectivity and preserve commuter function of Meridian Road/Highway 69 and Ten Mile Road through construction of mid-mile collectors, frontage or backage roads.
- 4.D.3.b.** Develop a detailed roadway corridor plan for Meridian Road/Highway 69 and Ten Mile Road to address future roadway connections between section line roads, access, traffic controls, bicycle and pedestrian access and frontage improvements.
- 4.D.3.c.** Enforce Kuna's Highway 69 overlay district ordinance as development occurs and capital projects are proposed.
- 4.D.3.d.** Collaborate with ITD on implementing Kuna's overlay district ordinance as development occurs and capital projects are proposed.
- 4.D.3.e.** Develop overlay district ordinance for Ten Mile Road and other key section line roads to address access, street network circulation and frontage improvements.
- 4.D.3.f.** Require shared driveway access where possible.
- 4.D.3.g.** Interconnect building entries, parking lots, parks, transit stops, schools and similar facilities with pedestrian routes to reduce the need to travel along high trafficked roads.



Objective 4.D.4. Pursue overpass across Indian Creek and the Union Pacific Railroad to improve safety and meet the demands of the community.

Policies:

- 4.D.4.a.** Work with ITD, ACHD and COMPASS to identify the preferred location for an overpass.
- 4.D.4.b.** Work with ITD, ACHD and COMPASS to identify and pursue possible local, state and federal funding sources for an overpass.
- 4.D.4.c.** Preserve corridors in potential overpass locations as development occurs and as capital projects are completed.
- 4.D.4.d.** Incorporate aesthetics and community input into the overpass design.
- 4.D.4.e.** Involve emergency service agencies in overpass planning and design efforts.

Goal 4.E Increase opportunities for public transportation and ride share commuting.

Currently, there are no transit services in Kuna. As Kuna grows, public transportation options should continue to be explored. The closest access to bus transit services are located at the junction of Highway 69 and Interstate 84 and Ten Mile Road and Interstate 84, approximately seven miles north of Kuna. Both locations include park and ride lots and bus stop facilities. Valleyconnect 2.0, VRT's most recent plan, shows a possible future transit route through Kuna. Currently, ACHD operates CommuteRide vanpool service out of three park and ride lot locations:

1. City park parking lot at Linder and Deer Flat Roads,
2. Albertson's parking lot at Avalon Street and Kay Avenue, and
3. Ridley's at Meridian Road/Highway 69 and Deer Flat Road.

There are currently seven vans operating out of Kuna that each accommodate 10 to 13 commuters during the weekday AM and PM peak periods. Vanpools are a demand driven program and new vanpools can form anytime, when 10 to 13 commuters, with like commutes, decide to vanpool. ACHD CommuteRide maintains a stock of at least five vans for immediate deployment of new vanpools. ACHD also manages four park and ride facilities located between Kuna and key employment centers, as well as an online ridematching program. The ridematching program identifies all vanpool, carpool, bus and bicycling options that may be available to Kuna residents.

The Kuna Senior Center currently operates a bus that accommodates up to 12 senior passengers with a wheel chair lift that can accommodate up to two wheelchairs. There is a set bus schedule that can be adjusted as needs evolve. Through the *Envision Kuna* outreach process, seniors expressed the need for public transportation services in Kuna.



Objective 4.E.1. Enhance opportunities for public transportation options, vanpooling and ride share commuting.

Policies:

4.E.1.a. Consider public transportation needs in land use planning decisions, maintenance and capital projects.

4.E.1.b. Seek input from VRT, COMPASS and ACHD on land use applications along commuter routes, future transit routes and planned park and ride locations.

4.E.1.c. Evaluate public transportation needs with land use applications, particularly for medical facilities, hospitals, recreation centers, higher education and employment center developments.

4.E.1.d. Pursue future park and ride locations.

4.E.1.e. Continue to represent Kuna on VRT Board.

4.E.1.f. Continue to collaborate with ACHD on expanding CommuteRide services.

 **Objective 4.E.2. Ensure continuation of Kuna Senior Center’s transportation services.**

Policies:

4.E.2.a. Support Kuna Senior Center’s transportation service.

4.E.2.b. Evaluate local, state and federal funding sources to support senior bus maintenance and capital costs.

4.E.2.c. Collaborate with Kuna Senior Center’s representatives on expanding senior transportation service as demands increase.



Goal 4.F Ensure water, sewer, irrigation, street lighting, storm water and solid waste systems are capable of serving the current and future population.

The city of Kuna provides potable (drinking) water, sewer and irrigation services to the community.

Kuna's potable water system consists of the following components:

- 10 active groundwater wells
- 2 storage reservoirs
- 2 booster pump stations
- 106 miles of distribution pipelines

Kuna's Water Master Plan was last updated in 2017. Potable water challenges/capacity issues include keeping up with demand, water supply and being strategic on well placement to ensure a viable potable water system.

The Kuna sewer system is comprised of the following components:

- 2 treatment plants to include the membrane sewer lagoons located south of town and a wastewater treatment plant located on the north side of town.
- 5 regional pumping stations - Ten Mile, Crimson Point, Danskin, Memory Ranch, Springhill, with the new Orchard lift station.
- 8 satellite pumping stations.
- 402 acres of land application irrigated property adjacent to the sewer lagoons.
- 30 miles of force main.

Kuna's Sewer Master Plan was last updated in 2017. Sewer challenges/capacity issues include the Ten Mile lift station nearing capacity, keeping up with demand and accommodating steady growth.

The city of Kuna owns and operates a municipal pressurized irrigation system. Irrigation water is provided through a separate pressure irrigation system and a gravity irrigation system. Surface water supplies is diverted from the New York Canal, and its laterals. The major irrigation canals include the Teed Lateral, Kuna Canal, Kuna Mora Canal and Ramsey Lateral on the north side of Indian Creek, and the South Lateral on the south side of Indian Creek. The Boise-Kuna Irrigation District, Nampa-Meridian Irrigation District, and New York Irrigation District control the surface water; however, all of the system is controlled by the City once the water flow is diverted from the irrigation canals or laterals.

Kuna's Irrigation Master Plan was last updated in 2017. Irrigation challenges/capacity issues include ensuring there is a source and supply for every square mile, system looping and securing water rights with annexation.

Street lighting is managed by the city of Kuna. Kuna has adopted Light Emitting Diode (LED) street lighting standards for both standard lighting and upgraded/decorative lighting. Standard street lighting is installed by the developer and ultimately owned and maintained by the city of Kuna. Decorative street lighting installed by developers are typically owned and maintained by a private entity and/or homeowner's association.

Kuna is covered under ACHD's National Pollutant Discharge Elimination System (NPDES) permits issued by the Environmental Protection Agency (EPA). These permits require ACHD to implement

programs to ensure water flowing off the roads and through the storm drain system is cleaned before entering receiving surface waters. For proposed developments, ACHD typically requires drainage to be retained on-site with underground and above-ground seepage beds.

Solid waste management services are provided by J&M Sanitation. J&M Sanitation has a multi-year franchise agreement (expires in 2024) with Kuna to provide solid waste management services. Solid waste is disposed of at the Hidden Hollow Landfill, located on Seaman’s Gulch Road in Ada County. A curbside recycling program is also provided by J&M Sanitation as part of Kuna’s solid waste management services. J&M hosts “Kuna Clean-up” events annually, allowing for the disposal of chemicals, appliances and large items.

 **Objective 4.F.1. Provide adequate water, sewer and irrigation services for all Kuna residents and businesses.**

Policies:

4.F.1.a. Update master plans regularly to evaluate needs for the current system through capital projects and routine maintenance.

4.F.1.b. Conduct utility user fee studies that coincide with master plan updates.

4.F.1.c. Expand pressurized irrigation services to older parts of town.

 **Objective 4.F.2. Plan for growth in advance of demands for water, sewer and irrigation services.**

Policies:

4.F.2.a. Update master plans regularly to evaluate future system needs to accommodate growth.

4.F.2.b. Re-evaluate master plans with any Future Land Use Map (FLUM) change.

4.F.2.c. Conduct utility connection fee studies that coincide with master plan updates.

4.F.2.d. Develop cost sharing/reimbursement agreements with developers for system upgrades and/or expansions, when practicable.

4.F.2.e. Continue to implement “To and Through” policy which require developments to carry utilities to the furthest extent of their development and facilitate connection to subsequent additions to the city.

4.F.2.f. Satisfy KRFD requirements for fire hydrant connections and placement.

4.F.2.g. Comply with the most current zoning and engineering development requirements.

4.F.2.h. Serve only annexed properties with city utility services.

4.F.2.i. Ensure that development within City limits connects into the City’s sewer, potable water and irrigation systems.

 **Objective 4.F.3. Provide improved street lighting throughout the community.**

Policies:

4.F.3.a. Install street lighting in accordance with most current city requirements.

4.F.3.b. Provide upgraded/decorative street lighting in downtown Kuna and along the Indian Creek Greenbelt and pathway systems in accordance with the most current city requirements.

4.F.3.c. Provide upgraded street lighting within entryway corridor overlays in accordance with the most current city requirements.

4.F.3.d. Comply with most recent street lighting inventory-related requirements.

4.F.3.e. Maintain street lighting inventory system.

4.F.3.f. Maintain and fix city street lights as needed.

 **Objective 4.F.4. Accommodate stormwater demands and improve water quality.**

Policies:

4.F.4.a. Preserve natural/historic surface drainage channels through properties as they redevelop.

4.F.4.b. Develop a stormwater drainage plan for downtown Kuna.

4.F.4.c. Ensure developers employ stormwater mitigation strategies that retain storm waters onsite, except for natural/historic pass through flows.

4.F.4.d. Follow ACHD's stormwater policy for developments and capital projects.

4.F.4.e. Incorporate green infrastructure elements into developments and capital projects whenever possible.

4.F.4.f. Work with ACHD and Idaho Department of Environmental Quality to develop and obtain funding for stormwater improvement projects.





Objective 4.F.5. Maintain solid waste service for Kuna residents and evaluate needs as the city grows.

Policies:

4.F.5.a. Plan for future solid waste needs as the community grows.

4.F.5.b. Evaluate solid waste disposal needs, facilities and methods with land use applications.

4.F.5.c. Continue providing recycling options for Kuna residents.

4.F.5.d. Work with the Kuna School District (KSD) on educational clean-up opportunities.

4.F.5.e. Maintain adequate access to commercial and multi-family trash enclosures.

4.F.5.f. Provide screening for trash receptacles/enclosures in commercial, industrial, mixed-use and multi-family developments.

4.F.5.g. Seek input from J&M Sanitation on land use planning applications when trash collection services will need to be provided.



Goal 4.G Maintain serviceability of communication systems including broadband internet, phone and cable.

Current communication systems providers within Kuna include:

- Broadband Internet: Cable One, CenturyLink, Hugh's Net, Safelink
- Phone: Verizon, Sprint, T-Mobile, AT&T, CenturyLink, Cable One
- Cable: Direct TV, Dish Network, Cable One

There are several cell phone companies with service areas in Kuna. Kuna has one cell tower, owned by Spectrasite Communications LLC through American Towers LLC, located off Shortline Road between W Avalon Street and S Swan Falls Road. There's also a number of antenna towers throughout Kuna.

Kuna currently has a franchise agreement with Cable One that is set to expire in 2025.



Objective 4.G.1. Provide adequate communications services to all Kuna residents and businesses.

Policies:

4.G.1.a. Maintain and re-evaluate franchise agreements with existing and new communication companies/service providers on a regular basis.

4.G.1.b. Coordinate with service providers to expand broadband internet service to areas not currently served.



Objective 4.G.2. Plan for growth and demand for cell towers, broadband internet, phone and cable.

Policies:

4.G.2.a. Coordinate with service providers to expand broadband internet service to growing areas, particularly commercial and industrial areas.

4.G.2.b. Encourage proposed cell tower design and placement to blend in with the surrounding environment.

4.G.2.c. Provide adequate distance separation from residences for cell towers or other tall utilities.

4.G.2.d. Encourage utility company (retail, commercial, warehouses, call centers, etc.) placement/expansion to and within Kuna.

Goal 4.H Ensure National Interest Electric Transmission Corridors (NIETC), as well as power and gas transmission corridors, are considered in land use planning decisions, and minimize the adverse impacts of transmission corridors in the community.

Idaho Power Co., a subsidiary of IDACORP, Inc., is the electrical utility which provides power to the city of Kuna and Ada County. The company was established in 1916 and is engaged in the generation, transmission, distribution, sale and purchase of electric energy. The company is regulated by the Federal Energy Regulatory Commission (FERC) and the Idaho Public Utilities Commission (IPUC). In general, Idaho Power serves 24,000 square miles of service territory and over 1,000,000 people in southern Idaho and eastern Oregon. In the city of Kuna, the company serves approximately 21,000 customers in residential, commercial, industrial, irrigation and other customer classes. Kuna currently has a franchise agreement with Idaho Power that is set to expire in 2025.

There are no existing or known proposed NIETC's in Kuna's Area of Impact (AOI). Idaho Power's Eastern Treasure Valley Electrical Plan (2012) shows the following existing and planned facilities:

- Existing 138kv transmission line proposed to be upgraded to 230kv that parallels Cloverdale Road from the city of Meridian to the Snake River Birds of Prey.
- Existing 138 kV transmission line extending from E Avalon Street south down S Swan Falls Road.
- Primary 138 kV transmission line located along W King Road.
- Secondary alternative transmission line shown extending along the existing S Swan Falls Road transmission corridor.

Kuna is interested in expanding renewable energy opportunities. Idaho's first utility-scale solar farm, Idaho Solar 1, came to Kuna in 2016, located at the southeast corner of Cloverdale Road and Barker Road in south Kuna. The facility is sized to supply enough electricity for 9,000 homes a year.

Intermountain Gas Company is the sole distributor of natural gas in southern Idaho and provides natural gas services to the city. Kuna currently has a franchise agreement with Intermountain Gas that is set to expire in 2023.





Objective 4.H.1. Consider location of current and future electric transmission corridors as part of land use planning decisions.

Policies:

- 4.H.1.a.** Promote the development of energy services and public utility facilities to meet public needs.
- 4.H.1.b.** Encourage electrical transmission corridors to be located away from urban development.
- 4.H.1.c.** Require adequate buffer widths of electrical transmission line corridors to minimize impacts to surrounding neighborhoods, business, etc.
- 4.H.1.d.** Collaborate with Idaho Power to ensure National Interest Electric Transmission Corridors (NIETC) do not traverse through the city of Kuna.
- 4.H.1.e.** Participate with Idaho Power as updates are made to the Eastern Treasure Valley Electrical Plan to continually address current and future energy and utility needs.
- 4.H.1.f.** Comply with Idaho State Code in regard to NIETC planning.



Objective 4.H.2. Promote renewable sources of energy and energy efficient design.

Policies:

- 4.H.2.a.** Support efforts to bring solar and wind facilities to Kuna, in appropriate locations.
- 4.H.2.b.** Partner with Idaho Power to develop and promote energy efficiency programs for new construction and development as well as for existing businesses and homes.
- 4.H.2.c.** Encourage the enhancement of the capacity and reliability of renewable energy resources.
- 4.H.2.d.** Promote conservation of energy through support of public education, incentives and other tools that encourage conservation.
- 4.H.2.e.** Develop guidelines, standards and incentives for energy conservation practices and energy efficient designs.
- 4.H.2.f.** Incorporate energy conservation approaches to planned unit developments, public and mixed-use projects.
- 4.H.2.g.** Encourage LEED™ (Leadership in Environmental and Energy Design) certification for public buildings.

Goal 4.I Encourage public or private airports, airstrips and heliports to strengthen connectivity and to meet the needs of the community.

The city of Kuna does not currently have a public airport within the Area of Impact. The nearest public airport with scheduled airline service is the Boise Airport (BOI) located approximately 10 miles northeast of Kuna. The BOI airport is served by 15 different airlines, charters and commuters. Kuna has three private airstrips located near the following locations:

- Kuna-Mora Road and Eagle Road
- West Ambrosia Lane and South Blackcat Road
- Hubbard Road and Linder Road

It is anticipated that additional airstrips/heliports will be needed east of Meridian Road/Highway 69 to accommodate future commercial/industrial growth, health care facilities and agricultural land uses.



Objective 4.I.1. Prepare to accommodate new/proposed public or private airports.

Policies:

4.I.1.a. Identify future land use and zoning designations that support public or private airports.

4.I.1.b. Develop guidelines and standards for public or private airports.



Objective 4.I.2. Support the preservation, expansion and addition of new airstrips and heliports.

Policies:

4.I.2.a. Consider existing airstrips in land use planning decisions.

4.I.2.b. Encourage preservation and expansion of existing airstrips.

4.I.2.c. Work with emergency service agencies and incoming healthcare industries to identify possible heliport locations.

Connected Implementation

The table on the following page shows specific projects and actions identified during the Comprehensive Plan process that would help achieve the goals, objectives, and policies identified in this Plan. The top projects and actions for this goal area are listed below. For the purposes of the Comprehensive Plan, a priority project is any project or action that the City has identified as actionable within the next one to three years and is anticipated to receive resource allocation to help achieve its implementation. These priority projects will help guide short-term implementation of the Plan, however if a project is not included on the priority projects list that does not preclude it from implementation or resource allocation.

Top Connected Projects and Actions

1. Apply for Idaho Department of Parks and Recreation Recreational Trails Program (RTP) grants to implement pathway extensions, trailhead improvements and footbridge crossings.
2. Develop a wayfinding system plan for key areas such as downtown Kuna, Indian Creek Greenbelt, and expanded pathways systems.
3. Design and implement Indian Creek Greenbelt extension projects.
4. Develop a map showing sidewalk gaps to be filled, sidewalk repairs needed, sidewalk expansion areas and pedestrian crossing improvement locations.
5. Develop new overlay ordinance(s) including design guidelines for select entryway corridors.
6. Develop standards to implement welcoming districts or areas along entryway corridors by incorporating art, aesthetically pleasing elements and welcoming theme into entryway corridors.
7. Design and implement sidewalk capital improvement projects in coordination with ACHD.
8. Work with VRT and ACHD to apply for grants to incorporate park and ride facilities and senior bus upgrades.

Projects and Actions Table 4 on the following page highlights all of the projects and actions that have been identified to implement the objectives and policies in this goal area and includes the top priority projects listed above. Other connected projects and policies that are priorities for the City may not be listed in the table as they are less likely to be actionable implementation items.

Connected Policy Focus Areas:

Core guiding policy areas for objectives, policies and actions related to this goal area include:

1. Entryway corridors and character improvements
2. Pedestrian and bicycle facilities and connectivity
3. Neighborhood connectivity
4. Infrastructure development and improvements
5. Public and alternative transportation

Projects and Actions Table 4: Connected

Goals	Potential Projects and Actions
<p>4.A Use overlay districts to create mixed-use entryway corridors with strong character and managed access.</p>	<ul style="list-style-type: none"> • Review and revise Meridian Road/Highway 69 overlay ordinance. • Develop design guidelines for all or select entryway corridors. • Develop new overlay ordinance(s) for select entryway corridors. • Design and implement capital improvement projects along Meridian Road/Highway 69, Ten Mile Road and Linder Road. • Develop standards to implement welcoming districts or areas along entryway corridors by incorporating art, aesthetically pleasing elements and welcoming theme into entryway corridors.
<p>4.B Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.</p>	<ul style="list-style-type: none"> • Develop a wayfinding system plan for key areas such as downtown Kuna, Indian Creek Greenbelt, and expanded pathways systems. • Develop a map showing sidewalk gaps to be filled, sidewalk repairs needed, sidewalk expansion areas and pedestrian crossing improvement locations. • Design and implement sidewalk capital improvement projects in coordination with ACHD. • Select an alley to convert/transition to a pedestrian place/corridor. • Apply for grants such as the State Transportation Alternatives Program (TAP) grant to implement sidewalk projects.
<p>4.C Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network.</p>	<ul style="list-style-type: none"> • Design and implement Indian Creek Greenbelt extension projects. • Fill pathway gaps with capital improvement projects. • Apply for Idaho Department of Parks and Recreation Recreational Trails Program (RTP) grants to implement pathway extensions, trailhead improvements and bicycle/pedestrian crossings. • Conduct a Kuna specific industry analysis that highlights market demand, assets and risks. • Create standards for bicycle and pedestrian connectivity evaluation from developments to existing and proposed school sites.
<p>4.D Promote a connected street network that incorporates mid-mile collectors for improved neighborhood connectivity.</p>	<ul style="list-style-type: none"> • Collaborate with ACHD to design and implement capital projects that fill mid-mile collector gaps. • Develop detailed plan showing proposed crossing locations to connect all section line roads in Kuna. • Apply for grants to implement transportation capital projects, overpass, bridges, etc.
<p>4.E Increase opportunities for public transportation and ride share commuting.</p>	<ul style="list-style-type: none"> • Provide information on the city of Kuna website and/or social media outlining vanpooling and ride sharing options for Kuna residents. • Work with VRT and ACHD to apply for grants to incorporate park and ride facilities and senior bus upgrades. • Establish public transportation routes to and from higher education facilities for Kuna residents.

Projects and Actions Table 4: Connected

Goals	Potential Projects and Actions
<p>4.F Ensure water, sewer, storm water, irrigation and solid waste systems are capable of serving the current and future population.</p>	<ul style="list-style-type: none"> • Develop street lighting standards for entryway corridor overlays, Indian Creek Greenbelt and downtown Kuna. • Design and implement capital projects to bring pressurized irrigation service to older parts of town.
<p>4.G Maintain serviceability of communication systems including broadband internet, phone and cable.</p>	<ul style="list-style-type: none"> • Re-evaluate and update franchise agreements with utility companies. • Collaborate with the appropriate agencies to increase the availability of high-speed internet in Kuna. • Evaluate options to implement a public WIFI program in downtown Kuna and other select areas.
<p>4.H Ensure National Interest Electric Transmission Corridors, as well as power and gas transmission corridors, are considered in land use planning decisions, and minimize the adverse impacts of transmission corridors in the community.</p>	<ul style="list-style-type: none"> • Create guidelines, standards and incentives for energy conservation practices and energy efficient designs.
<p>4.I Encourage public or private airports, airstrips and heliports to strengthen connectivity and to meet the needs of the community.</p>	<ul style="list-style-type: none"> • Create guidelines and standards for public or private airports and heliports.



5

Kuna will invest appropriately in education, community facilities and cultural heritage

Goal Area 5: Kuna will invest appropriately in education, community facilities and cultural heritage.

Educated and Celebrated: Planning Principles

The city of Kuna prides itself in providing high-quality educational opportunities in collaboration with the Kuna School District (KSD), while creating a vibrant, small-town culture enriched with an agricultural presence. As the city continues to grow in population, it is important to plan for future infrastructure to accommodate the increased population, while preserving open-space that provides for the agricultural heritage that citizens hold near and dear.

With the population increase within the city of Kuna, a statistic was published stating that for each new home built in Kuna, an average of 0.76 additional individuals between the ages of 5 to 19 will be added to the Kuna population.^{xv}

The city of Kuna is anticipating approximately 580 homes to be built over the next year (October 2018 - October 2019) which would equate to approximately 440 new students being added to the KSD within that timeframe. The KSD is readily prepared for the increase in students while strategizing for higher educational opportunities for those seeking postsecondary education within Kuna.

While the City is well celebrated through community events such as Kuna Days, Mayor’s events and Farmer’s Market, the city lacks specific and diverse cultural and community facilities that could assist in creating a better sense of unity. Additionally, it is necessary to strategize an efficient way to prioritize agricultural preservation in the midst of anticipated community expansion.

The following goals are intended to help guide Kuna with development of future educational opportunities, growth, preservation of community facilities, and cultural heritage.

Education and Culture AT-A-GLANCE:



Goal 5.A Provide support to Kuna’s schools and pre-K education opportunities to meet population demands.

The Kuna School District (KSD) offers quality programs in varying academic areas to over 5,000 students. The KSD boundary encompasses the entire city of Kuna, as well as some unincorporated areas of Ada and Canyon Counties. The boundaries stretch as far northwest as Airport Road and Robinson Road in Canyon County, and as far southeast as W. Barker Road and S. Cloverdale Road in Ada County.

There are ten existing schools located within KSD. The ten schools include six elementary schools: Hubbard, Reed, Indian Creek, Ross, Crimson Point, and Silver Trail; two middle schools: Kuna Middle and Fremont Middle; and two high schools: Kuna High and Initial Point High, which serves as an alternative high school for the community. A second Kuna High school is planned to be located near the intersection of Columbia Road and Linder Road and is anticipated to be opened for the 2020-2021 school year. Their main focus will be professional technology.

The KSD illustrates their preparedness to meet population demands as they anticipate the openings of a new high school by 2021, additions to Reed and Silver Trail Elementary Schools by 2019, and an expansion of the middle school by 2018.^{xxvi}

The Performing Arts Center is located on the Kuna High School campus and provides a venue for a wide variety of events. The Performing Arts Center is dedicated to the promotion of the performing arts for both students and residents within the community.

The city of Kuna’s AOI transects with the West Ada School District to the north and southeast of City limits. The West Ada School District is located in the AOI north of the city from Amity Road to Lake Hazel Road, and southeast along W. Kuna Mora Road from S. Five Mile Road to Kuna Mora Road.

The city of Kuna is also home to two charter schools. These schools are public, though attendees are chosen by a lottery. Falcon Ridge Public Charter School provides a curriculum for children in kindergarten through eighth grade. The PIStem academy opened their doors for the first time for the 2018-2019 school year, and will eventually provide a curriculum extending from kindergarten through 12th grade.

Objective 5.A.1. Help ensure Kuna’s school facilities meet increasing population demands.

Policies:

5.A.1.a. Support KSD in planning for adequate school capacity for present and future enrollment through regular demographic updates and notifications regarding additional residential development, etc.

5.A.1.b. Work with the KSD and Charter School(s) to address future program and facility needs.

5.A.1.c. Consider access and bus stop safety when developing school sites to make travel to school safe and efficient.

5.A.1.d. Ensure developments include features that provide safe and connected bicycle, pedestrian, bus stop and vehicular access to schools.

5.A.1.e. Incentivize developments for providing land and/or school-related facilities.

5.A.1.f. Continue to seek input from KSD on proposed developments for consideration of transportation, school facility and connectivity needs.

5.A.1.g. Coordinate with West Ada School District as new facilities are required to meet population demands.

 **Objective 5.A 2. Provide framework for varying pre-K educational opportunities to be developed for Kuna citizens.**

Policies:

5.A.2.a. Work with KSD and Charter Schools to consider providing educational resources to pre-K students.

5.A.2.b. Identify areas on Zoning and Future Land Use maps that would best serve as development areas for future pre-K facilities.



Goal 5.B Attract opportunities for higher education and training in Kuna.

While the city of Kuna and the KSD consider primary and secondary education top priorities, the city lacks the framework for postsecondary education as well as the transportation resources to and from higher education facilities (College of Western Idaho, Boise State University, University of Idaho and Idaho State University, etc.) located in neighboring cities.

Currently there is a lack of technical trade facilities in Kuna. The technical trade programs offered at Kuna High School are facilitated through neighboring school districts (i.e., Boise School District and Meridian School District). Students must travel off-site to access these programs. However, with the opening of the new high school in 2020, Kuna students will have access to local professional technology facilities and programs.

Located on the east side of Meridian Road/Highway 69 in Kuna's AOI, the Northwest Lineman College is a postsecondary private vocational college offering training programs for the power delivery industry. Many Lineman College students temporarily live in Kuna while attending school.

South of the Lineman College on the northwest corner of Meridian Road/Highway 69 and Hubbard Road is a private Baptist College that provides a postsecondary education in the Christian Doctrine.



Objective 5.B.1. Develop resources to foster higher education and training opportunities in Kuna.

Policies:

5.B.1.a. Work with industry to assess feasible sites for postsecondary, vocational/technical training facilities and/or colleges that serve Kuna residents and the surrounding area. Pursue the possibility of a technical/trade school to enrich student's career prospects.

5.B.1.b. Consider appropriate resources, such as the promotion of a satellite campus, to encourage and provide for higher education or any type of vocational training.

5.B.1.c. Establish public transportation and non-motorized routes (i.e., bike routes, bike lanes, crossings, wider sidewalks, etc.) to and from higher education facilities for Kuna residents.

5.B.1.d. Seek or establish joint venture possibilities between the City, KSD, Charter Schools and area colleges/universities that could allow for varying educational and technical opportunities.



Goal 5.C Identify and develop cultural and community facilities.

This goal has similarities to Goal 2.C in the Health Goal Area of *Envision Kuna*; however, this goal focuses more on community facilities as gathering places. Due to the growing population, Kuna is in dire need of expanded and new community gathering places to be enjoyed by all ages.

Cultural and Community Facilities/Ownership

- Kuna Senior Center / city of Kuna, in partnership with the Kuna Seniors
- Kuna History Center / city of Kuna, in partnership with the Kuna Historical Society
- Kuna Community Hall / Privately-owned
- Kuna Library / Kuna Library District
- 4th Street Gym / KSD
- Kuna Performing Arts Center / KSD
- Kuna Visitor Center / Privately owned (building only)
- Kuna Grange Hall / Kuna Grange #59
- Kuna Event Center / Privately-owned
- Kuna Cemetery / Privately-owned
- Pioneer Cemetery / Privately-owned



Objective 5.C.1. Identify and expand existing cultural and community facilities to be used as distinct gathering places within the community.

Policies:

5.C.1.a. Continually maintain functionality of and accessibility to the Kuna Senior Center.

5.C.1.b. Encourage the expansion and enhancement of the Kuna Community Hall.

5.C.1.c. Work with Library District representatives on the expansion and enhancement of Kuna Library.

5.C.1.d. Protect the 4th Street Gym property through public or public-private partnership to create enhanced public/community gathering space in downtown Kuna.

5.C.1.e. Collaborate on the expansion and enhancement of the Kuna Visitor Center facility, access, signage and parking area.

5.C.1.f. Protect the integrity and character of the Kuna Grange Hall.

5.C.1.g. Support efforts to enhance and support the Kuna Event Center, as well as future, similar privately- owned gathering space facilities.

5.C.1.h. Collaborate with the Kuna Cemetery on the possible expansion of the Kuna Cemetery.

5.C.1.i. Preserve the land and incorporate the story of the Pioneer Cemetery into Kuna history and cultural projects.

5.C.1.j. Incorporate the story of the Kuna Railroad into history and cultural projects.

5.C.1.k. Encourage property owners and developers to maintain the integrity and character of historic and cultural resources and employ techniques to restore such resources.

5.C.1.l. Pursue educational and entertaining walking tours that tell the story of Kuna History through signage, participant-activated recordings, art and displays.

Objective 5.C.2. Work to develop new cultural and community facilities to be used as distinct gathering places within the community.

Policies:

5.C.2.a. Support the development of new community facilities, including multi-purpose facilities (recreation, meeting spaces, etc.).

5.C.2.b. Consider developing an outdoor amphitheater within existing or new community spaces.

5.C.1.c. Work with Library District representatives on an expansion of the Library as the population increases.

5.C.1.d. Create new public/community gathering space in downtown Kuna, possibly located at the 4th Street Gym property.

5.C.1.e. Encourage developers to incorporate elements of Kuna culture through design, art, signage, etc.



Goal 5.D Identify specific strategies to preserve Kuna’s open space, agricultural lands and heritage.

Agriculture, open space, and dairies are a few of the things that describe Kuna. From the very beginning, agriculture and farming have been largely routine industries within the city as they are characteristics that residents have grown to love.

As the population increases, open space/agricultural land is some of the first to be considered for development. Identifying specific strategies to encourage new development to consider infill projects, incorporate open space, and include elements of Kuna’s identity as an agriculturally-rich community, will be vital in preserving Kuna’s agricultural heritage.

Objective 5.D.1. Encourage specific strategies to assist in the preservation of Kuna’s open space, agricultural lands and heritage.

Policies:

5.D.1.a. Support agricultural partnerships, programs and activities through the Kuna Grange, Kuna Farmers Market, Future Farmers of America (FFA), 4-H, etc.

5.D.1.b. Incorporate agricultural and open space elements into development projects.

5.D.1.c. Support efforts to develop community-wide agri-tourism and agri-tainment establishments, activities and opportunities.

5.D.1.d. Support industries that directly connect agriculture to the community (i.e., brewery with restaurant, dairy with store/public access, winery, garden/farm with restaurant, etc.).

5.D.1.e. Increase more agri-tainment or agri-tourism opportunities available to the public in Kuna (i.e., rodeo grounds, petting zoo, corn mazes, seasonal farming/activity festivals/carnivals, etc.).

5.D.1.f. Encourage clustered development patterns to preserve agricultural uses and/or promote historical education on remaining lands, when appropriate.

5.D.1.g. Identify key areas on the Future Land Use Map that should remain as agricultural/open space.

5.D.1.h. Identify agricultural areas and sites that are vulnerable to development pressures and when feasible, work with the development community to preserve these areas.



Educated and Celebrated Implementation

Table 5 shows specific projects and actions identified during the Comprehensive Plan process that would help achieve the goals, objectives, and policies identified in this Plan. The top projects and actions for this goal area are listed below. For the purposes of the Comprehensive Plan, a priority project is any project or action that the City has identified as actionable within the next one to three years and is anticipated to receive resource allocation to help achieve its implementation. These priority projects will help guide short-term implementation of the Plan, however if a project is not included on the priority projects list that does not preclude it from implementation or resource allocation.

Top Connected Projects and Actions

1. Create public gathering spaces in downtown Kuna.
2. Work with industry to assess feasible sites for postsecondary, vocational/technical training facilities and colleges to serve residents of Kuna and the surrounding area.
3. Create standards for bicycle and pedestrian connectivity evaluation from developments to existing and proposed school sites.
4. Start focus group to encourage recruitment of agri-tourism and agri-tainment establishments, activities and opportunities.
5. Recruit industries that directly connect agriculture to the community (i.e., brewery with restaurant, dairy with store/public access, winery, garden/farm with restaurant, etc.).

Projects and Actions Table 5 on the following page highlights all of the projects and actions that have been identified to implement the objectives and policies in this goal area and includes the top priority projects listed above. Other educated and celebrated projects and policies that are priorities for the City may not be listed in the table as they are less likely to be actionable implementation items.

Connected Policy Focus Areas:

Core guiding policy areas for objectives, policies and actions related to this goal area include.

1. Support education
2. Attract higher education opportunities
3. Develop community/cultural spaces and facilities
4. Preserve open spaces and agricultural heritage

Projects and Actions Table 5: Educated and Celebrated

Goals	Potential Projects and Actions
<p>5.A Support Kuna’s schools and pre-K education opportunities to meet population demands.</p>	<ul style="list-style-type: none"> • Continue to coordinate development reviews with KSD and Charter Schools. • Cooperate with the KSD and the Charter Schools to address future program and facility needs.
<p>5.B Attract opportunities for higher education and training in Kuna.</p>	<ul style="list-style-type: none"> • Seek or establish joint venture possibilities between the City, the School District and Charter Schools that could allow for varying educational and technical opportunities, using approaches such as the community schools model. • Work with industry to assess feasible sites for a postsecondary, vocational/technical training facilities and colleges that serve residents of Kuna and the surrounding area. • Consider appropriate resources, such as the promotion of a satellite campus, to encourage and provide for higher education or vocational training. • Pursue the possibility of a technical/trade school to enrich student’s career prospects.
<p>5.C Identify and develop cultural and community facilities.</p>	<ul style="list-style-type: none"> • Develop design standards for restoration, rehabilitation and incorporation of history, culture and character into projects. • Identify specific capital improvement projects that improve public access to privately and publicly owned event centers and gathering spaces. • Work with Kuna Grange Hall representatives to identify specific projects to improve accessibility to the facility. • Incorporate Kuna Grange Hall in historical and cultural projects when appropriate. • Create public gathering spaces in downtown Kuna. • Create maintenance and capital improvement plan for Kuna Senior Center. • Work with Historical Society and railroad representatives on the inclusion of the Pioneer Cemetery and railroad in history and cultural projects. • Develop a specific educational and entertaining walking tour plan that identifies specific projects to tell the story of Kuna History through signage, participant-activated recordings, art and displays. • Develop a specific plan with Kuna Chamber of Commerce to identify specific projects and funding sources to improve access, signage and parking area at the Kuna Visitor Center. • Identifying capital improvements to improve access to the Kuna Library branch sites, mobile library program, participation in regional library network.

Projects and Actions Table 5: Educated and Celebrated

Goals	Potential Projects and Actions
<p>5.D Identify specific strategies to preserve Kuna’s open space, agricultural lands and heritage.</p>	<ul style="list-style-type: none"> • Identify key areas on the Future Land Use Map that should remain as agricultural/open space. • Develop specific standards for agricultural and open space elements to be included in projects. • Start a focus group to encourage recruitment of agri-tourism and agri-tainment establishments, activities and opportunities. • Create focus group to identify specific strategies to increase agriculture establishments (i.e., rodeo grounds, petting zoo, corn mazes, seasonal farming/activity festivals/carnivals, etc.). • Recruit industries that directly connect agriculture to the community (i.e., brewery with restaurant, dairy with store/public access, winery, garden/farm with restaurant, etc.). • Identify specific agricultural partnerships, programs and activities through the Kuna Grange, Kuna Farmers Market, Future Farmers of America (FFA), 4H, etc. • Develop standards and incentives for clustered development patterns that preserves agricultural uses and/or promotes historical education on remaining lands.





6

Kuna will govern collaboratively and effectively in the best interest of its citizens

Goal Area 6: Kuna will govern collaboratively and effectively in the best interest of its citizens

Governance: Planning Principles

Governance encompasses the principles by which City decisions are made, and how processes and projects are implemented, including:

- Encouraging meaningful citizen participation in governing processes and decisions about the community.
- Providing accessible information and operating transparently.
- Maintaining a responsive city government comprised of elected and appointed officials and City staff.
- Ensuring financial solvency.
- Equitably applying the City’s policies, procedures and codes.
- Effectively and efficiently implementing projects, providing services and maintaining operations.

The city of Kuna strives to provide citizens access to information and attempts to inform residents of opportunities to be involved in the decision-making process.

The goals and policies described in this chapter serve as the basis for how leadership, governance, and citizen interaction are encouraged and perpetuated in Kuna.

Governing Collaboratively AT-A-GLANCE:

Citizen Involvement

Organizational Capacity

Regional Collaboration

Transparent Finances



Goal 6.A. Kuna will involve citizens in decisions about Kuna's future.



Objective 6.A.1. Kuna will continue to cultivate a customer service-oriented approach when interacting with the public.

Policies:

6.A.1.a. Provide regular opportunities for citizen feedback about City services.

6.A.1.b. Develop and implement customer service standards and practices, citywide.



Objective 6.A.2. Kuna will maintain information-sharing resources and engage in regular communications to inform citizens.

Policies:

6.A.2.a. Develop and maintain citywide communications standards and protocols for all departments.

6.A.2.b. Regularly evaluate the effectiveness of web and print communications.

6.A.2.c. Maintain a well-designed and easily accessible website to provide modernized access to core information about City operations, departments, policies, maps, and planning and zoning cases.

6.A.2.d. Ensure commonly-requested City forms, applications and information are readily available online and in print.

6.A.2.e. Utilize updated e-mail lists to inform the public about City projects and events.



Objective 6.A.3. Kuna will offer meaningful public participation opportunities for substantial projects.

Policies:

6.A.3.a. Examine ways to improve required official public notice standards.

6.A.3.b. Collect and utilize public feedback on all substantial projects and developments, using effective public outreach and engagement techniques, including the use of technology and in-person forums.

6.A.3.c. Highlight how public input and feedback is incorporated into plans.

6.A.3.d. Utilize an appropriately wide range of publicity options when announcing and advertising public input opportunities.

Goal 6.B Kuna will maintain adequate organizational capacity to efficiently manage city government and implement this plan.

➔ Objective 6.B.1. Regularly collect, monitor and report on growth and demographic trends in Kuna.

Policies:

6.B.1.a. Regularly evaluate and share updated statistical information when it becomes available.

6.B.1.b. Work with COMPASS to evaluate growth trends and improve accuracy of growth projections.

➔ Objective 6.B.2 Kuna will monitor, evaluate and report on City performance.

Policies:

6.B.2.a. Create a priority projects list and strive towards timely implementation of the highest priority items.

6.B.2.b. Share regular updates with citizens on projects and highlights of City business to keep the community informed.

6.B.2.c. Establish a set of metrics and goals for each city department and conduct annual data collection and evaluations on performance metrics.

6.B.2.d. Evaluate the use of City resources and identify areas for improved efficiency, allocation and management.

6.B.2.e. Assess the City's ability to provide services during times of stress through the review of continuity and resilience principles.^{xxvii}

6.B.2.f. Assess the overall satisfaction of city of Kuna employees to help retain an effective, qualified and competent staff.

6.B.2.g. Assess the overall satisfaction of the public on the delivery of city services on a regular basis.



Objective 6.B.3. Monitor and evaluate the implementation of *Envision Kuna*.

Policies:

6.B.3.a. On an annual basis, utilize the Planning and Zoning Commission, or a subgroup of the *Envision Kuna* Advisory Committee, to monitor Plan implementation.

6.B.3.b. Establish a set of metrics and goals for Comprehensive Plan implementation and annually evaluate the course of implementation.

6.B.3.c. Adopt subarea and program specific plans into the Plan and implement these plans along with other Comprehensive Plan goals.

Objective 6.B.4. Build City capacity by highlighting opportunities for department collaboration.

Policies:

6.B.4.a. Continue to work interdepartmentally to create plans and projects that align with department needs and long-range goals.

6.B.4.b Consider the integration of department strategic plans into Comprehensive Plan updates.

6.b.4.c Report to all department heads regarding new and ongoing projects that address goals of the Comprehensive Plan.



Goal 6.C Kuna will engage in regional collaboration to leverage City and partner agency resources on behalf of the community.

Objective 6.C.1. Continue to work with partner agencies and neighboring jurisdictions to provide essential services and build needed infrastructure in Kuna.

Policies:

6.C.1.a. Continue to work with local, regional, and state transportation agencies to plan, design and develop transportation infrastructure and services in accordance with Kuna's Comprehensive Plan.

6.C.1.b. Annually evaluate and communicate Kuna's transportation priorities to partner agencies.

6.C.1.c. Work with county and neighboring jurisdictions to monitor, evaluate and respond to Kuna's needs; including, but not limited to the following areas: transportation, emergency response, school facilities, irrigation district infrastructure, and public lands and natural resource management.

6.C.1.d. Report on entitlements and building permit activity to regional groups and non-profits such as the Building Contractors Association of Southwestern Idaho to relay the community's desire for diverse development.

Objective 6.C.2. Initiate new regional and statewide collaboration to plan for needed services and manage regional growth.

Policies:

6.C.2.a. Collaborate with neighboring cities, Canyon County and Ada County to preserve rural land and agricultural resources.

6.C.2.b. When appropriate, include representatives from neighboring jurisdictions and partner agencies on planning committees and/or meetings to review impacts of large-scale developments.

6.C.2.c. Consider funding options such as taxing districts to help fund regional amenities such as transit systems and energy and communications infrastructure.

6.C.2.d. Encourage the expansion and integration of a county-wide library system.

6.C.2.e. Work with the Boise City Ada County Housing Authority and neighboring jurisdictions to meet community housing needs.

6.C.2.f. Participate in the creation of regional economic development initiatives.

6.C.2.g. Encourage the creation of a regional trails system that provides connectivity to city trail systems.

Goal 6.D Kuna will maintain sustainable and transparent financial operations and proactively manage City budgets and investments.

Objective 6.D.1. Ensure spending aligns with the best interest of Kuna's citizens and City goals.

Policies:

- 6.D.1.a.** Evaluate program and department performance and adjust budgets accordingly.
- 6.D.1.b.** Conduct due diligence and obtain third-party assessments about project costs and investments prior to committing City resources to projects.
- 6.D.1.c.** Annually review department budgets and performance.
- 6.D.1.d.** Utilize funding for land acquisition that supports specific City goal areas and priority projects.
- 6.D.1.e.** Ensure City financials and the financial decision-making process are transparent.

Objective 6.D.2 Evaluate new forms of revenue to provide expansion of essential services, community improvements and the development of priority projects.

Policies:

- 6.D.2.a.** Work with the Idaho Department of Commerce to secure additional funding and revenue through external financing that includes: Small Business Administration grants and loans, small business loan programs, industrial loan bonds, REDIFit loans, and funding through the Idaho Housing and Finance Association.
- 6.D.2.b.** Develop funding strategies, mechanisms and revenue sources in advance of anticipated service demands.
- 6.D.2.c.** Develop a plan for funding the City's Long-Range Capital Improvements Plan and related operations. Identify various funding sources for these improvements.
- 6.D.2.d.** Establish a rational, equitable basis for calculating the type of exaction or the amount of any impact fee.
- 6.D.2.e.** Regularly review fee structures to ensure they are meeting infrastructure project needs.
- 6.D.2.f.** Evaluate the rate of fee collection to ensure projects and new developments are paying in a timely fashion.

Governance Implementation

Table 6 shows specific projects and actions identified during the Comprehensive Plan process that would help achieve the goals, objectives, and policies identified in this Plan. The top projects and actions for this goal area are listed below. For the purposes of the Comprehensive Plan, a priority project is any project or action that the City has identified as actionable within the next one to three years and is anticipated to receive resource allocation to help achieve its implementation. These priority projects will help guide short-term implementation of the Plan, however if a project is not included on the priority projects list that does not preclude it from implementation or resource allocation.

Top Governance Projects and Actions

1. Create an official orientation and training program for newly elected officials.
2. Support the implementation of Police and Kuna Rural Fire District impact fees.
3. Conduct a third-party biannual citizen survey to gauge City performance and citizen satisfaction.
4. Create a master projects calendar available to the public online.
5. Create an outreach/publicity checklist to ensure consistent and effective communications.

Projects and Actions Table 6 on the following page highlights the projects and actions that have been identified to implement the objectives and policies in this goal area and includes the top priority projects listed above. Other governance projects and policies that are priorities for the City may not be listed in the table as they are less likely to be actionable implementation items.

Governance Policy Focus Areas:

Core guiding policy areas for objectives, policies and actions related to this goal area include:

1. Citizen involvement
2. Organizational capacity
3. Regional collaboration
4. Sustainable and transparent finances

Project and Actions Table 6: Governing Collaboratively

Goals	Potential Projects and Actions
<p>6.A Kuna will involve citizens in decisions about Kuna’s future.</p>	<ul style="list-style-type: none"> • Create a master projects calendar available to the public online. • Create an outreach/publicity checklist to ensure consistent and effective communications. • Conduct a comprehensive website review process and modernize website elements. • Audit City website annually to optimize design and performance. • Conduct a bi-annual third-party citizen survey to gauge performance and citizen satisfaction. • Host an annual citizen conversations event. • Publish annual State of the city document in conjunction with State of the city address. • Develop customer service standards and practices, citywide.
<p>6.B Kuna will maintain adequate organizational capacity to efficiently manage city government and implement this plan.</p>	<ul style="list-style-type: none"> • Create an official orientation and training program for newly elected officials. • Collect data and annually report on status of Comprehensive Plan implementation.
<p>6.C Kuna will engage in regional collaboration to leverage City and partner agency resources on behalf of the community.</p>	<ul style="list-style-type: none"> • Develop a citywide strategic plan. • Implement stakeholder satisfaction surveys that identify areas for improvement related to decision-making and service delivery. • Conduct City employee satisfaction surveys and/or interviews to assess areas for improvement. • Represent Kuna at the Building Contractors Association of Southwestern Idaho.
<p>6.D Kuna will maintain sustainable and transparent financial operations and proactively manage City budgets and investments.</p>	<ul style="list-style-type: none"> • Develop a capital improvement plan that integrates with recommendations from <i>Envision Kuna</i>. • Support the implementation of Police and Kuna Rural Fire District impact fees.

Glossary

Accommodate – The ability of the community to adapt to change; particularly the ability of the community to meet the needs of future populations.

Affordable Housing – A general rule for determining housing affordability is that the combined annual rent and other housing payments (including utilities) should not exceed 30 percent of gross household income. Lending institutions use a slightly different definition to determine whether housing is affordable for a prospective homeowner. For lenders, the total annual payment (principal, interest, taxes, and insurance) should not exceed 26 to 28 percent of the homeowner's gross annual income. Lending institutions also consider the homeowner's total indebtedness, determining that housing costs plus all other indebtedness should not exceed 33-36 percent of the homeowner's income.

Agriculture Land – The use of land including but not limited to: farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce.

Annexation – The incorporation of a land area into an existing city with a resulting change in the boundaries of that city.

Area of City Impact – Required by state law (§67-6526). Requires cities to specify an area outside the city limits which it expects to annex or is part of the trade area. Land use authority for this area is negotiated between the City and County. The Kuna AOI is defined as that unincorporated land mass which lies contiguous to the city of Kuna, having as its closest boundary to the city, the city limits of Kuna, as they now exist or as they may be altered by future annexation of land to the city of Kuna.

Bikeway – A facility designed to accommodate bicycle travel for recreation or commuting purposes. This is not always a separate facility but can be designed to be compatible with other travel modes.

Bicycle Route – A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and informational markers, with or without specific bicycle route number.

Bicycle Pathway – A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right of way or within an independent right of way.

Buffer – A vegetated strip or berm that helps to absorb excess stormwater, reduce the amount of pollutants entering creeks, streams, and natural areas, and mitigate aesthetic impacts of a project. Also, a strip of land or type of landscaping created to separate and protect one type of land use from another; for example, as a screen of planting or fencing to insulate the surroundings from the noise, smoke, or visual aspects of an industrial zone or junkyard.

Building Permit – A permit issued for various types of building activity that authorizes structural, electrical, heating and cooling, plumbing, or demolition work.

Capital Improvement Projects (CIP) – A proposed timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost establishments and the anticipated means of financing each project.

Circulation – Systems, structures and physical improvements for the movement of people, goods, water, air, sewage, or power by such means as streets, highways, railways, waterways, towers, airways, pipes, and conduits, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

Commercial – The distribution, sale, or rental of goods and the provision of other services.

Community – When used in a social or political context, refers to the group of people living in an area.

Comprehensive Plan – A general policy statement of a city, including a general land use map, which integrates all functions, natural systems and activities relating to the use of land, which is required by Idaho State Code (§67-6508).

Community Character – The features that define the built and natural environment within the community help to create its character. These include historic buildings, natural stream corridors, woodlands, residential neighborhoods of different types, building density and orientation (auto- or pedestrian-oriented), and the scale and quantity of signage.

Density – Density measures the amount of development located on a tract of land. For residential development, density is usually expressed as the number of housing units per acre. For non-residential development, density is usually expressed as the gross square footage of a building per acre (e.g., 10,000 square feet per acre).

Design Standards – The standards that set forth specific improvement requirements.

Development - Making a material change in the use or appearance of a structure or land, dividing land into two or more parcels, creating or terminating a right of access.

Development Agreement – The Local Land Use Planning Act allows cities and counties to use development agreements, which require an owner or developer to make a written commitment concerning the use or development of the subject parcel as a condition of rezoning. The agreements are binding and recorded so as to bind subsequent owners.

Diversity – Diversity implies the mixture of land use and /or densities within a given area.

Easement – Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of the property.

Economic Development – The addition of a new economic activity.

Floodplain – Lands which are within the floodway and the floodway fringe.

Flood, 100 Year – A flood with a one percent chance of occurring in any given year. This is the flood most commonly used for regulatory purposes.

Goal – A statement of intention expressing community values and attitudes intended to provide a guide for action by the community.

Greenway/Greenbelt – An open area, which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

Incompatible Land Uses – The location of a more-intensive land uses adjacent to less-intensive land uses.

Impact – The consequences of a course of action; the effect of a goal, guideline, plan, or decision.

Impact Fees – A fee, levied by local government on new development, so that the new development pays a proportionate share of the cost of the facilities needed to service that development.

Implementation – Actions, procedures, or techniques that carries out the Comprehensive Plan policy through implementing a standard. Each policy is linked to a specific action-oriented implementing program.

Infill Development – The development of new housing or other buildings on vacant sites within a developed area of the city, where 80 percent of the land within a three hundred-foot radius has been developed including the availability of water, sewer, streets, and police and fire protection have already been developed and provided.

Infrastructure – Facilities and services needed to sustain industry, commercial and residential activities (e.g. water and sewer lines, streets, roads, fire stations, parks, etc.).

Land Trust – Nonprofit organizations with a primary purpose of preservation of undeveloped open land for conservation value to the community. Land trusts are concerned with all kinds of open space land, or they focus on specific resources, such as farmland, prairie, mountain ridges, watersheds, river corridors, lakes, parks, or community gardens. Land trusts can be rural, suburban, or urban, depending upon the geography they serve.

Land Use – A description of how land is occupied or utilized.

Land Use Map – A map showing the existing and/or proposed location extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes.

Maintain – Support, keep, or continue in an existing state or condition without decline.

Master Plan – A comprehensive long-range plan intended to guide the growth and development of a community or region and one that includes analysis, recommendations and proposals for the community’s population, economy, housing, transportation, community facilities and land use.

Mixed Use – Properties on which various uses, such as office, commercial, institutional and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Multi-Use Building – A building containing two or more distinct uses.

Natural Hazard – A natural characteristic of the land or combination of characteristics which, when developed without proper safeguards, could endanger the public health, safety, or general welfare.

Neighborhood – A local area whose residents are generally conscious of its existence as an entity. In planning literature, a “neighborhood unit” is a planned residential area organized on the principle that elementary schools, parks, playgrounds, churches and shopping are within walking distance of each residence. Heavy traffic is routed around the neighborhood, not through it.

Neighborhood Parks – A neighborhood park is medium sized, containing facilities primarily of interest to the immediate neighborhood. Facilities for a variety of activities should be provided. They should be approximately two acres per 1,000 residents.

Objective – The objective statement defines the meaning of the goal; describes how to accomplish the goal and suggests a method of accomplishing it. It advances a specific purpose, aim, ambition or element of a goal. It can describe the end state of the goal, its purpose, or a course of action necessary to achieve the goal.

Open Space (Usable) – Any open land that is predominantly lacking in structural development. Open space includes natural areas, wetlands and open water, wildlife habitats, areas of managed production of resources such as farmlands and grazing areas, open areas requiring special management or regulation to protect public health and safety, and outdoor recreational areas.

Placemaking Principles – A multi-faceted approach to planning, design and management of public spaces. Placemaking capitalizes on community-based participation, a community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and wellbeing.

Planned Unit Developments (PUD) – An area of land in which a variety of residential, commercial, industrial and open space uses are located under a single ownership or control is developed for the purpose of selling individual lots or estates and are accommodated in a pre-planned environment with more flexible standards such as lot sizes and setbacks. Approval of a planned unit development does not eliminate the requirements of subdividing and recording a plat.

Policy – A decision-making guideline for actions to be taken in achieving goals. The policy is the official position of the City related to a given land use issue. Policies guide actions in recurring situations.

Public Land – Land owned by local, state, or federal government, used for purposes which benefit public health, safety, general welfare and other needs of society.

Public Participation – The active and meaningful involvement of the public in the development of the Comprehensive Plan.

Public Utilities – Refers to key facilities, types and levels of the following: potable water, pressurized irrigation, sanitary facilities, storm drainage facilities, government administrative services, energy and other services deemed necessary by the community for the enjoyment of urban life.

Quality of Life – Those aspects of the economic, social and physical environment that make a community a desirable place in which to live or do business. Quality of life factors include those such as climate and natural features, access to schools, housing, employment opportunities, medical facilities, cultural and recreational amenities, public safety and services and inclusionary practices.

Residential Area – A given area of the community in which the predominant character is residential. Uses, which support residential activity such as parks, churches, schools, fire stations, and utility substations, may also be permitted. In certain instances, existing lots of record and development patterns may exceed comprehensive plan densities.

Review – An inspection or examination for the purpose of evaluation and the rendering of an opinion or decision. Review by the City may involve public hearings, formal approval or denial of development proposals, etc., as provided for in city ordinances.

Ride Share – Sharing a ride (and related costs), usually to an employment location with other commuters, usually by carpooling or vanpooling.

Right-of-Way (ROW) – Right of passage onto another person’s land or property and is typically associated with land usage rights.

Rural Land – All land which is not within an urban growth area and is not designated as natural resource land having long-term commercial significance for production of agricultural products, timber or the extraction of minerals.

Section Line – The boundary line of a section in surveying or land distribution that is one mile apart.

Sense of Place – The characteristics of an area that makes it readily recognizable as being unique and different from its surroundings and having a special character and familiarity.

Street, Alley – A minor or secondary way that is used primarily for vehicular service access to the back of properties otherwise abutting a street.

Street, Arterial – A street, which functions primarily to move large volumes of traffic and secondarily to provide access to butting property. It is usually a continuous thoroughfare, which connects major traffic generators. Curb cut, driveway and other regulations control access to adjacent properties.

Street, Collector – A street, which functions primarily to move traffic from local streets to the arterial street system. It secondarily supplies abutting properties with the same degree of service as a local street.

Strip Development – A development pattern characterized by lots in a continuous manner fronting on streets and resulting in numerous access points to the street.

Subdivision – The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

Urban – A population and territory within the boundaries of urbanized areas and the urban portion of places outside of the urbanized area that have a decennial census population of 2,500 or more. (U.S Census Bureau).

Wetlands – Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the County or the City.

Zoning – Local codes regulating the use and development of property. A zoning ordinance divides a community into land use districts or "zones," represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.



References

- ⁱ Idaho's Local Land Use Planning Act (1975), TITLE 67 (STATE GOVERNMENT AND STATE AFFAIRS), CHAPTER 65 (LOCAL LAND USE PLANNING), section 67-6508 (PLANNING DUTIES), sub-sections a-q. Code Requirement "Population" addressed in *Executive Summary – Background* and *Appendix A: Context and Existing Conditions*. "Implementation" addressed in *Implementation* section of this plan.
- ⁱⁱ COMPASS IDAHO. 2017 Population Projections.
- ⁱⁱⁱ City of Kuna, 2017. U.S. Census Bureau, 2011-2016 American Community Survey 5-Year Estimates.
- ^{iv} EMSI, Provided by the Idaho Department of Labor 3rd Quarter 2017 Report of Quarterly Employment and wages (QCEW)
- ^v Idaho Department of Labor, 2016.
- ^{vi} Agritainment and Agritourism refer to farm-based entertainment including activities such as hay rides, pony rides, wine tastings, corn mazes, harvest festivals, interactive animal exhibits, dairy tours, etc. Agritainment also embodies farm to table dining experience many small farms offer. <https://www.agmrc.org/business-development/starting-a-business/special-types-of-businesses/agritourism-agritainment>
- ^{vii} Idaho Department of Labor, 2016.
- ^{viii} Maker-space is defined as a collaborative workspace for making, learning, exploring, developing and creating. These spaces can be housed as educational facilities or can be primarily used to serve entrepreneurial efforts. Maker spaces often feature shared technology and tools and provide hands on spaces for anyone with access to the space.
- ^{ix} A living wage position refers to a level of income necessary for an individual or family to live comfortably in the community. Living wage positions cover more than necessities and varies depending on the cost of living index for different states and communities. MIT offers a living wage calculator that can be partitioned down to the County Level. The current living wage for an individual in Ada County is \$10.53 per hour. <http://livingwage.mit.edu/counties/16001>
- ^x COMPASS IDAHO, Communities in Motion 2040. Forecast by Demographic Area
- ^{xi} "Trails" are characterized by natural surfaces, while "pathways" are paved (typically asphalt or concrete) surfaces. This infrastructure is differentiated from "on street" bike and pedestrian infrastructure such as sidewalks or bike lanes by virtue of being unconnected to roadways. However, all of these facilities are critical components of a complete bike and pedestrian infrastructure. Sidewalks, bike lanes and pathways within road right of ways are addressed in the "Connectivity" Goal Area of the Comprehensive Plan.
- ^{xii} Green infrastructure uses vegetation, soils, and other elements and practices to restore some of the natural processes required to manage water and create healthier urban environments. At the city or county scale, green infrastructure is a patchwork of natural areas that provides habitat, flood protection, cleaner air, and cleaner water. At the neighborhood or site scale, stormwater management systems that mimic nature soak up and store water." U.S. Environmental Protection Agency (EPA), July, 2018: <https://www.epa.gov/green-infrastructure/what-green-infrastructure>.
- ^{xiii} Walkscore.com
- ^{xiv} Natural resource value can include intact natural habitats or critical watershed and viewshed areas, for example.
- ^{xv} National Recreation and Park Association. Creating Safe Park Environments to Enhance Community Wellness. <https://www.nrpa.org/contentassets/f768428a39aa4035ae55b2aaff372617/park-safety.pdf>
- ^{xvi} U.S. Department of Health and Human Services. Agency for Healthcare Research and Quality. *Access to Healthcare*. 2011. <https://archive.ahrq.gov/research/findings/nhqrd/nhdr11/chap9.html>
- ^{xvii} U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates
- ^{xviii} Evans, Heidi. 2011. The 'Old' Neighborhood: East Harlem is city's first Aging Improvement District. <http://www.nydailynews.com/new-york/manhattan/old-neighborhood-east-harlem-city-aging-improvement-district-article-1.949281>

^{xix} Centers for Disease Control and Prevention: National Center for Health Statistics and National Center for Chronic Disease and Health Promotion Dartmouth Institute for Health Policy & Clinical Practice

http://www.countyhealthrankings.org/sites/default/files/state/downloads/CHR2017_ID.pdfNotes:

^{xx} Kuna's Core is defined as the area between the northern border of W 4th Street, the southern border of the river and rail line, the western border of N School Ave, and the eastern border of N Kay Ave. Kuna's future downtown areas extend north and south and welcome themes are intended to create seamless transitions into the branding of downtown from major downtown entryway corridors.

^{xxi} Mixed-use development can combine uses "vertically" (within the same building) or horizontally" (buildings within a parcel or block of parcels). These areas are implemented through a form-based code or overlay that allows place-based zoning (rather than conventional zoning). Typically, a regulating plan and design guide are created to implement the mix of uses.

^{xxii} 120 percent area median income suggestion based on HUD over income limits for public housing support in 2018. <https://nlihc.org/article/hud-notice-sets-hotma-over-income-limit>

^{xxiii} National League of Cities

<https://www.nlc.org/resource/traditional-neighborhood-development>

^{xxiv} *Takings* includes all actions from a government that actually or constructively take private property for public use. There are two historical restrictions on takings, 1. The government may only take property and re-purpose it for a public use, and 2. The private property owner must receive just compensation. <https://www.law.cornell.edu/wex/takings>

^{xxv} Kuna Schools Growth Report. 2016.

^{xxvi} KSD Superintendent Update, November 2017.

^{xxvii} Continuity and resiliency principles refer to a city's ability to react to, overcome and continue operating the face of challenges associated with stressors that can include: natural disasters, economic or demographic changes, funding loss, or even changes in city leadership. <https://www.eda.gov/ceds/content/economic-resilience.htm>



**City of Kuna
Comprehensive Plan
2018
Appendices**

Table of Appendices

Appendix A – Comprehensive Plan Maps and References

Appendix B – Context and Existing Conditions

Appendix C – Public Input and Planning Process

Appendix D – Advisory Committee Prioritization Results

Appendix E – Phase 3 Public Input Summary

Appendix F – Department Capital Improvement Plans

Appendix G – Kuna’s Early History

Appendix H – Attorney General Review Questions

Appendix A – Comprehensive Plan Reference and Ancillary Maps

Primary Reference Maps

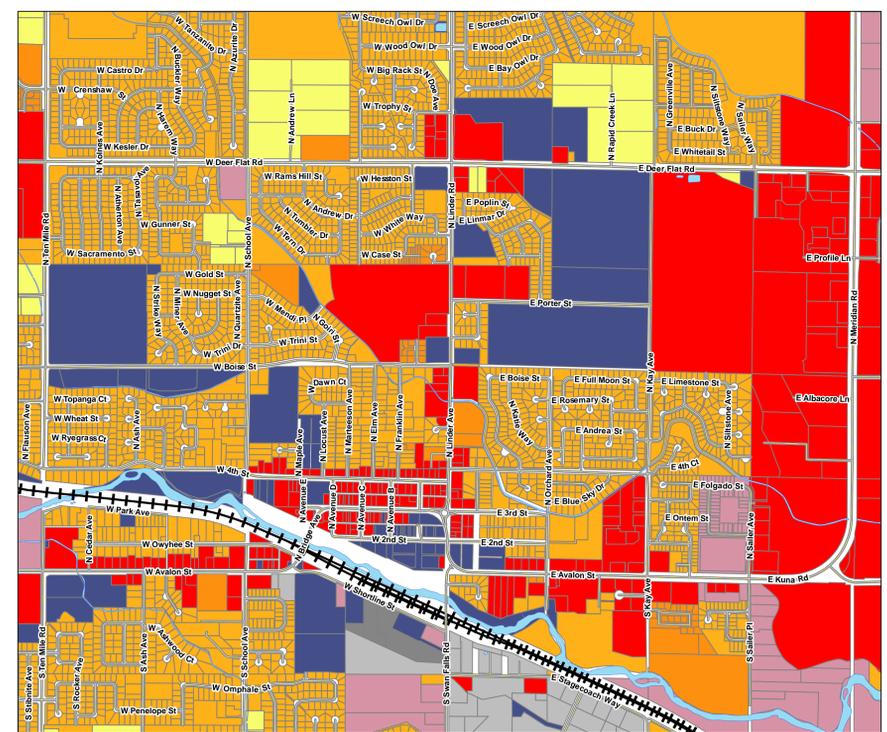
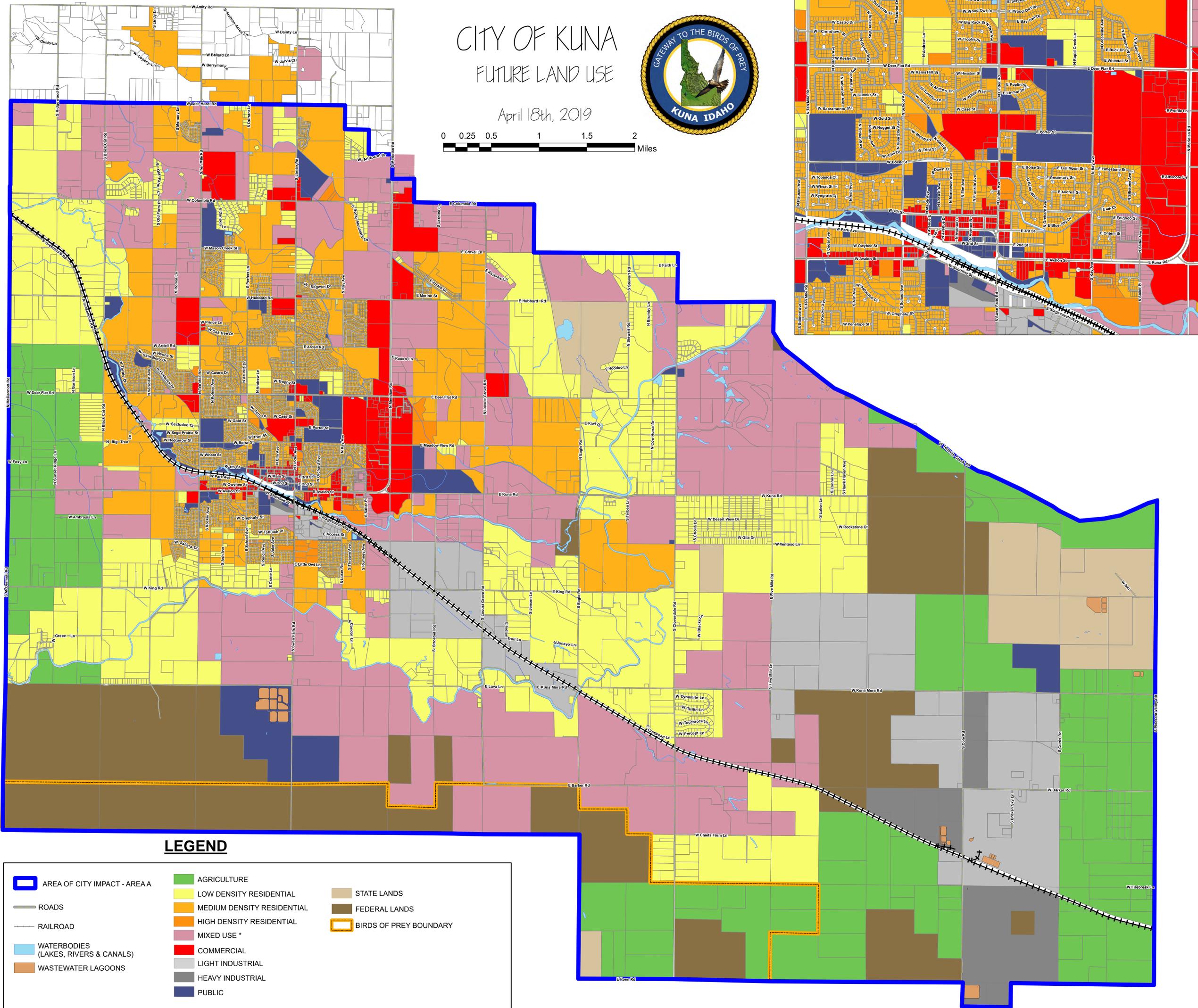
- Future Land Use Map and Interpretive Table
- Downtown and Welcome Theme
- Key Entryway Corridors
- Transportation
- Recreation
- Pathways and Trails

Ancillary maps

- Bedrock Depth
- Cemetery
- Fire District
- Hydrologic Group
- Irrigation District
- Library District
- Location Map
- Natural Hazards Map
- Points of Interest
- Slope Averages
- Irrigation Service Area
- Potable Water service Area
- Sewer Services Area

CITY OF KUNA FUTURE LAND USE

April 18th, 2019



LEGEND

- | | | |
|--------------------------------------|----------------------------|------------------------|
| AREA OF CITY IMPACT - AREA A | AGRICULTURE | STATE LANDS |
| ROADS | LOW DENSITY RESIDENTIAL | FEDERAL LANDS |
| RAILROAD | MEDIUM DENSITY RESIDENTIAL | BIRDS OF PREY BOUNDARY |
| WATERBODIES (LAKES, RIVERS & CANALS) | HIGH DENSITY RESIDENTIAL | |
| WASTEWATER LAGOONS | MIXED USE * | |
| | COMMERCIAL | |
| | LIGHT INDUSTRIAL | |
| | HEAVY INDUSTRIAL | |
| | PUBLIC | |

* SEE COMPREHENSIVE PLAN TEXT FOR MORE DETAIL.

Designation	Description	Sample Uses	References
Agriculture	Lands for farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry, and the accompanying accessory uses for packing, treating, or storing the product	Fields, active farms, nurseries or orchards, ranches, wineries, agritourism businesses, community gardens. Agri-tainment and Agritourism activities are encouraged	
Commercial	Large- and small-scale professional, service, entertainment and retail business areas	Office complexes, shopping malls, service stations and restaurants	
Heavy Industrial	Intended to accommodate manufacturing, processing and warehouse activities.	Food processing, manufacturing, technology, construction materials. Minimize negative impacts to surrounding areas	
Industrial	Light industrial type land uses as well as commercial or agricultural uses	Research and development, clean technology, food packaging, breweries, light manufacturing; also compatible with mixed-use development category	
High Density Residential	Multiple-family attached dwellings in single or multi-story buildings	Apartments, condominiums, townhomes, fourplexes	

Designation	Description	Sample Uses	References
Medium Density Residential	Single-family detached, single-family attached	Single-Family homes, duplexes cottages, row houses	
Low Density Residential	Single-family detached residential on large parcels (accessory dwelling units allowed)	Farmsteads, open space subdivisions, single family homes	
Mixed-Use	<p>Land parcel or combination of parcels that contain at least two types of complimentary and integrated uses, e.g., residential, commercial or office uses (with an emphasis on residential components) intentionally clustered with recreation/public spaces and other public service uses. Some industrial uses such as breweries or light manufacturing are compatible.</p> <p>Mixed-use areas can be developed in two ways:</p> <p>Horizontal Mixed-Use consists of single-use buildings within a mixed-use zone/parcel</p> <p>Vertical Mixed-Use combines uses within the same building, e.g., ground floor retail and restaurants and upper floors residential and office</p>	<p>Walkable neighborhood centers and regional activity centers; Downtown. parcels integrated with multi-modal circulation within the developments.</p> <p>(all residential development is to be considered the same use regardless of density).</p>	<p>Horizontal</p>  <p>Vertical</p> 
Public	Community, public, and quasi-public uses such as those associated with government, nonprofit, and utilities	Public facilities such as libraries, schools and government buildings, parks and open spaces, trails and pathways	
Federal and State Lands	Federal Lands are those owned or administered by the Federal Government. State Lands are those owned or administered by the State of Idaho. The City recognizes that the City has no jurisdiction over them. Uses on property designated as Federal and State Lands will be allowed in accord with applicable federal, state, or local laws or regulations.	Forests and grasslands, wildlife habitat areas, recreational areas, watersheds and water features, conservation areas, national parks, national historic sites and monuments, U.S. military assets	



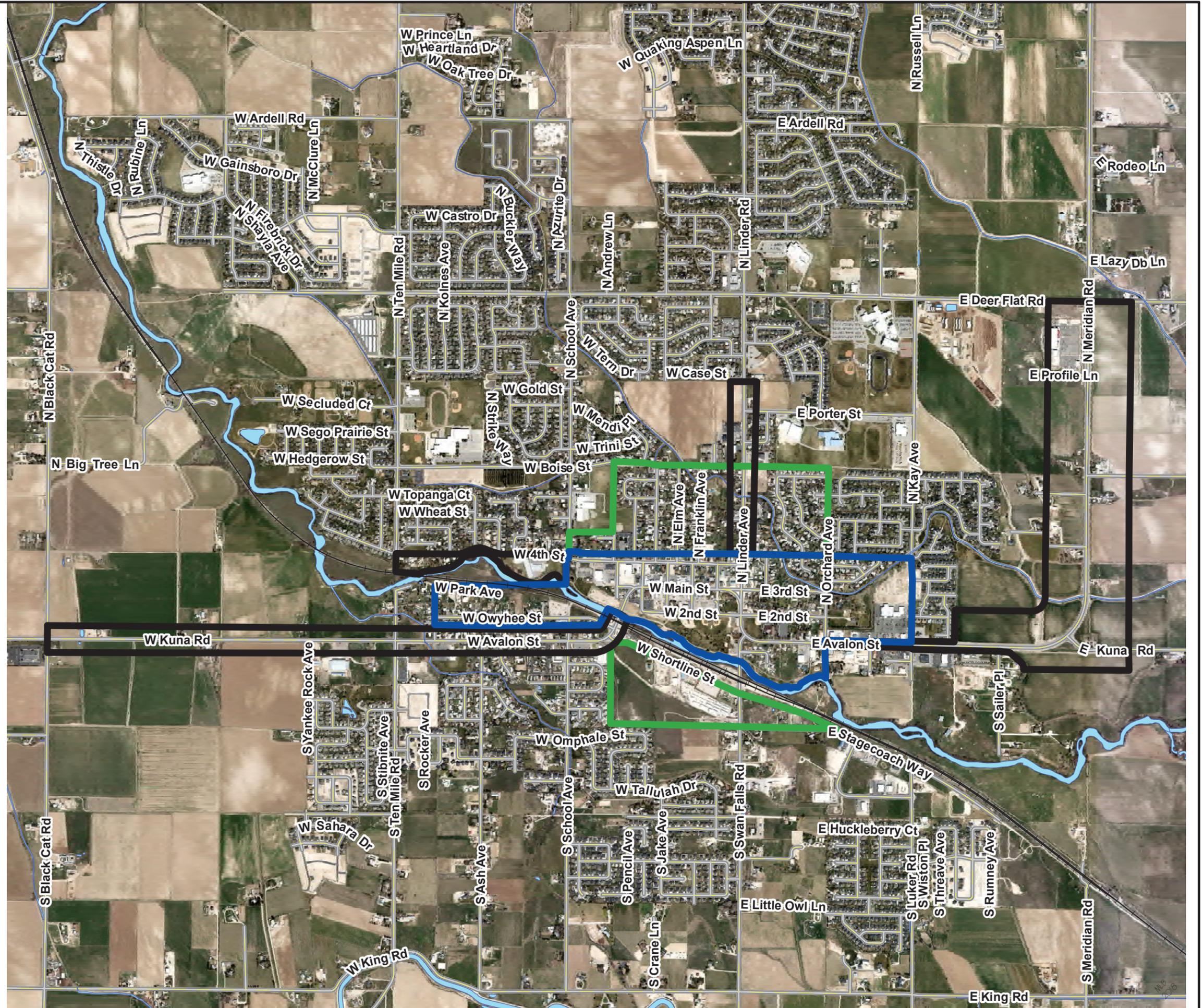
CITY OF KUNA DOWNTOWN OVERLAY MAP



0 0.125 0.25 0.5
Miles

Legend

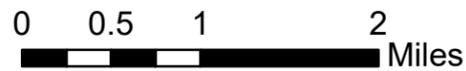
-  DOWNTOWN CORE
-  DOWNTOWN WELCOME THEME
-  FUTURE DOWNTOWN
-  EXISTING ROADS





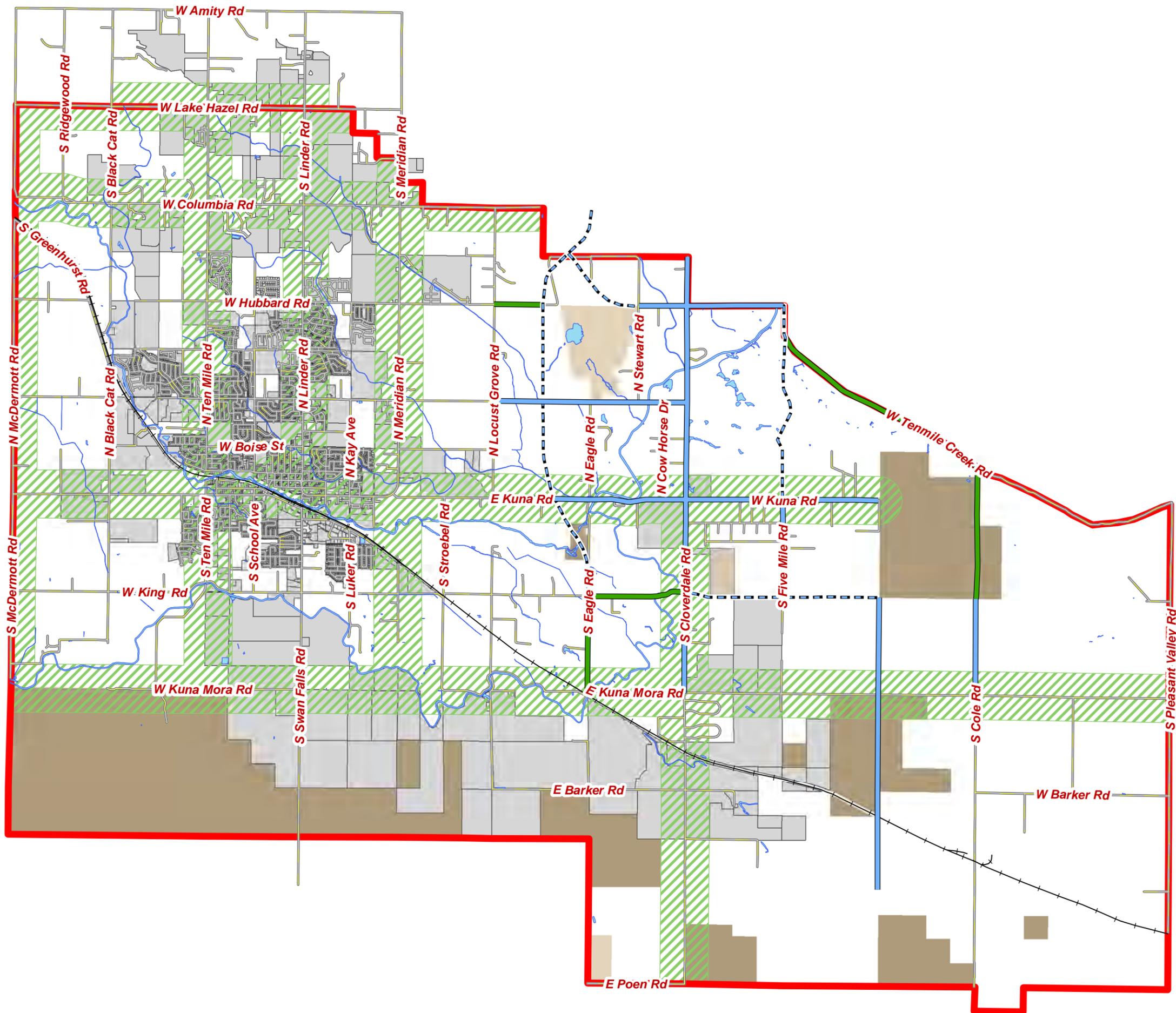
CITY OF KUNA

ENTRYWAY CORRIDOR OVERLAY



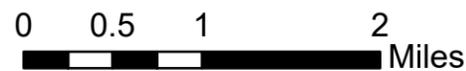
Legend

-  RESIDENTIAL ARTERIAL
-  RESIDENTIAL ARTERIAL (NEW)
-  RURAL ARTERIAL
-  WATERWAY
-  KUNA_RAILROAD
-  EXISTING ROADS
-  KUNA AREA OF IMPACT
-  ENTRYWAY CORRIDOR
-  STATE LANDS
-  FEDERAL LANDS
-  KUNA CITY LIMITS



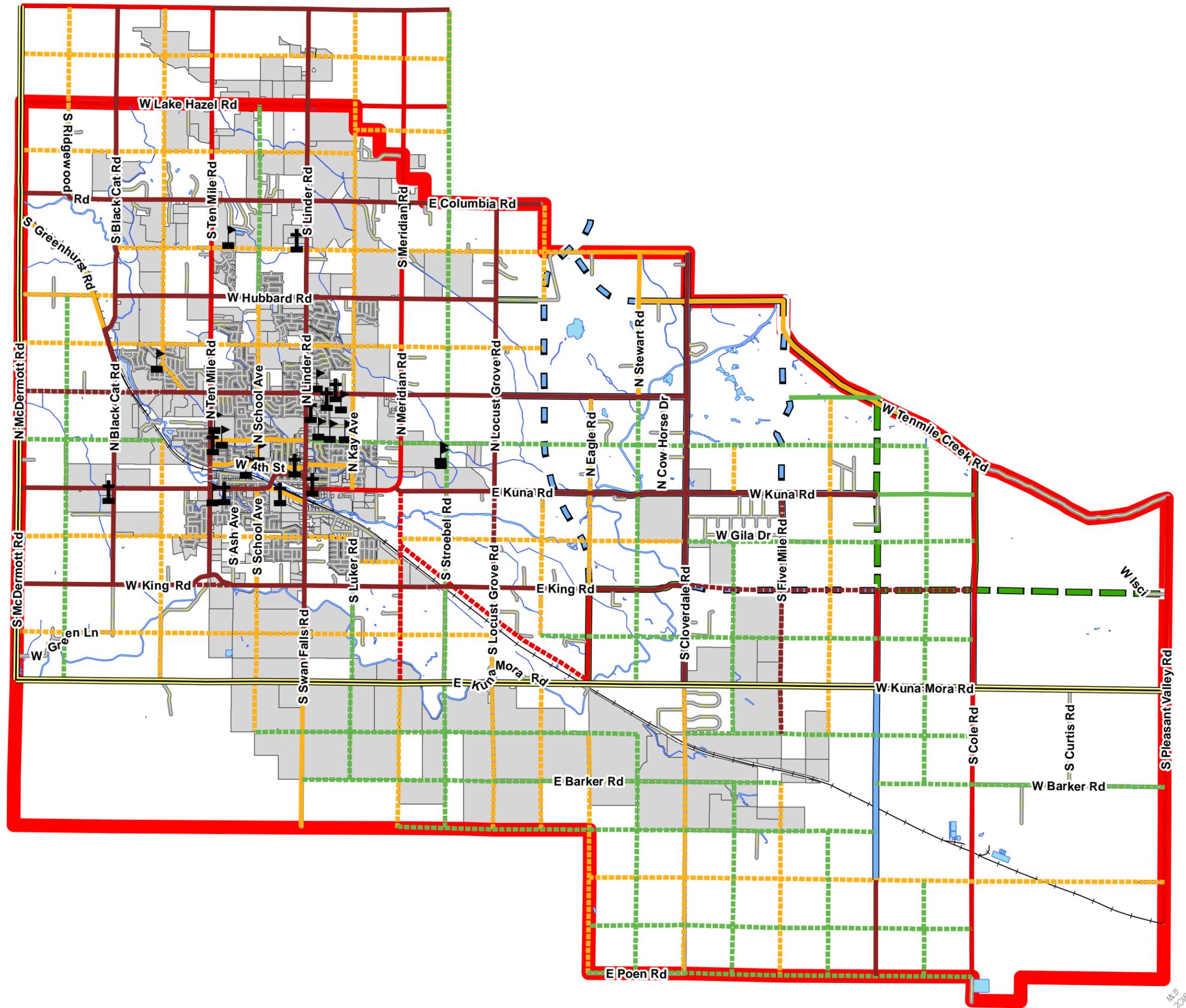


CITY OF KUNA STREET CIRCULATION



Legend

- CHURCHES
- SCHOOLS
- PRINCIPAL ARTERIAL - SECTION LINE (84/120 SFT)
- MAJOR COLLECTOR - MID MILE (60/70 FT)
- MINOR ARTERIAL - 3 LANE (74/96 FT)
- MINOR COLLECTOR - 2 LANE (60/70 FT)
- PROP PRINCIPAL ARTERIAL - SECTION LINE (96/120 FT)
- PROP MAJOR COLLECTOR - MID MILE (70 FT)
- PROP MINOR ARTERIAL - 3 LANE (74/96 FT)
- PROP MINOR COLLECTOR - 2 LANE (62 FT)
- PROPOSED EXPRESSWAY - (160/260 FT)
- EXISTING ROADS
- RESIDENTIAL ARTERIAL
- RESIDENTIAL ARTERIAL (NEW)
- RURAL ARTERIAL
- RURAL ARTERIAL (NEW)
- KUNA_RAILROAD
- WATERWAY
- KUNA AREA OF IMPACT
- KUNA CITY LIMITS





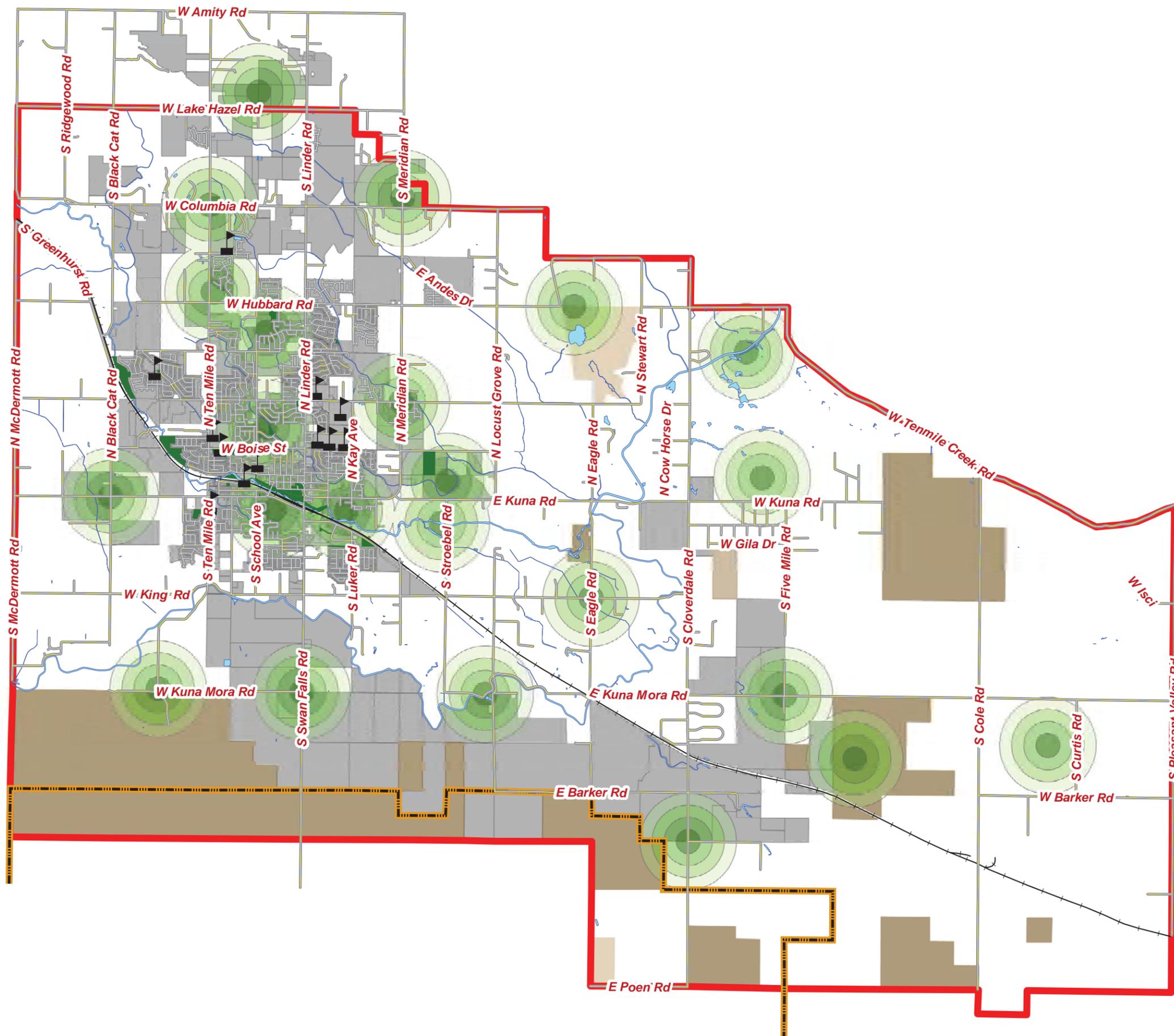
CITY OF KUNA

PUBLIC PARKS & RECREATION



Legend

-  SCHOOLS
-  KUNA PARKS
-  EXISTING ROADS
-  EXISTING RAILROAD
-  WATERBODY
-  BIRDS OF PREY
-  KUNA AREA OF IMPACT
-  STATE LANDS
-  FEDERAL LANDS
-  KUNA CITY LIMITS





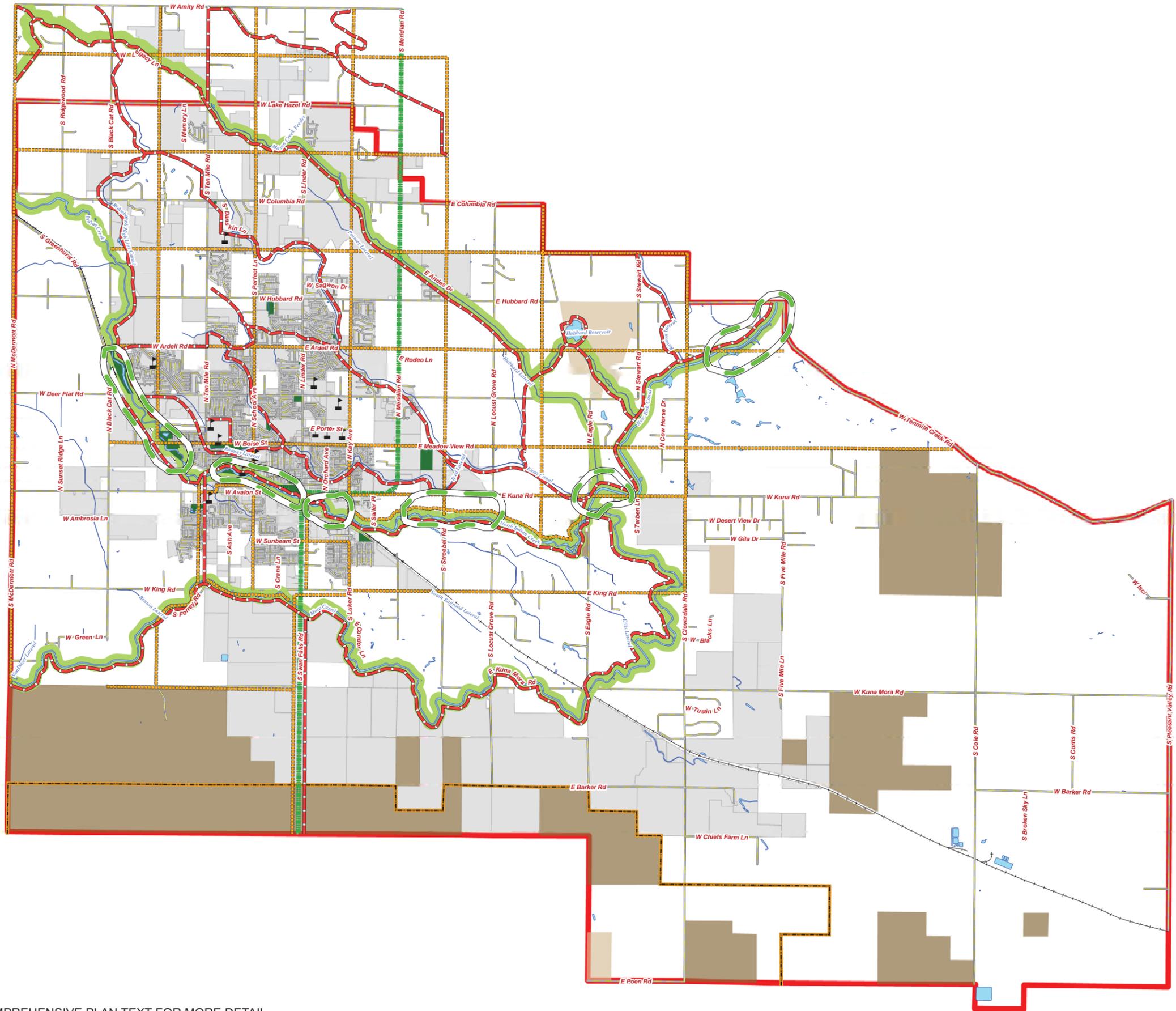
CITY OF KUNA PATHWAYS MASTER PLAN



Legend

-  SCHOOLS
-  EXISTING ROADS
-  RAILROAD
-  BIRDS OF PREY
-  FUTURE TRAILS
-  BIKE ROUTES
-  SCENIC BYWAY
-  INDIAN CREEK/WATERWAY DEVELOPMENT NODE*
-  WATERWAY
-  KUNA CITY LIMITS
-  KUNA AREA OF IMPACT
-  KUNA PARKS
-  GREEN BELT OVERLAY
-  STATE LANDS
-  FEDERAL LANDS

* SEE COMPREHENSIVE PLAN TEXT FOR MORE DETAIL.





CITY OF KUNA BEDROCK DEPTHS (APPROXIMATE)

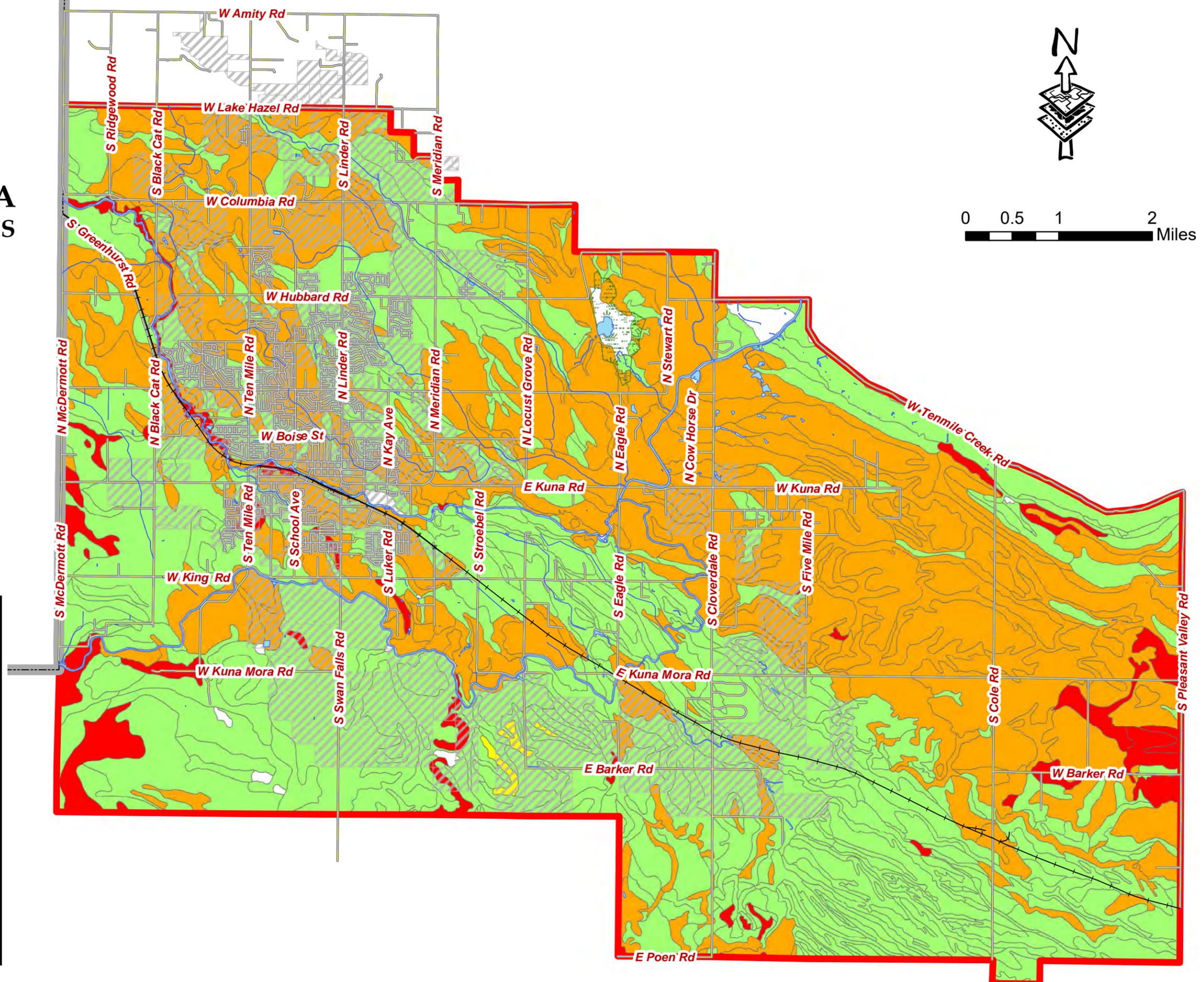


LEGEND

- +— UNION PACIFIC RAILROAD
- EXISTING ROADS
- ▭ IDAHO COUNTIES
- ▭ KUNA AREA OF IMPACT
- ▨ KUNA CITY LIMITS
- ▨ KUNA WETLANDS
- WATERWAY

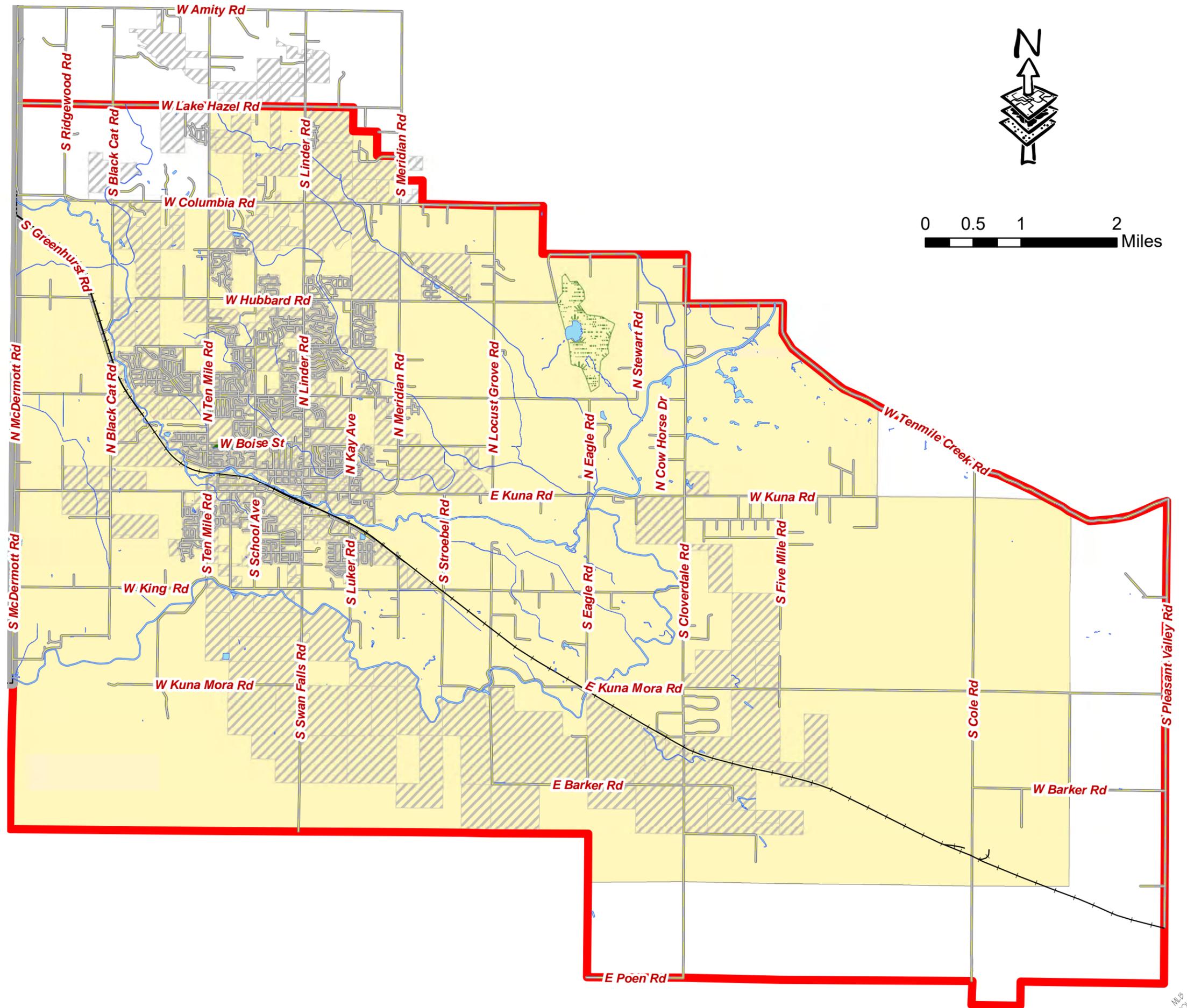
BEDROCK DEPTHS

- ▭ 10"-20"
- ▭ 20"-40"
- ▭ 40"-60"
- ▭ >60"
- ▭ N/A





CITY OF KUNA CEMETERY DISTRICT



LEGEND

- WATERWAY
- UNION PACIFIC RAILROAD
- EXISTING ROADS
- IDAHO COUNTIES
- AREA OF CITY IMPACT (KUNA)
- KUNA WETLANDS
- KUNA CITY LIMITS
- KUNA CEMETERY
- KUNA CEMETERY DISTRICT

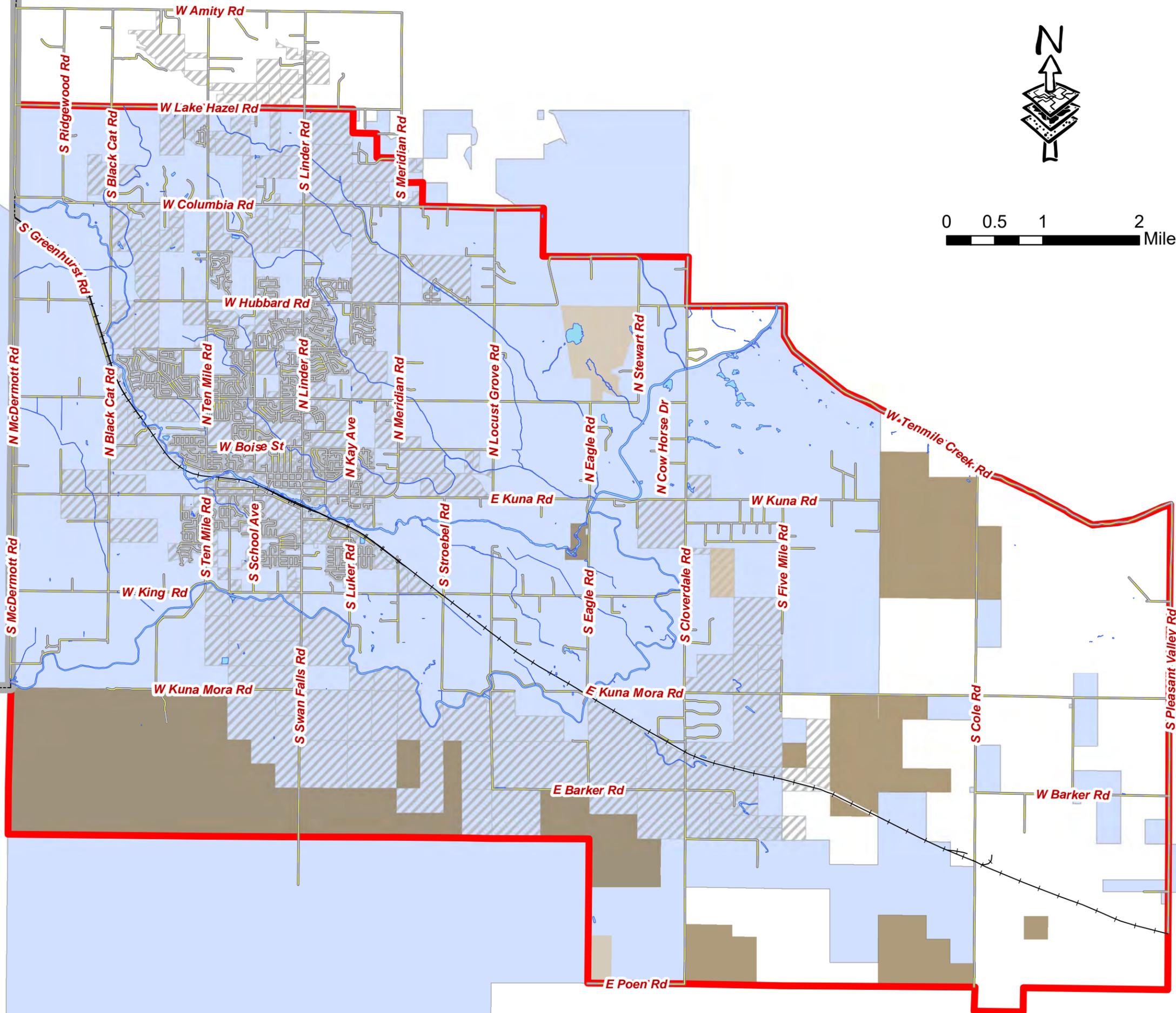


CITY OF KUNA FIRE DISTRICT



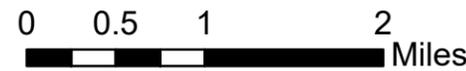
LEGEND

- UNION PACIFIC RAILROAD
- EXISTING ROADS
- IDAHO COUNTIES
- KUNA AREA OF IMPACT**
- STATE LANDS
- FEDERAL LANDS
- KUNA CITY LIMITS
- KUNA RURAL FIRE
- WATERWAY





CITY OF KUNA HYDROLOGIC GROUPS

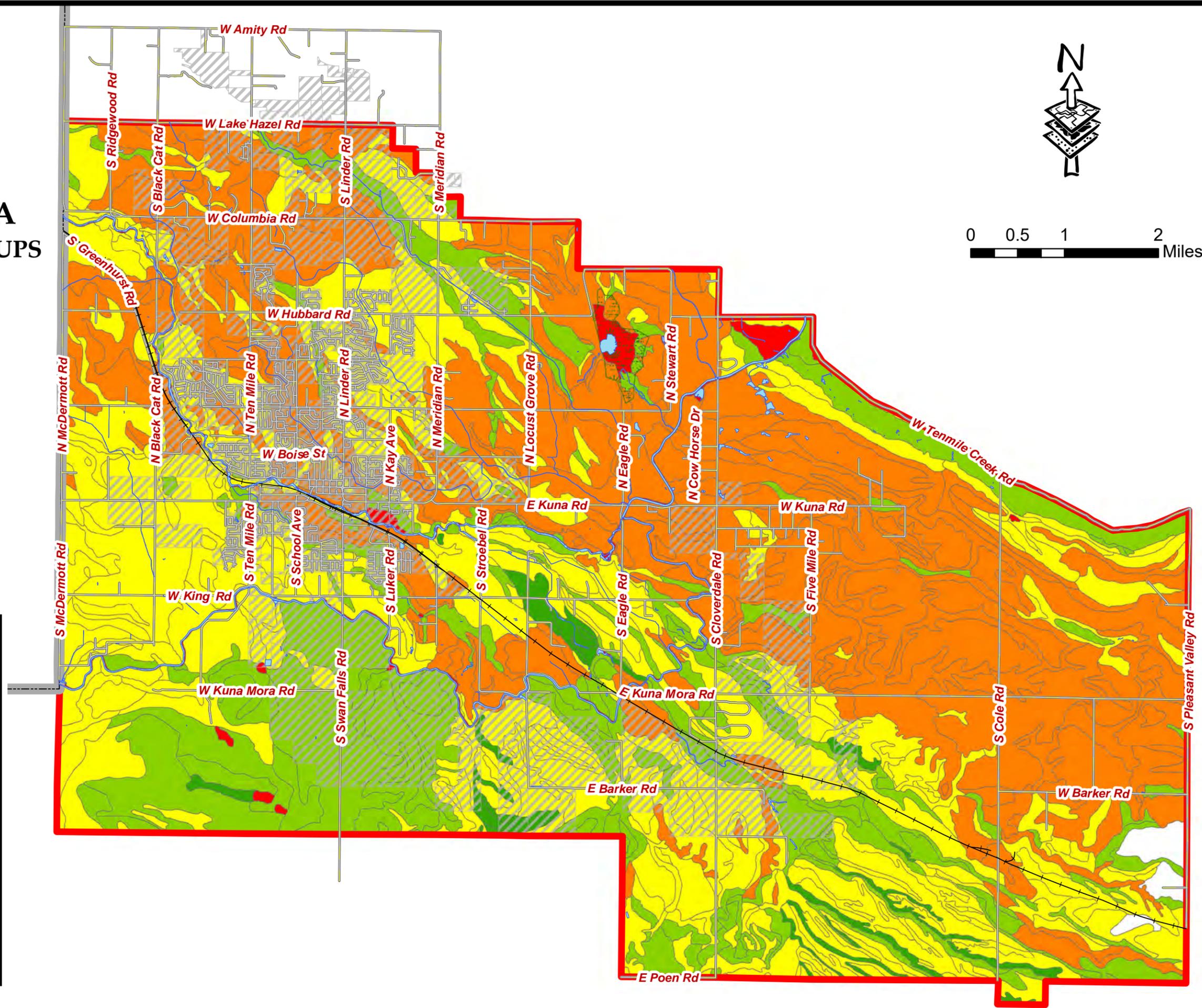


LEGEND

- +— UNION PACIFIC RAILROAD
- EXISTING ROADS
- ▭ IDAHO COUNTIES
- ▭ KUNA AREA OF IMPACT
- ▨ KUNA CITY LIMITS
- ▨ KUNA WETLANDS
- WATERWAY

HYDROLOGIC GROUPS

- HYDROLOGIC GROUP A
- HYDROLOGIC GROUP B
- HYDROLOGIC GROUP C
- HYDROLOGIC GROUP D
- NOT RATED



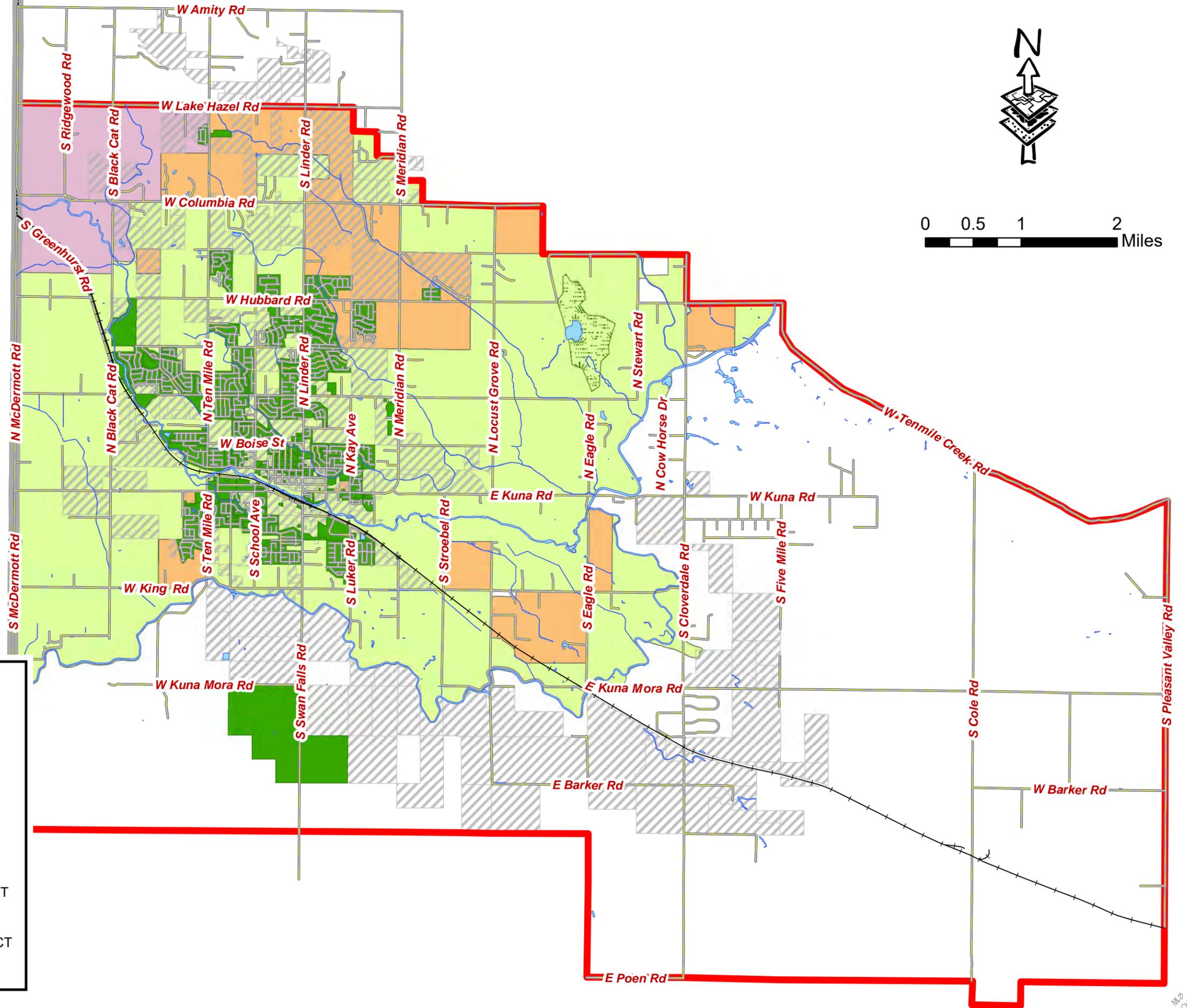


CITY OF KUNA IRRIGATION DISTRICTS



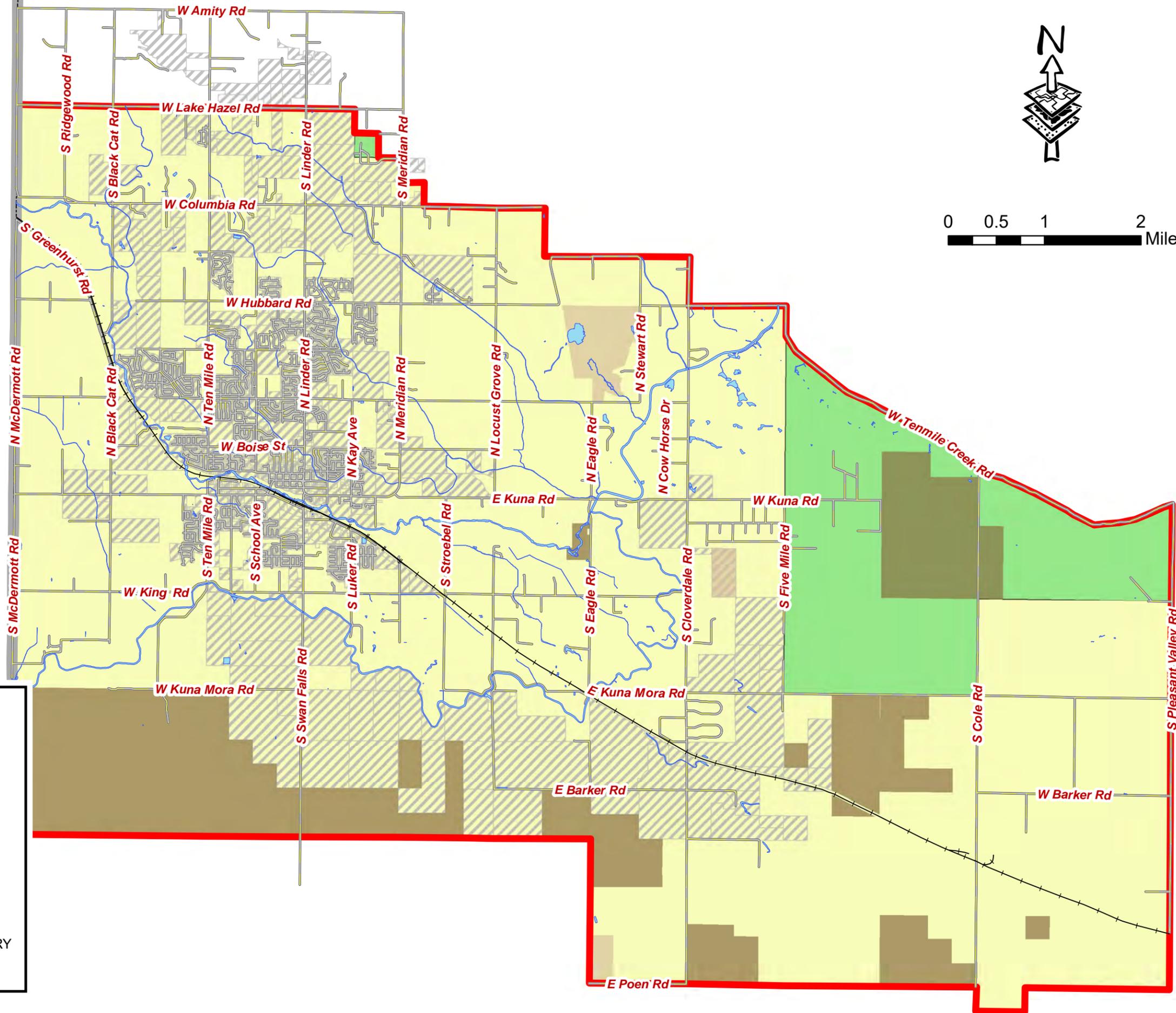
LEGEND

- WATERWAY
- UNION PACIFIC RAILROAD
- EXISTING ROADS
- IDAHO COUNTIES
- KUNA AREA OF IMPACT
- KUNA WETLANDS
- KUNA CITY LIMITS
- KUNA MUNICIPAL IRRIGATION DISTRICT
- BOISE-KUNA IRRIGATION DISTRICT
- NAMPA MERIDIAN IRRIGATION DISTRICT
- NEW YORK IRRIGATION DISTRICT





CITY OF KUNA LIBRARY DISTRICT



LEGEND

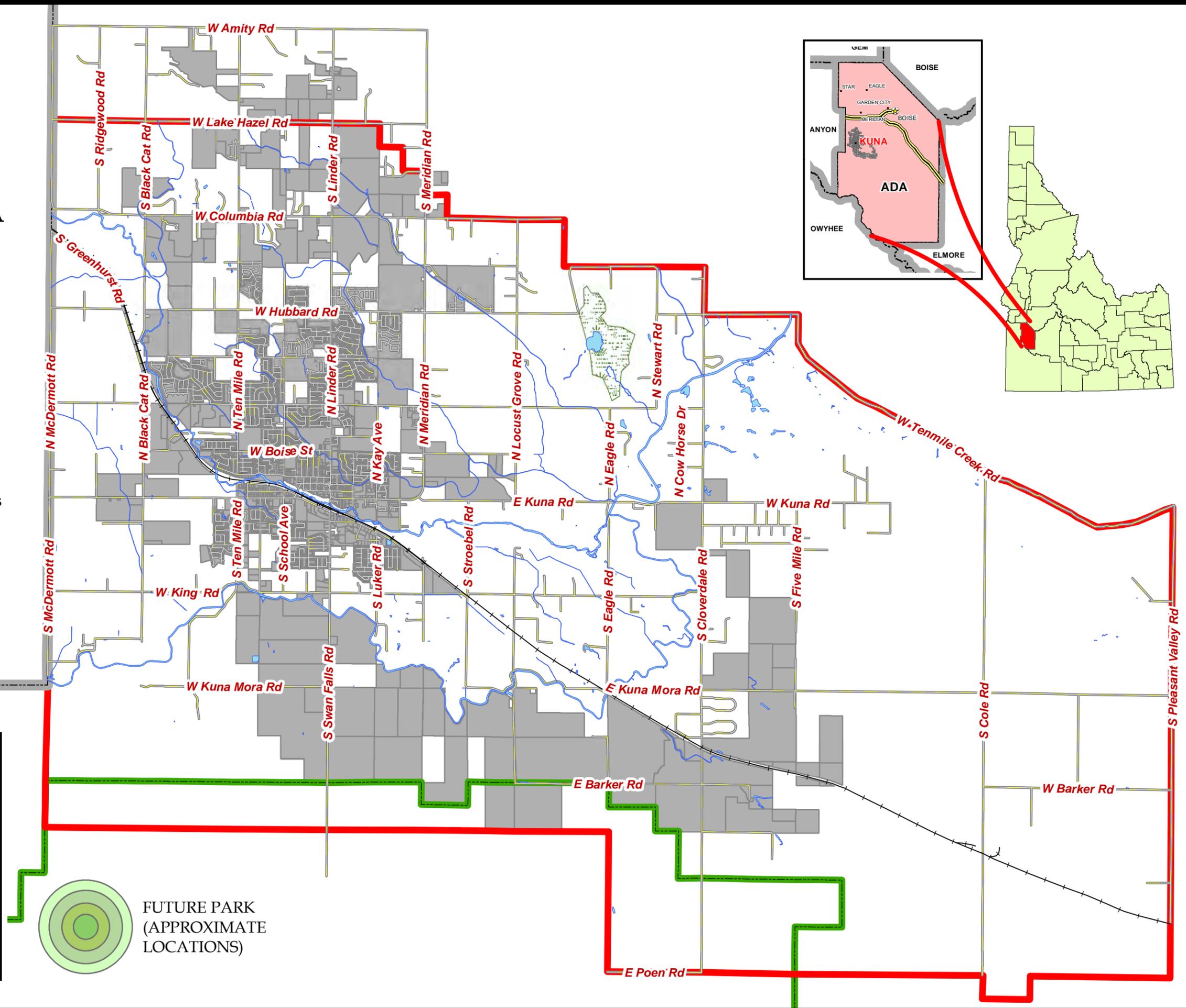
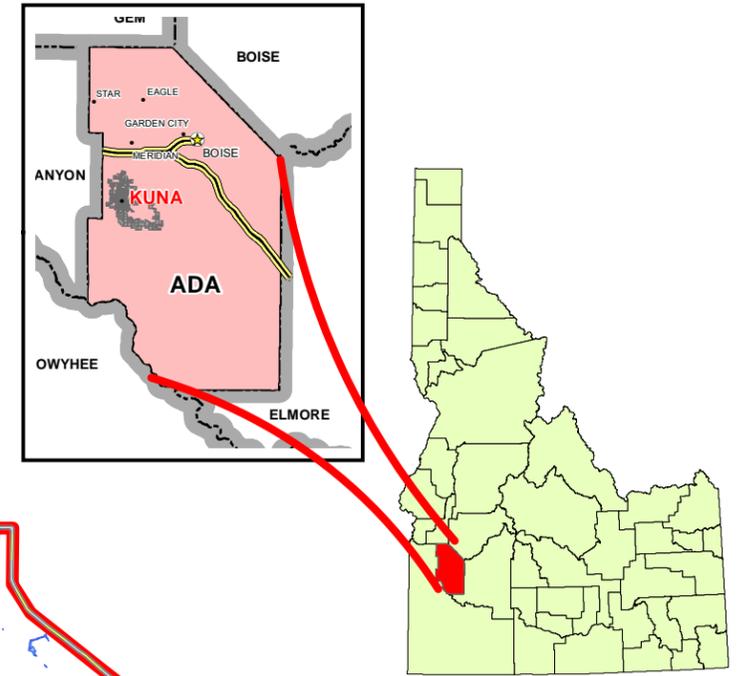
- UNION PACIFIC RAILROAD
- EXISTING ROADS
- IDAHO COUNTIES
- KUNA AREA OF IMPACT
- STATE LANDS
- FEDERAL LANDS
- KUNA CITY LIMITS
- ADA COUNTY FREE LIBRARY
- KUNA SCHOOL COMMUNITY LIBRARY
- WATERWAY



CITY OF KUNA LOCATION MAP



0 0.5 1 2 Miles

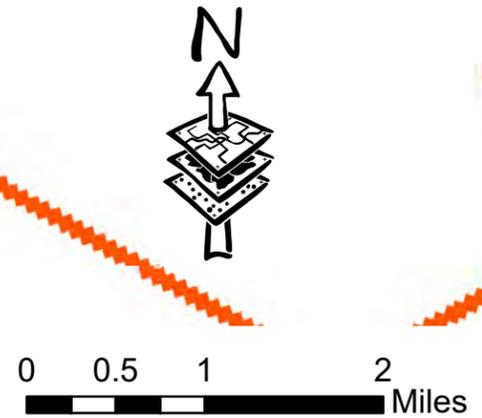


LEGEND

- +— UNION PACIFIC RAILROAD
- EXISTING ROADS
- ▭ IDAHO COUNTIES
- ▭ KUNA AREA OF IMPACT
- ▭ BIRDS OF PREY BOUNDARY
- ▭ KUNA WETLANDS
- ▭ KUNA CITY LIMITS
- ▭ WATERWAY



CITY OF KUNA NATURAL HAZARDS

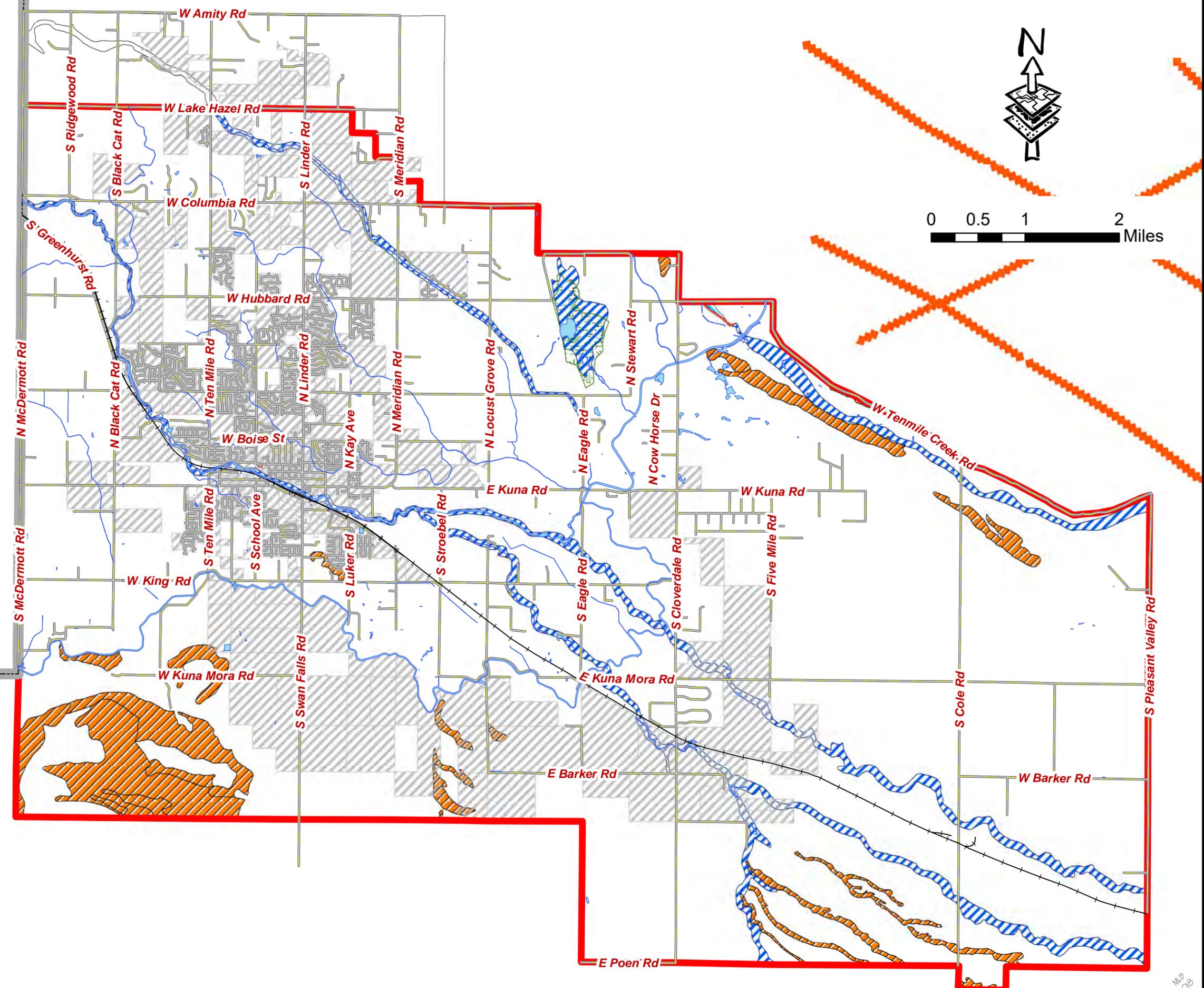


LEGEND

- +— UNION PACIFIC RAILROAD
- EXISTING ROADS
- ▭ IDAHO COUNTIES
- ▭ KUNA AREA OF IMPACT
- ▨ KUNA CITY LIMITS
- ▨ KUNA WETLANDS
- WATERWAY
- ◆ FAULT LINES
- KUNA_FLOODWAY
- ▨ 500 YEAR FLOODPLAIN (0.02%)
- ▨ 100 YEAR FLOODPLAIN (010%)
- ▨ ZONE AE
- ▭ ZONE X

STEEP SLOPES

- ▨ 8 TO 12 PERCENT SLOPES
- ▨ 12 TO 30 PERCENT SLOPES
- ▨ 30 TO 65 PERCENT SLOPES





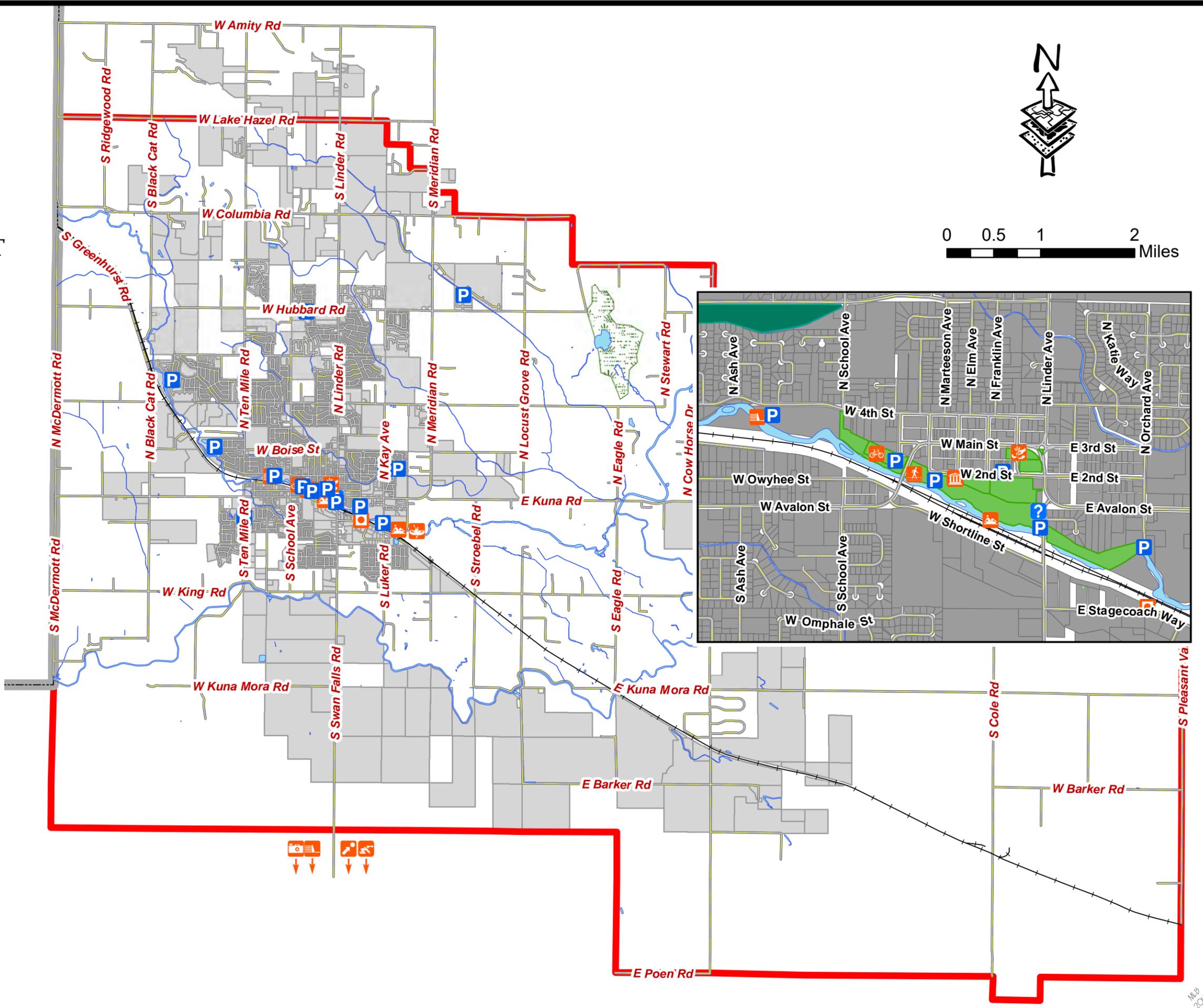
CITY OF KUNA POINTS OF INTEREST



LEGEND

POINTS OF INTEREST

- BIKING
- PIONEER CEMETARY
- DAM
- INFORMATION
- INNER TUBING
- MUSEUM
- PARKING
- RAFTING
- SKATING
- VENDING
- WALKING
- DAM DOWN THE ROAD
- SURVEY MERIDIAN OF IDAHO
- VIEWING DOWN THE ROAD
- CAVES DOWN THE ROAD
- UNION PACIFIC RAILROAD
- EXISTING ROADS
- IDAHO COUNTIES
- KUNA AREA OF IMPACT
- KUNA WETLANDS
- KUNA CITY LIMITS
- WATERWAY





CITY OF KUNA SLOPE AVERAGES

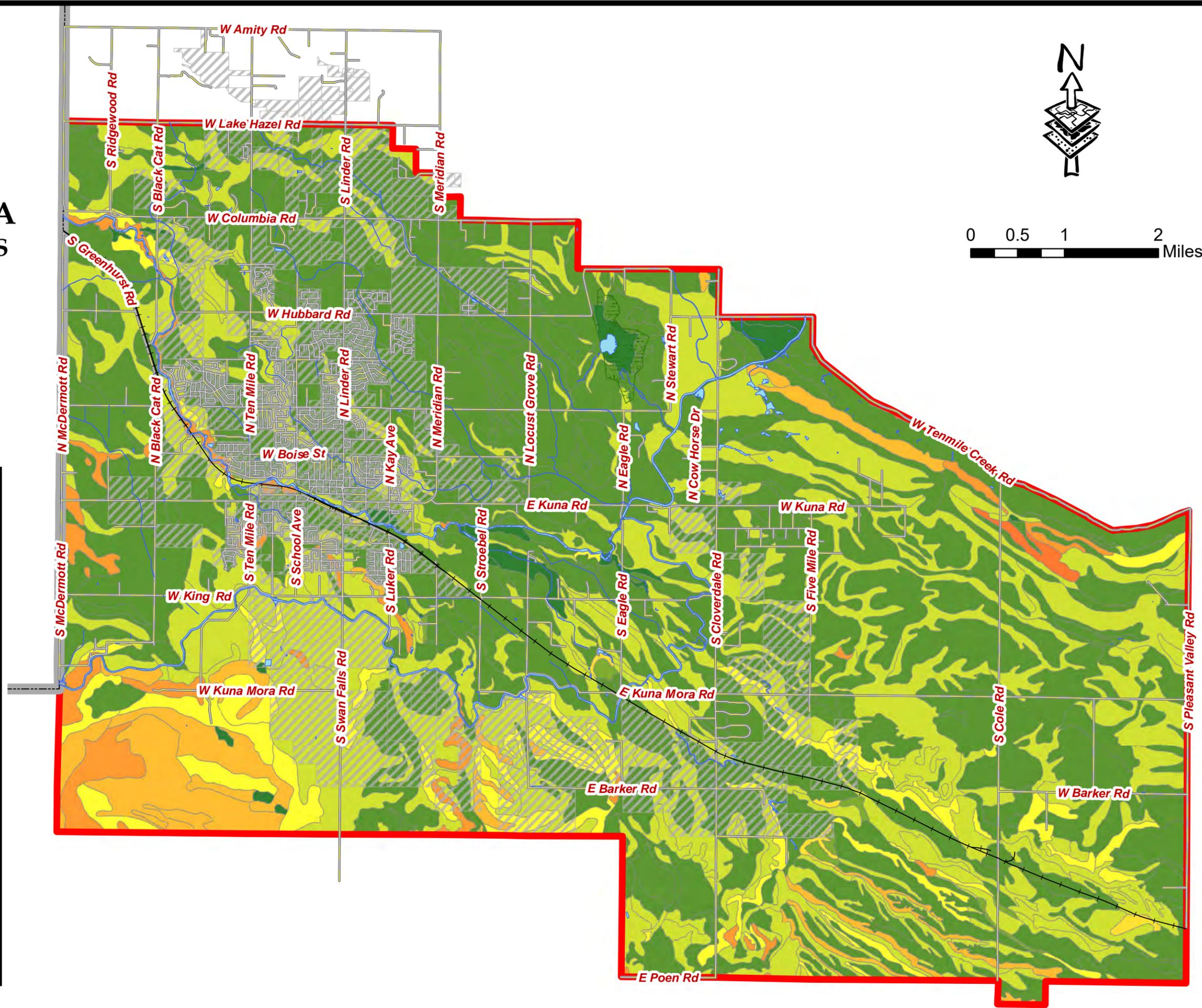


LEGEND

- UNION PACIFIC RAILROAD
- EXISTING ROADS
- IDAHO COUNTIES
- KUNA AREA OF IMPACT
- KUNA CITY LIMITS
- KUNA WETLANDS
- WATERWAY

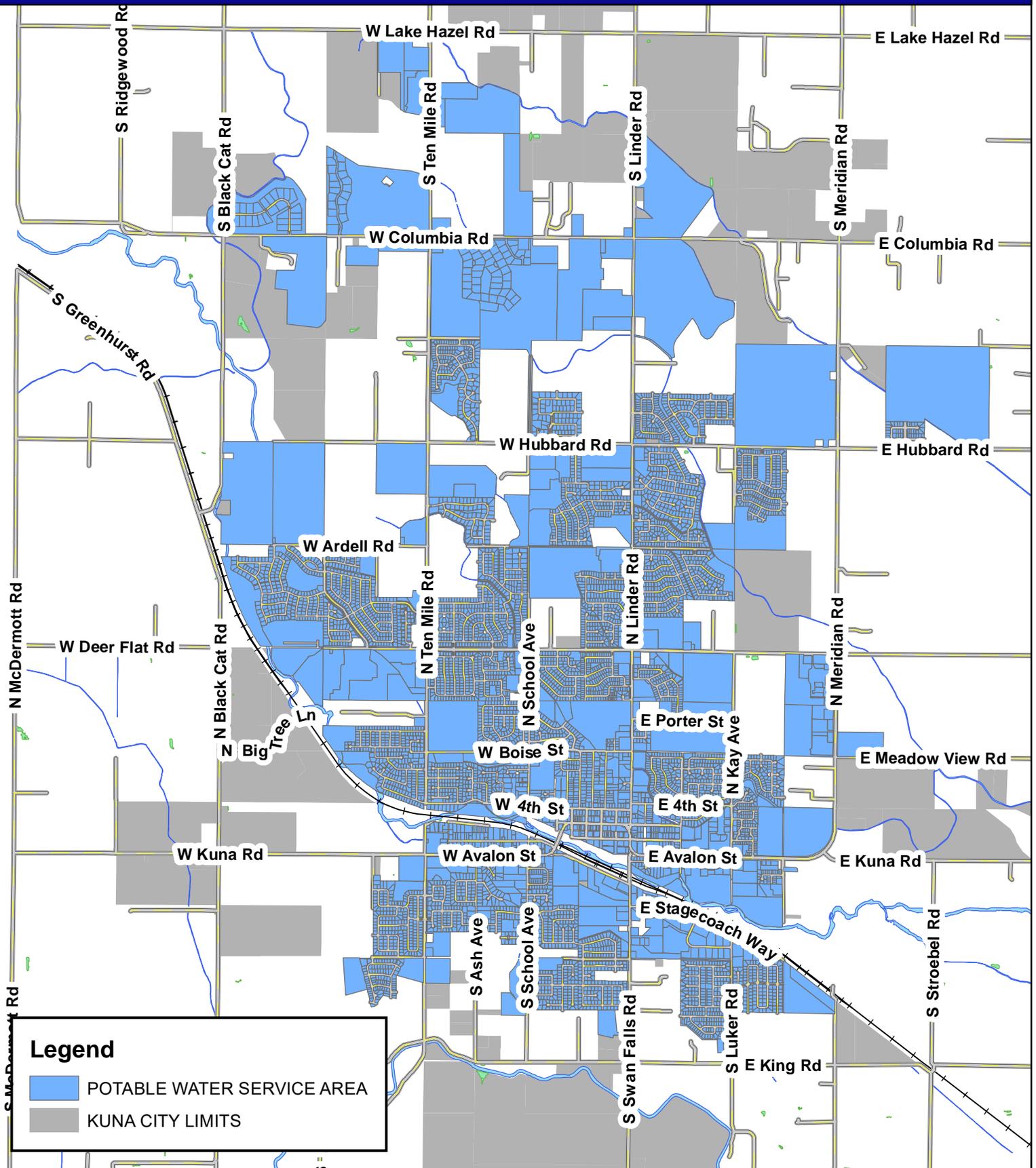
SLOPE AVERAGES

- 0 - 0.9%
- 1 - 1.4%
- 1.5 - 1.9%
- 2 - 2.9%
- 3 - 5.9%
- 6 - 7.4%
- 7.5 - 9.9%
- 10 - 12.4%
- 12.5 - 20.9%
- 21 - 47.4%
- 47.5 AND GREATER



CITY OF KUNA

AUGUST 1ST, 2018



EXISTING SERVED AREA - POTABLE WATER

Appendix B – Context and Existing Conditions



City of Kuna Comprehensive Plan

Listening & Learning Summary Report

December 2017



Prepared for the City of Kuna by Agnew::Beck, J-U-B and PFM.



OTHER J-U-B COMPANIES



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Introduction

Purpose and Organization of the Report

The purpose of this report is to provide a summary of the “listening and learning” phase 1 of the *Envision Kuna* Comprehensive Plan process. Throughout this phase, the project team conducted research and outreach to gain an understanding of the community needs, desires, and vision for the City. The project team consists of City of Kuna Planning Department representatives and planning consultants. The primary activities that occurred in this phase were:

- Extensive data collection and aggregation
- Review of previous relevant plans
- Preliminary review of the City of Kuna Zoning Ordinances and Code
- Completion of an online survey that received 621 public comments
- Public open house with broad public agency representation, designed to solicit input and ideas from Kuna residents and businesses
- Two meetings of the 46-member *Envision Kuna* Advisory Committee, which included a visioning exercise, SWOT analysis, public comment and relevant data review, and identifications of key issues and areas of change within the community
- Additional outreach events in the community

The intent of this report is to convey the key themes and ideas collected in phase 1 of the comprehensive planning process. Phase 2 of this project – “options and opportunities” – will focus on analyzing and adding to information collected in Phase 1 and will allow the project team to generate goals and strategies for public review.

This document is divided into three main parts:

1. key themes from the initial data collection,
2. summary of public input to date, and
3. an initial review of City of Kuna Code and relevant previous plans.

The document concludes with the identification of potential areas of change that will be discussed further as the comprehensive planning process moves forward. Ongoing updates about the project are available online at www.envisionkuna.com or at www.kunacity.id.gov.

Comprehensive Planning Process

A comprehensive plan is a document that guides the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the community. The plan is developed by Kuna’s citizens and the City, with input from a wide range of community groups, economic development interests and public partner agencies.

The timeline below shows the three phases of the Envision Kuna planning process. This report summarizes the work and public outreach from Phase 1. Phase 2 will focus on generating goals, actions, and strategies for the Comprehensive Plan and will culminate into the draft comprehensive plan. Phase 3 will put the plan out for public review and final edits, resulting in the final Envision Kuna Comprehensive Plan.

Figure 1: Envision Kuna Project Phases and Milestones



Please note: text below in blue indicates a data point that needs additional fact-checking and/or input on its relevance.

Data Trends

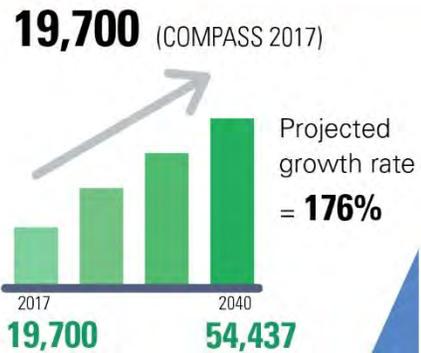
Key Trends and Emerging Themes

GENERAL THEMES

1. The City of Kuna has experienced substantial population growth over the past 15 years and is expected to experience even greater growth over the next 20 years.

- Kuna's population grew from 5,382 in 2000 to 19,700 in 2017¹.
- Population growth estimates put the population of Kuna at 54,237 in 2040²
- Kuna's population has a larger percentage of individuals between the ages of 5-9 when compared to Ada County and the other incorporated cities. The same is true for populations between the ages of 25-29 and 29-34. The City of Kuna has fewer individuals over the age of 80 when compared to Ada County and the other incorporated cities³.
- 34% of Kuna's population is under the age of 19, compared to 25.1% for the City of Boise and 27.8% for Ada County³
- 61% of Kuna's population is under the age of 40, compared to 55.6% for Ada County and 55.5% for the City of Boise³

Population



Ada county as a whole is projected to grow by 50%

There are 5,335 occupied households in Kuna

2. Kuna's economy is shifting from primarily agricultural production to government and service sectors. Kuna has the potential to become a thriving, mixed-economy with more local jobs, as opposed to a bedroom community for the Treasure Valley.

- In 2017, Kuna has a total of 4,549 jobs within the City between all department of labor sectors, it is projected that by 2024 there will be 4,888 jobs listed in the City, a growth rate of 10%. ⁴

The data in this report represents the most up to date information available. In some cases, this is data represents information from 2015, 2016 and 2017 depending on collecting agency and reporting timelines.

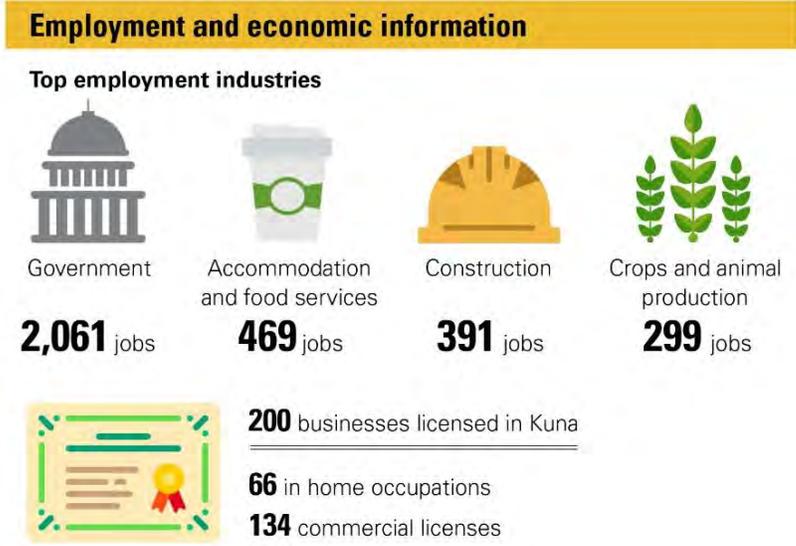
¹ Community Planning Association of Southwest Idaho (COMPASS). 2017. Historic Population Estimates by City Limits.

² Community Planning Association of Southwest Idaho (COMPASS). 2017. Forecast Demographic Areas.

³ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

⁴ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

- In 2017, Kuna had a total of 299 crop and animal production positions, but is anticipated to lose 18% of those jobs by 2024. Comparatively Kuna’s governmental sector is expected to grow the number of jobs by 14% by 2020.⁵ The government jobs category covers all publicly funded positions including employment with the Kuna School District, the City of Kuna, Hospitals, recreation centers, parks and maintenance crew members, utility workers, safety inspectors, financial examiners and many other positions.



- Changes in land use patterns show a move away from large field cultivation to housing, commercial and industrial development. The below map series (Figure 3) highlights this shift.
- Kuna’s zoning shows the following breakdown of land uses, 31.6% residential, 1% industrial, 2.5% commercial, 64.8% Agricultural.⁶
- Figure 2 show a graphic representation of the Kuna’s location quotient analysis. A location quotient shows the concentration of an industry or occupation as compared to the nation. The size of the circles indicates the number of total jobs in Kuna for an industry, while the location of the circle indicates that industries location quotient for Kuna and its growth or reduction. As show in the graphic, four industries in Kuna (Construction, Government, Accommodations and Food Service, and Warehousing and Transportation) have a location quotient larger than one, which means that these four industries have a greater presence in Kuna than averages nationally. A majority of the industries shown in the graphic have experienced a growth in location quotient since 2010, and the largest increase in location quotient growth was for the construction industry (as indicated by its position furthest to the right on the graphic).

⁵ EMSI, Provided by the Idaho Department of Labor 3rd Quarter 2017 Report of Quarterly Employment and wages (QCEW)

⁶ City of Kuna Zoning Percentages. 2017.

Figure 2: Kuna Location Quotient 2010 to 2016.

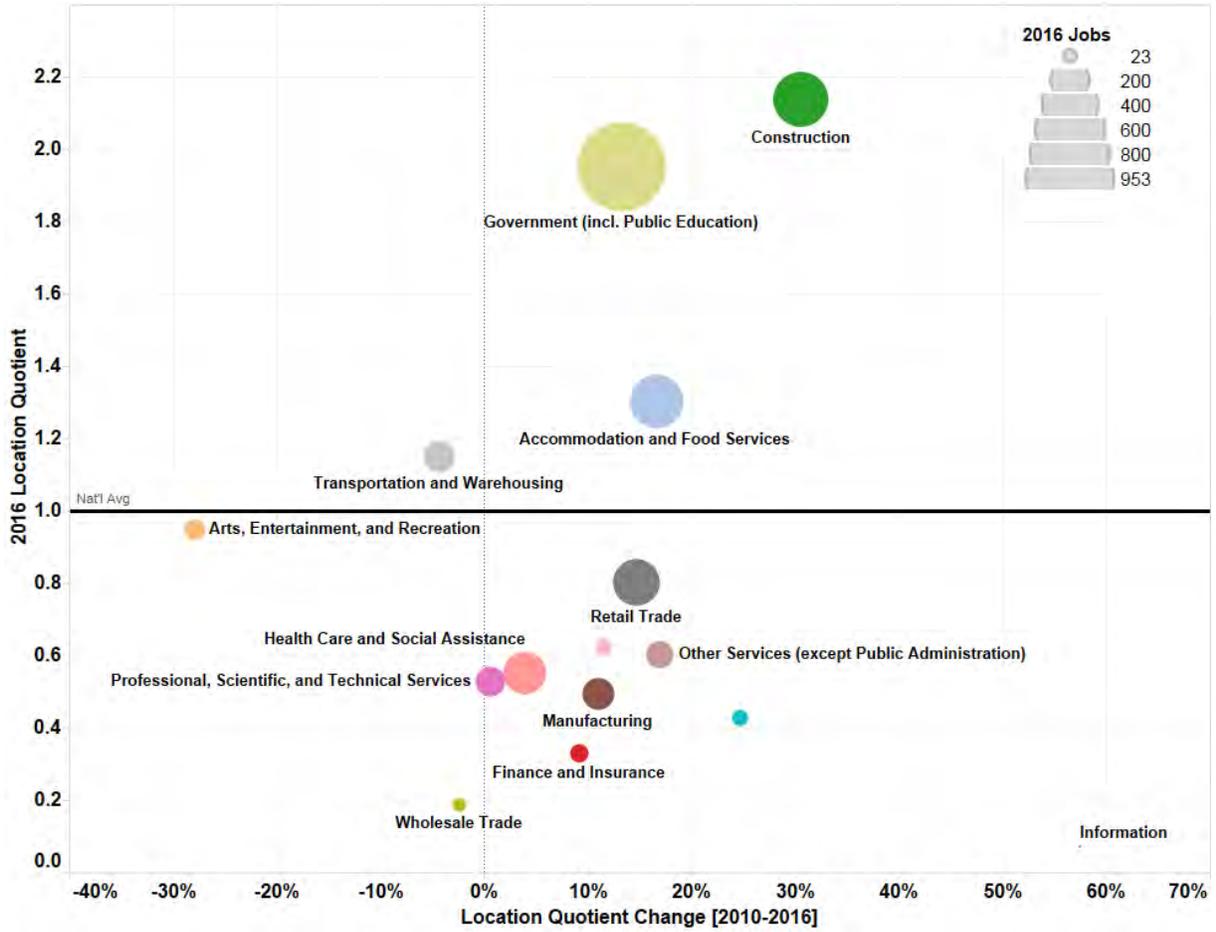
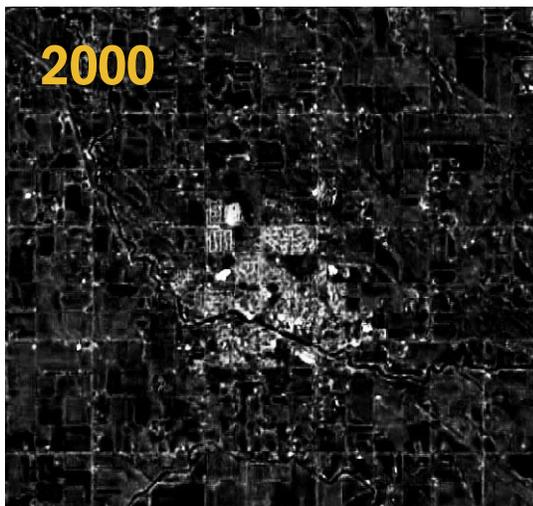


Figure 3: Land Development Time Series 2000 to 2015



3. There is growing demand for housing in Kuna as the City and region's populations rise. This may be partially driven by younger families and professionals seek out less expensive housing options in the Treasure Valley.

- The City of Kuna has a larger percentage of households with four or more persons when compared to Ada County, the same is true for three-person households.⁷
- 2016 estimates indicate under 1% housing vacancy in Kuna.⁷
- Kuna households are 82% owner-occupied and 18% renter-occupied. This is the lowest renter occupation rate compared to all of Ada County and incorporated communities within the county.⁷
- 82% of Kuna homeowners have a mortgage.
- More than 60% of Kuna's housing inventory was constructed after the year 2000.⁷
- The median assessed home value for Kuna is \$183,500⁸. Which is lower than most other locations in Ada County aside from Garden City, The Boise Bench and West Boise.⁷ However, the median home price for new construction in Kuna is \$256,958. Indicating upward movement in Kuna's home value.⁹

The following sections describe specific trends related to various comprehensive plan elements and provides a more in-depth analysis of the data.

LAND USE

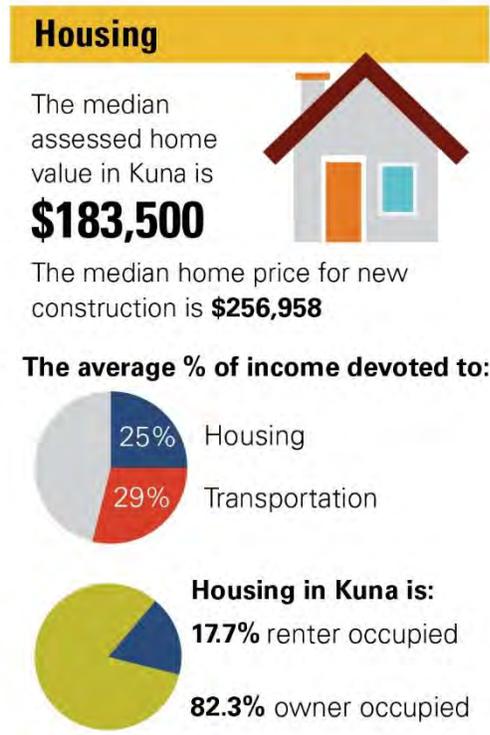
The following comprehensive planning elements are included in the broad category of Land Use in this report. The themes highlighted in this section reflect trends associated with these broad topics.

- Parks, Public Spaces and Community Facilities
- Housing and Neighborhoods
- Mixed-Use and Commercial Areas
- Natural Resources (including air and water, green infrastructure)
- Industrial and Agricultural areas and trends (including hazardous areas)

⁷ U.S. Census Bureau, 2011-2016 American Community Survey 5-Year Estimates.

⁸ Ada County Assessor.

⁹ Idaho Land Report. Third Quarter 2017. New construction



Land Use Key Theme A: *The demand for housing in Kuna is mainly being met with smaller, single-family homes through subdivision development on raw land, rather than a mix of housing types on raw land and redevelopment in existing neighborhoods.*

- 2015 estimates indicate just over 1% housing vacancy in Kuna. ¹⁰
- Kuna households are 82% owner-occupied and 18% renter-occupied. This is the smallest rate of renter-occupied housing when compared to Ada County and the other incorporated cities. ⁸
- 82% of Kuna homeowners have a mortgage. ¹⁰
- Over 60% of Kuna's housing inventory was constructed after the year 2000. ¹⁰
- The median assessed home value for Kuna is \$183,500¹¹. Which is lower than most other locations in Ada County aside from Garden City, The Boise Bench and West Boise. However, the median home price for new construction in Kuna is \$256,958. Indicating upward movement in Kuna's home value. ¹²
- The number of new residential building permits has been steadily increasing since 2011 (six times as many permits were issued in 2016 when compared to 2011). The number of new building permits issued for residential uses in 2016 (337 permits) exceeds pre-recession development in 2007 (309 permits). ¹³
- Kuna's residential zoning is heavily weighted to low to medium density housing development with 65% of residentially zoned land falling into the R-6 category (six housing units per acre) and 33% of residentially zoned land falling into the categories of R-1 through R-5 (one to five units per acre).¹² The majority of new housing construction has been single family R-4 to R-6 zoning.

Land Use Key Theme B: *Kuna is experiencing commercial development growth; however, additional commercial would provide the mix of essential services desired by residents. Currently, there are limited controls along key corridors to help concentrate development.*

- There is currently no mixed-use zoning category in City code.
- Kuna's only walkable, mixed-use district is the downtown core.
- Kuna had 18 new commercial development permits submitted in 2016, which is the greatest number submitted in the past 10 years. For comparison, 2007 had the second largest number of permits submitted with 10 new applications.¹⁴
- Commercial tax revenue for the City of Kuna has increased from \$60,471,100 in 2011 to \$86,117,200 in 2017. However, commercial tax revenues now account for 2.2% less of the total tax base, which is likely due to an even larger increase in residential tax revenue.
- In 2016, there were 18 new commercial development building permits processed, which is the largest number of new commercial development applications received in the last 10 years.
- There are 293 acres of land zoned for commercial use in Kuna. Most commercial development uses fall into office space, retail and restaurants.

¹⁰ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

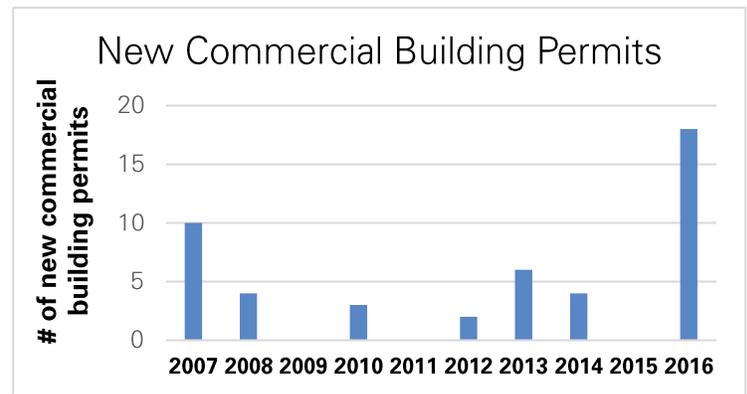
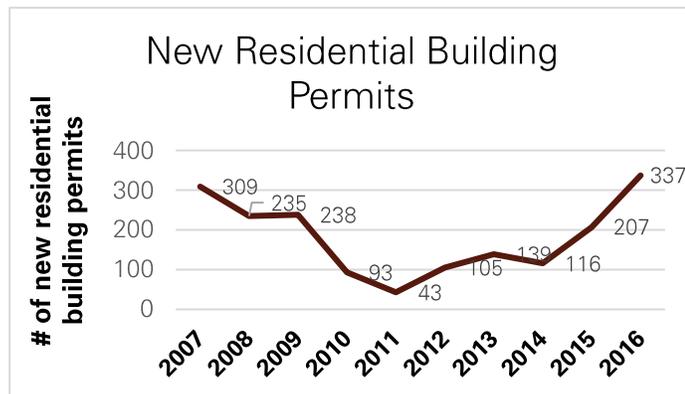
¹¹ Ada County Assessor.

¹² Idaho Land Report. Third Quarter 2017. New construction

¹³ City of Kuna.

¹⁴ City of Kuna

Figure 4: Kuna Commercial and Residential Building Permits 2007 to 2016



Land Use Key Theme C: *The city of Kuna has many well-loved parks and green spaces. As Kuna grows, additional parks, public spaces, and community facilities should be planned and developed.*

- As of August 2016, there is one acre of park and recreation space for every 105 residents in Kuna, which is slightly higher than their goal of 1 acre of park land for every 80 residents. There are 113.11 acres of City Parks in Kuna in 15 locations (3 bare ground neighborhood playgrounds, 8 neighborhood parks and 4 specialized recreation areas).¹⁵
- Many private parks and greenspaces have been incorporated within subdivisions. While only planned unit developments (PUD's) require open space, many subdivisions and developments incorporate open space and areas for recreation in their plans. Sidewalk and pathway connectivity is required in most new development.
- Indian Creek Greenbelt is well-used and could be extended further. Phase 2 of the planning process will look at opportunities to extend. The City has already identified some areas for expansion along the Indian Creek Greenbelt.
- The Hubbard Reservoir and Kuna Butte are other examples of recreation areas to be evaluated for connectivity and improvements.
- 3% of total land in Kuna is being utilized for Parks and Public spaces.¹⁶

Areas for additional research in Phase 2:

- Percentage of acreage zoned residential, commercial, industrial, agricultural, etc.
- Natural Resources (air, water, green infrastructure)
- Industrial uses/ manufacturing
- Agricultural uses (including hazardous areas)

Parks, trails and green spaces

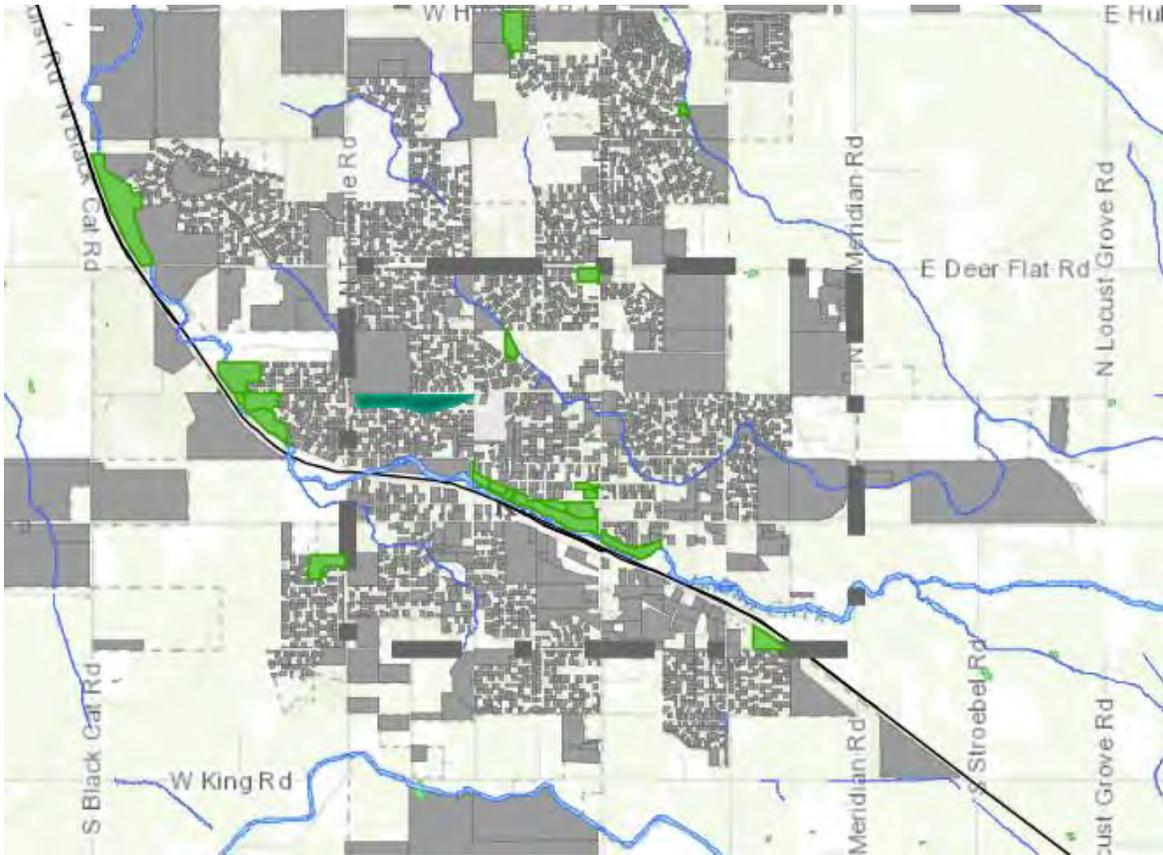
15 city parks, playgrounds and specialized recreation areas

For every **105 Kuna residents** there is **1 acre** of city owned park land. Kuna's goal is to have **1 acre** of park land per **80 residents**.

¹⁵ City of Kuna GIS

¹⁶ Kuna School District, Growth Report 2016.

Figure 5: City of Kuna Parks Map



QUALITY OF LIFE

The following comprehensive planning elements are included in the broad category of Quality of Life. The themes highlighted in this section reflect trends associated with these broad topics.

- Health
- Education, Jobs and Workforce
- Recreation and Visitation
- Public Safety
- Special populations – e.g., Seniors, youth
- Community character – e.g., community facilities, Kuna identity, beautification, events, clean-up, investment



5,342 students
enrolled across
10 schools



61% of Kuna's residents are
under the age of 35

Quality of Life Key Theme A: *The city of Kuna is a relatively safe place to live.*

- In 2015 Kuna experienced 31.6 crimes per 1,000 population, which was lower than all other Treasure Valley communities, excepting the cities of Star and Eagle.¹⁷

¹⁷ Ada County Sheriff's Office

- As of 2016, there are 0.79 police officers per 1,000 residents in Kuna, compared to 1.6 average officers per 1,000 for the state of Idaho. Kuna aspires to have 1.0 police officer for every 1,000 residents.
- The average cost of police services in Kuna is \$85 per resident, whereas the average cost for annual police services is \$228 per resident. ¹⁸
- The Kuna Rural Fire District (KFD) has experienced an increase in call volumes along with Kuna's population increase. Over the last five years, KFD has experienced an average of 0.07 calls per capita. The estimated call volumes for 2017 reflect a one percent increase since 2016.

Quality of Life Key Theme B: *The city of Kuna is developing economically and is experiencing median household income growth.*

- The 2016 median household income for the city of Kuna is \$58,537 which is above the median income levels of the City of Boise, Garden City, Star, and Ada County. Kuna's median household income has grown ~14.7% over the past 7 years, which is the highest rate of growth in Ada County. ¹⁹
- The 2016 U6 Unemployment rate in Kuna sits at 6.9%. The unemployment rate is up from 3.9% in 2009 and down from the high of 9.5% in 2013. This closely mirrors the trends of declining unemployment throughout Ada County. ²⁰ The U6 unemployment rate measures all unemployed individuals as a percentage of the civilian labor force, along with those who are currently not working or looking for work but indicated that they want and are available for a job along with discouraged workers. This number also includes persons that are working part time for economic reasons who want to work full time but had to settle for a part time position. ²¹
- As of 2016, U3 unemployment is 3.3% for Ada County. The U3 unemployment rate only tracks unemployed individuals who are actively part of the labor force. This number is also known as the official unemployment rate. For comparison, the U3 unemployment rate for the State of Idaho in 2016 was 3.6% and the national unemployment rate was 4.7%.²²

2016 U6 Unemployment Rates	
Ada County	5.3%
Boise	6.0%
Caldwell	10.6%
Eagle	4.0%
Garden City	7.0%
Idaho	6.2%
Kuna	6.9%
Meridian	4.3%
Nampa	7.8%
Star	2.6%

¹⁸ Ada County Sheriff's Office

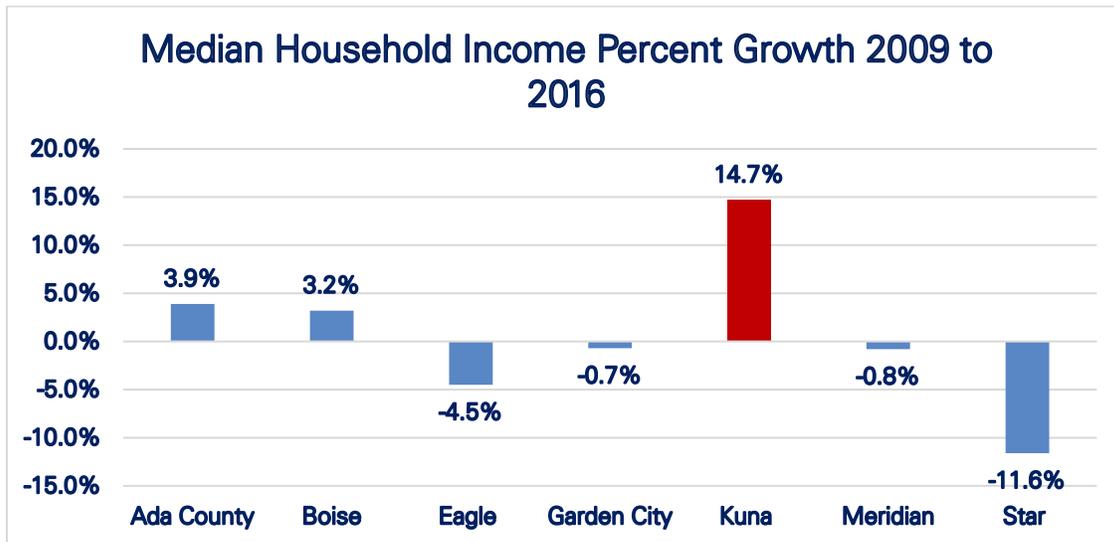
¹⁹ U.S. Census Bureau, 2011-2016 American Community Survey 5-Year Estimates.

²⁰ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

²¹ Bureau of Labor Statistics. Alternative Measures of Labor Utilization.

²² Bureau of Labor Statistics. 2017.

Figure 6: Area Median Household Income Growth



Quality of Life Key Theme C: *The City of Kuna has many opportunities to improve access to primary and behavioral health services as well as prevention and wellness efforts that include access to healthy foods, active living options, open spaces, and community resources.*

- Access to healthy foods, medical care and mental health services are all high priorities for ensuring the health of Kuna residents.
- Ada County ranked 3rd out of 42 Idaho counties in terms of overall health in the United Way 2017 Community Assessment. ²³
- Regular physical activity and a healthy diet are two of the most important factors linked with good health. The environments where we live, learn, work and play affect our access to healthy foods and opportunities for physical activity, which play a part in reducing the risk of being overweight and other chronic diseases.
- Currently, there is no public indoor recreation facility located in Kuna. Residents travel to Meridian, Nampa or Boise to access such a facility. Outdoor public recreation facilities in Kuna include a skateboard park, planned splashpad, existing (and expanding) frisbee golf course, new dog park, fishing ponds, potential new sports park, existing (and expanding) Indian Creek greenbelt and local parks.
- Phase 2 of this planning process will further explore health trends in the City of Kuna.

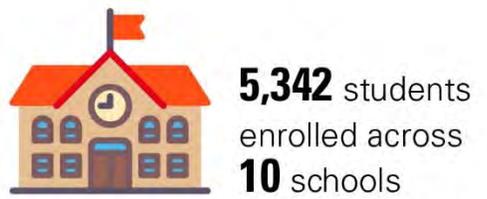
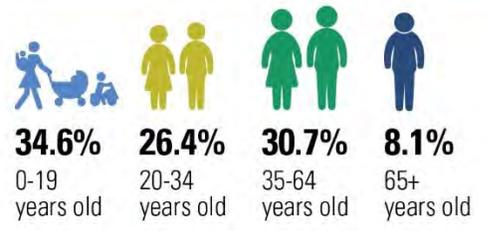
Quality of Life Key Theme D: *Kuna has a relatively young population, including high populations of youth under the age of 19 and few residents over the age of 65. Such a large youth population means a growing school district, and a need for new education facilities.*

- 34.6% of Kuna residents are under the age of 19, substantially higher than the Ada county rate of 27.8%

²³ United Way of Treasure Valley, 2017 Community Assessment.

- 61% of Kuna residents are 34 years old or younger, compared to 48.7% for Ada County as a whole. ²⁴
- 8.1% of Kuna’s population is 65 or older, compared to the Ada County rate of 12% ²⁴
- Kuna currently has 10 schools in the District including seven elementary schools, 1 middle school and 2 high schools. ²⁵ There is one public charter school in Kuna that serves 276 elementary and middle school students.
- The current population of students in the Kuna School District is 5,318 (2016-2017), which is an increase from 4,698 students in the 2008-2009 School year. ²⁵
- Phase 2 of this planning process will explore additional information related to seniors and other specific populations.

Age breakdown



Quality of Life Key Theme E: *The City of Kuna offers many public events and opportunities to engage as a community.*

- There are a series of well-attended annual community events throughout the year, including, but not limited to: Kuna Days, Mayor’s events, Mayor’s Table, Down-n-Dirty, Kuna Clean-up, Easter egg hunt, Kuna-Melba farmers market, auctions, Trunk R Treat, Veterans Day Assemblies, Punk in the Park, Kuna High School sporting events, the flea market, and the Down-Home Country Christmas event.

Quality of Life Key Theme F: *The population of school aged children in Kuna is exceeding the current capacity and is expected to grow.*

- For each new home built in Kuna, an average of .76 additional individuals between the ages of 5-19 will be added to the Kuna population. ²⁶
- 222 new students were added to the Kuna School District from 2015 to 2016. Since 2000, 2,526 new students have been added to the Kuna School District.
- Kuna School District anticipates the opening of a new high school by 2021, additions to Reed and Silver Trail Elementary Schools by 2019, and an expansion of the middle school by 2018.²⁷

Areas for additional research in Phase 2:

- How is landscaping, branding, other beautification accomplished in Kuna?
- What is the development schedule for new Kuna school facilities? Current measure of over-capacity?
- Educational attainment and rate of matriculation at area colleges.

²⁴ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

²⁵ Kuna School District

²⁶ Kuna Schools Growth Report. 2016.

²⁷ KSD Superintendent Update, November 2017.

TRANSPORTATION AND INFRASTRUCTURE

The following comprehensive planning elements are included in the broad category of transportation and infrastructure. The themes highlighted in this section reflect trends associated with these broad topics.

- Greenbelt and Pathways
- Streets and Sidewalks
- Key corridors (Linder Road, Ten Mile Road, Highway 69, Kuna-Mora Road)
- Public transportation and commuting
- Water, Sewer, Storm water, Irrigation, Solid Waste
- Emergency Services – police, fire, ambulance
- Power, gas, transmission corridors, Northwest Pipeline
- Communications: Internet, phone, cable
- Airport facilities: public and private

Transportation Key Theme A: *Kuna has embraced pedestrian and bicycle connectivity through their current and planned greenbelts and pathways system; however, many parts of the community are not well-connected and the bike and pedestrian infrastructure could be strengthened.*

- Kuna has a walk score rating of 57, which indicates that the community is “somewhat walkable.”²⁸
- Existing and planned bicycle and pedestrian facilities such as bike lanes, pathways, sidewalks and bike/ped counts, will be mapped and analyzed during Phase II, Options and Opportunities, of this comprehensive plan update process.

Transportation Key Theme B: *Residents of Kuna are highly dependent upon automotive transportation. The low cost of housing in Kuna is offset by high transportation costs.*

- Kuna has an average of 2 cars per household and an average commute time of 24.4 minutes. This commute average is longer than Boise, Nampa and Meridian.
- 88.7% of Kuna’s workforce drives to work alone, and 3% carpool.²⁹
- The average commute time for City of Kuna residents is 24.4 minutes, compared to the 21 minutes for Meridian City residents and 17 minutes for City of Boise residents.³⁰
- Kuna has no transit bus routes within City limits. The nearest Valley Ride bus pick-up location is in Meridian. There is one Park and Ride Station located within the Kuna Albertson’s parking lot, and at Ten Mile Road and Overland Road for commuters leaving Kuna for work in Boise, Meridian, Nampa or Caldwell. Valley Regional Transit is currently working on implementing a route to Kuna as established in their master plan.
- There are seven Commuteride van pools that run out of Kuna heading to different destinations including, Gower Field, the Boise VA Medical Center, Mountain Home Air Force Base, and Downtown Boise. In previous years there have been up to 15 Commuteride Van pools operating. Commuteride operates an additional 72 routes, many of which serve Kuna residents with stops at park/ride locations near Kuna.

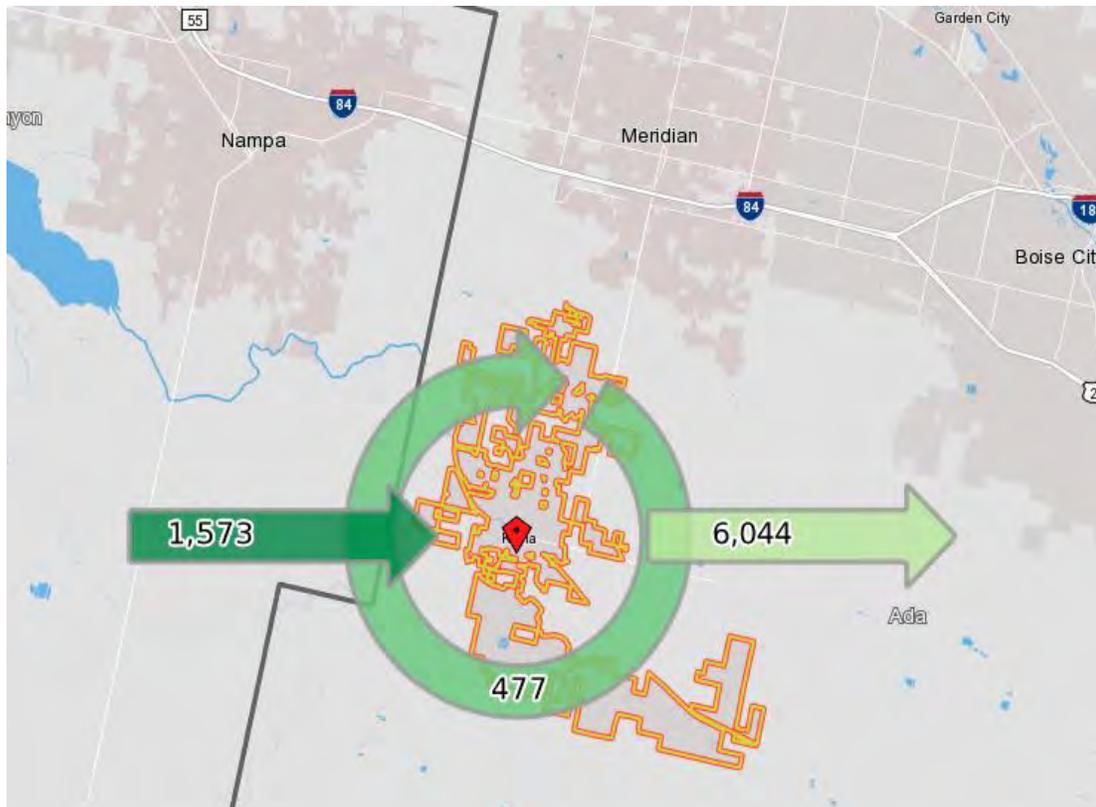
²⁸ Walk Score

²⁹ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

³⁰ Data USA, Kuna, ID

- According to AAA in Kuna 29% of a household's income is expended on transportation costs. The FHWA indicates that an average American household spends roughly 19% of their income on transportation, and the average automotive dependent suburban resident spends roughly 25% on transportation costs.
- Figure 7 below shows the incoming and outgoing commuter traffic on a daily basis in Kuna. Roughly 1,500 individuals come into Kuna for employment, another 477 commute to locations in Kuna and just over 6,000 individuals leave Kuna for employment in the surrounding areas including, Meridian, Boise, Garden City, Nampa, Caldwell, etc. ³¹

Figure 7: Kuna Commuting Patterns



³¹ Idaho Department of Labor. 2016.

Transportation Key Theme C: *Key corridors are experiencing increasing volumes and are projected to increase as population grows and land is more intensely developed.*

- Based on past and current traffic data, traffic volumes have increased on Highway 69/Meridian Road, Ten Mile Road, Linder Road, Deer Flat Road, Kuna Mora Road, Swan falls Road, and Kay Avenue within Kuna.
- The main north-south access roads into Kuna are Ten Mile Road and Highway 69/Meridian Road. Among other priorities, the City of Kuna has listed two transportation projects on their 2018 Prioritization Request to ACHD for Ten Mile Road:

- Widen Ten Mile Road to 5 lanes from Hubbard Road to Columbia Road
- Install a single-lane roundabout at the intersection of Ten Mile Road and Columbia Road

ACHD has listed the following projects in their five-year work plan:

- Ten Mile Road and Amity Road Roundabout project. The construction for the roundabout is currently programmed for 2022.
- Install an interim signal in cooperation with ITD at Highway 69/Meridian Road and Hubbard Road as well as at the intersection of Highway 69/Meridian Road and Lake Hazel Road; construction is programmed for 2018.

Idaho Transportation Department currently identifies a pavement preservation project scheduled for 2018 construction for the entire length of Highway 69/Meridian Road.

Areas for additional research in Phase 2:

- Water, Sewer, Storm Water, Irrigation, Solid Waste
- Emergency Services – police, fire, ambulance
- Power, gas, transmission corridors
- Communications: Internet, phone, cable
- Airport facilities

Relevant Codes, Plans and Studies

RELEVANT PLANS

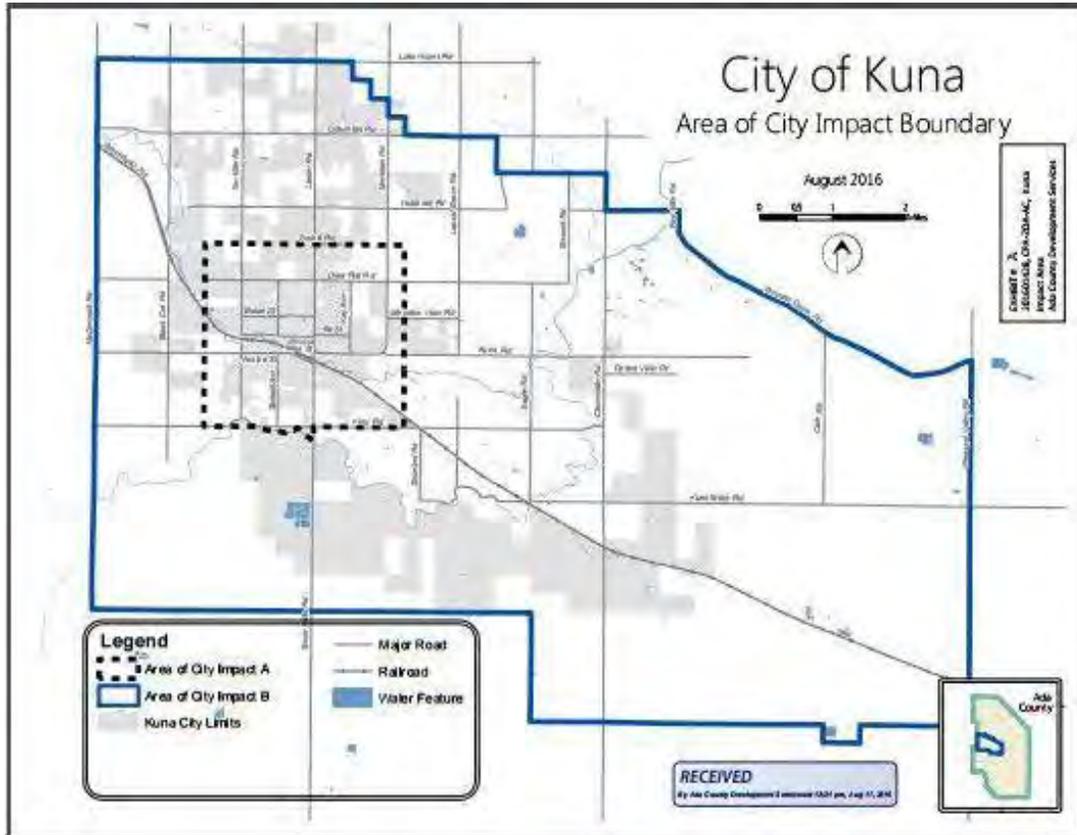
There are many previous plans, initiatives, and reports that have played a role in the development of the City of Kuna. The following plans are particularly relevant in the development of the Envision Kuna Comprehensive Plan:

- **1998 Comprehensive Plan.** The 1998 City of Kuna Comprehensive Plan was a complete revision to the City's 1993 Comprehensive Plan.
- **2015 Comprehensive Plan.** The 2015 comprehensive plan was an update to the 2008 Comprehensive Planning process. The 2015 plan is the most current version of the City's Comprehensive plan, however many of the sections still reflect strategic thinking from the 2008 update. The *Envision Kuna* Comprehensive Planning process is intended to generate a new, highly relevant plan to guide Kuna's future for the next 10-20 years.
- **2012 City of Kuna Downtown Corridor Plan.** The Downtown Corridor plan was adopted in 2012 and provides, recommendations for projects that could be funded to improve transportation for all modes of travel through, and around, Kuna. The plan used projections of future traffic volume, population projections, and intersection and corridor analysis to create concept designs for the City.
- **2015 City of Kuna Downtown Revitalization Plan.** This plan, currently in development, will serve as a roadmap towards retaining and building on what is great about Kuna's downtown, providing recommendations and strategies for Kuna's historic downtown core.
- Additional plans under review as part of comp plan include, the 2016, City of Kuna Parks Capital Improvements and Impact Fee Plan, Kuna public facilities plans (water, sewer, pressurized irrigation, Kuna School District Facilities plan, Kuna Crossing Feasibility and Implementation Plan, Kuna Streets Circulation map, Master Pathway Map, Gateway West Plan, Kuna Rural Fire District Master Plan, Ada County Hazards Mitigation Plan and the Ada County Emergency Response Plan.

AREA OF CITY IMPACT

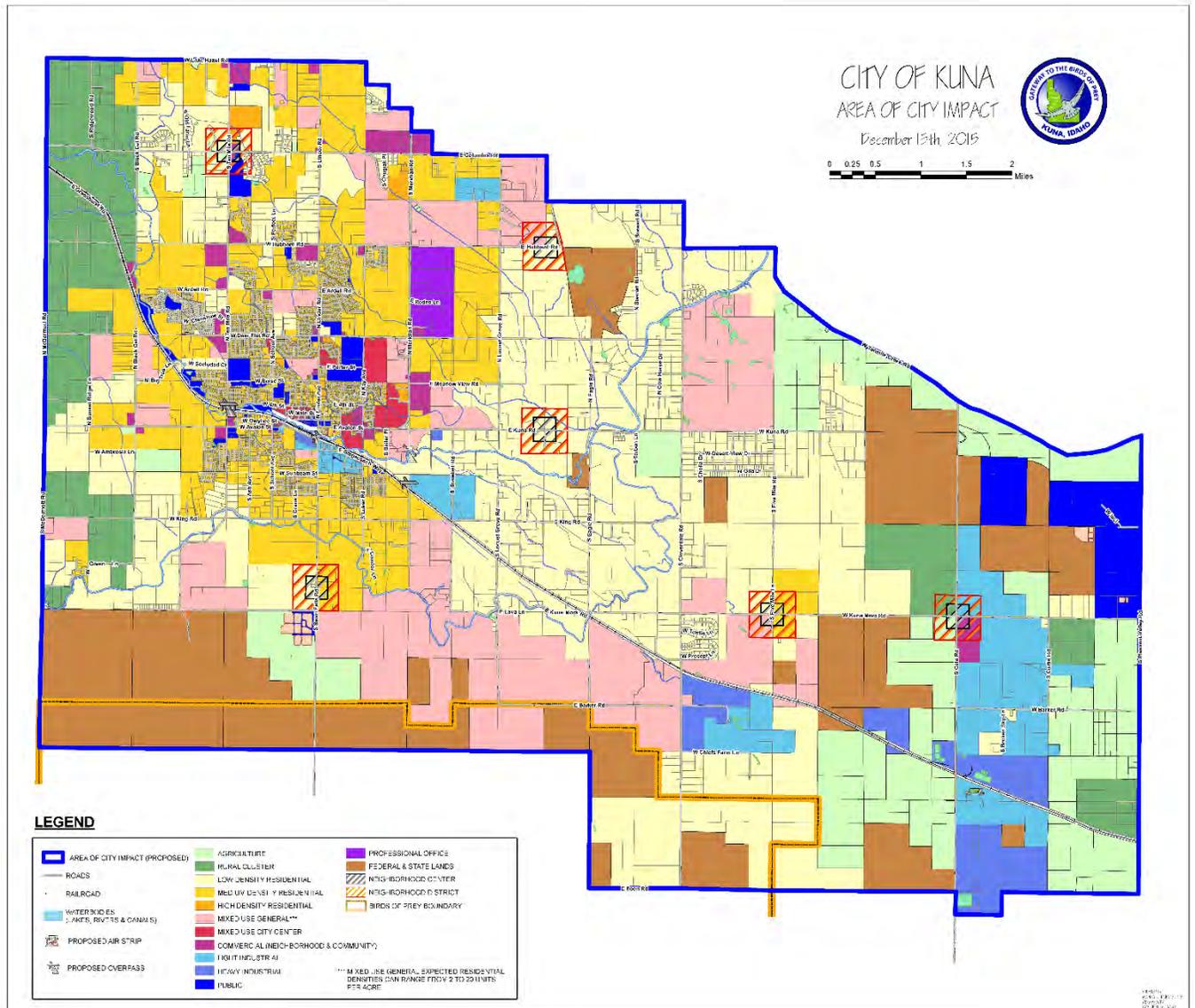
Kuna's area of city impact grew substantially in 2017 when Ada County Commissioners approved updated area of city impact boundaries. The below map shows the previous area of City Impact as a dotted black line, and the recently approved area of city impact boundaries are shown as the blue line.

Figure 8: Kuna Area of Impact 1999 to 2017



The map below shows the proposed future land uses for the City of Kuna and the updated area of city impact.

Figure 9: City of Kuna Future Land Use Map



What We've Heard (Public Input Summary)

Process Overview

Several public involvement techniques were implemented to facilitate direct and web-based interaction with the citizens of Kuna to discuss their issues, concerns and ideas related to the Kuna Comprehensive Plan Update.

The City of Kuna, Agnew Beck and J-U-B Engineers/The Langdon Group (JUB/TLG) employed a comprehensive public outreach strategy to evaluate the needs, issues and opportunities throughout the Area of Impact (AOI) within the City of Kuna. Multiple methods were used to notify stakeholders about the project and invite them to participate in the process. The many public outreach efforts included: a 3P Visual online interactive mapping tool, social media and newspaper ads, two Advisory Committee meetings, a booth at the Kuna Days event, a presentation at the Kuna Senior Citizen Center, a booth at a Kuna High School football game, and a public open house. Below is a more in-depth overview of those public involvement/outreach activities that occurred through the public comment period, which began in June 2017 and ended October 2017.

ONLINE INTERACTIVE MAP

On August 17, 2017, the online comment tool, 3P Visual, was launched. 3P Visual is an interactive comment map that allows users to click on a specific location and provide a comment on that location for the City of Kuna, Agnew Beck and JUB/TLG team to consider during the planning process. Information and project details were posted on the City of Kuna's webpage with a link to the 3P Visual, which allowed members of the community to provide comments about the project area during the August 17 – October 4, 2017 comment period. A link to the 3P Visual interactive comment map can be found here: www.envisionkuna.com.

ADVISORY COMMITTEE MEETINGS

The City of Kuna, Agnew Beck and JUB/TLG project team worked together to identify a comprehensive list of stakeholders (including property and business owners, as well as varying agency representatives) with potential interest in participating in the plan update. These stakeholders were gathered together on two separate occasions, June 28th and September 28th, 2017, to collaborate and provide input on high priority topics and establish new and innovative ideas.

KUNA DAYS

Kuna Days was celebrated on August 4th and 5th, 2017 and the City of Kuna, Agnew Beck and JUB/TLG project team utilized the event to set up a booth and gather opinions from City residents about 'what they love about Kuna'. Large pieces of paper were written on with markers while information on the upcoming community Open House on September 20, 2017 was relayed to all interested participants.

KUNA SENIOR CENTER PRESENTATION

A presentation was given to the Kuna Senior Citizen Center on September 15, 2017 to collect input from a different demographic of residents within the City. A brief explanation of what a comprehensive plan is and why it is important both currently and for future planning for the City of Kuna was given to the citizens prior to asking for input.

KUNA HIGH SCHOOL FOOTBALL GAME

A booth was set up at a Kuna High School Varsity Football game on September 21, 2017 as a last ditch effort to collect input and opinions from staff, students, and family alike. Residents were asked, “What do you love about Kuna?” and wrote their responses on a larger piece of paper. In return, attendees that provided input were able to enter into a raffle that the City of Kuna coordinated along with local sponsors.

PUBLIC OPEN HOUSE

On September 20, 2017, a public open house was held to visit with the public and collect feedback about the City of Kuna. Booths related to education, parks and recreation, transportation, safety and infrastructure and land use and economic development were made available to the public to discuss their ideas and concerns directly with representatives from agencies and city departments.

Additionally, maps, stickers and flipcharts were available for participants to add their feedback. Attendees were provided with three numbered sticker dots to place on large maps. Attendees then placed the numbered stickers on the comment maps and wrote the corresponding number and comment on a flip chart next to the map.

Finally, a station for attendees to indicate what they love about Kuna was another way for participants to provide input. Approximately 40 citizens attended the open house, with 57 written comments provided.

Input Received

Overall Comment Summary and Analysis

Comment Source	Number of Comments	Percent of Total
Online Interactive Map	621	91%
Open House	57	9%
Total	678	100%

Breakdown by Comment Type

Topic	Number of Comments	Percent of Total
Transportation	315	46%
Land Use	152	22%
Quality of Life	182	27%
Other	29	4%
Total	678	100%

“WHAT I LOVE ABOUT KUNA” RESULTS

As outlined above, at many of the public outreach events, members of the public and advisory committee members were asked to indicate what they love about Kuna. Some of the top responses from the public included: the people, small-town feel, sports, and the community. A Wordle was then created to display the responses received throughout the duration of the public outreach efforts, with the largest word(s) representing the most popular response.



PUBLIC INPUT SUMMARY TABLE

All comments received from 3P Visual, the open house, as well as advisory committee meetings were analyzed and separated out into four categories: transportation, land use, quality of life, or other. Comments were further analyzed to specify which themes received the most comments in the area of impact and the issues associated with those geographical locations. In addition, comments were analyzed to determine top priorities/improvements for high comment geographical locations. The table below identifies the topic, priorities, and issues/improvements identified by the public.

Topic	Priorities	Issues/Improvements	Specific Input
<p>Transportation</p>	<ul style="list-style-type: none"> • Overpass to S. Kuna • Bike/Ped • Highway 69 & Ten Mile access & traffic flow 	<ul style="list-style-type: none"> • Create ease of access for emergency services to S. Kuna • Add additional bike lanes • Sidewalks • Crosswalks around four-way stops, parks, and schools • Preserve traffic flow/access management along Highway 69 & widen Ten Mile 	<ul style="list-style-type: none"> • Extend HW 69 across Indian Creek and RR tracks to connect to south Kuna • Build an overpass over N Bridge Road or Ten Mile Road • Create better pedestrian crossing facilities along E Avalon Road • Install crosswalk to greenbelt off of S. Orchard Ave (this improvement will be identified on Kuna’s next priority list to ACHD). • Put in sidewalks from Linder roundabout to Albertsons on Avalon Road • Sidewalks are needed on W 4th Street • Finish sidewalks on “A” “B” and “C” streets (this improvement will be identified on Kuna’s next priority list to ACHD). • Create bike lane down 4th Street for kids to ride their bikes to Indian Creek and Ross Elementary School • Install crosswalk on W 4th Street between Linder Road and Ten Mile Road. • Sidewalks along both sides of Linder Road and Hubbard Road • Increase student safety and install sidewalks along E Deer Flat Road (will be part of Linder/Deer Flat intersection project) • Plan for pedestrian and bicycle traffic along major intersections of Meridian Road and Ten Mile Road • Sidewalks are needed along Avalon Road from South Ten Mile Road • Bike path connecting Kay Street to new businesses on Meridian Road (sidewalks are in the planning process, with the exception of the feedlot) • Limit new access to Meridian Road (stated in City of Kuna ordinance) • Add turn bays to intersection of Meridian Road and Deer Flat Road (this project has been requested by the City and ACHD for the developments that impact the intersection as warranted) • Require access roads on east to west roads to allow Meridian Road traffic to flow better • Put a stop light in at intersection of Hubbard Road and Meridian Road (planned ITD project) • Pursue funding opportunities through ITD for a corridor specific prevention and access management plan • Limit number of stoplights added to Meridian Road (commercial development has requested more access than what is allowed by City ordinance) • Add right turn lanes at intersection of Columbia Road and Meridian Road (?) • Add as stop sign or roundabout at intersection of Columbia Road and Ten Mile Road (?) • Put a light in at intersection of Ten Mile Road and Mason Creek Street to help with school traffic • Install a four-way stop sign at intersection of Hubbard Road and Ten Mile Road (?) • Widen Ten Mile Road to four lanes (planned to be expanded to 5 lanes) • Install an RRFB at intersection of Segoe Prairie Street and Ten Mile Road • Install a stop light at Deer Flat Road and School Avenue (possibly if warranted by a traffic study and/or after commercial and multifamily is developed)
<p>Quality of Life</p>	<ul style="list-style-type: none"> • Increased recreational areas • Diversify restaurants • Increased emergency and public safety services/facilities as growth occurs • Provide workforce development & higher education opportunities 	<ul style="list-style-type: none"> • Implement a community/rec center with a pool • More parks and green areas for kids • Add additional restaurants and fast food chains with varying types of food • Emergency Services on S. side of RR tracks • As schools are expanded, incorporate workforce development / technical programs • Evaluate possibility of higher education facilities in Kuna (City spoke with KSD and CWI about partnering on new high school location) 	<ul style="list-style-type: none"> • Develop a city park with ample parking for tubers on S Strobel Road over Indian Creek (the City of Kuna is currently working on this) • Extend greenbelt east to S Strobel Road (the City is currently working on extending the greenbelt) • Indoor/Outdoor community pool off of Swan Falls Road • Put a community recreation center in Downtown Kuna – perhaps the Old 4th Street Gym • Build a park off of S School Avenue and W Sandbox Street • Extend greenbelt trail as far west as Nicholson Park • Put more parks in on the west side of Ten Mile Road in lieu of the bare open land (a majority of the land is privately owned; therefore, the City of Kuna would need to identify possible locations and evaluate feasibility) • Put a restaurant in at the intersection of Deer Flat Road and Linder Road • Fast and casual food options off of Deer Flat Road: Chipotle, Qdoba, Chik-fil-A, Five Guys, etc. • Build a ‘family’ style restaurant at the southwest corner of Deer Flat Road and Meridian Road (conversations have occurred regarding this) • Build a fire/emergency services station off of S School Avenue, south of the RR tracks (feasibility would need to be evaluated by the KFD)

			<ul style="list-style-type: none"> Bring factories so the southeast portion of Kuna's AOI for more job opportunities for Kuna residents and the recent high school graduates (currently being planned)
Land Use	<ul style="list-style-type: none"> Increased commercial/retail infrastructure Mix up the types of residential homes and lots built – not as many starter homes Utilize larger lots for new residential development (starting to occur) 	<ul style="list-style-type: none"> More shopping locations for residents Larger lots Subsidized housing for seniors 	<ul style="list-style-type: none"> Encourage commercial development throughout the City – not just off of Deer Flat Road A Target store off of Deer Flat Road and Meridian Road (there may not be enough residential to support a Target store) Build a gas station on the southwest corner of Deer Flat Road and Meridian Road (will be constructed in the next fiscal year) Put a Maverick in at the northwest corner of Ten Mile Road and Deer Flat Road (at this time, Maverick has not shown interest in the northwest corner of Ten Mile Road and Deer Flat Road) Encourage infill development along Linder Road – more apartments, condos, and townhouses Build mixed lot subdivision off of Ten Mile Road, just north of Columbia Road Bring in a large commercial development off of the southeast corner of Hubbard Road and Meridian Road Keep larger commercial development to the east side of Meridian Road (the City is currently planning this) Build larger, one-acre developments off of Kuna Mora Road and S Cloverdale Road (typically not sustainable for utility costs) Manufacturing site at the corner of Kuna Mora Road and S Cole Road
Other	<ul style="list-style-type: none"> Create a theme for downtown Kuna 	<ul style="list-style-type: none"> 'Old Western' theme Create consistency in aesthetics 	<ul style="list-style-type: none"> Make all businesses along Main Street all look similar Create a more vibrant Downtown Corridor with outdoor seating along Main Street

Public Input Summary Analysis

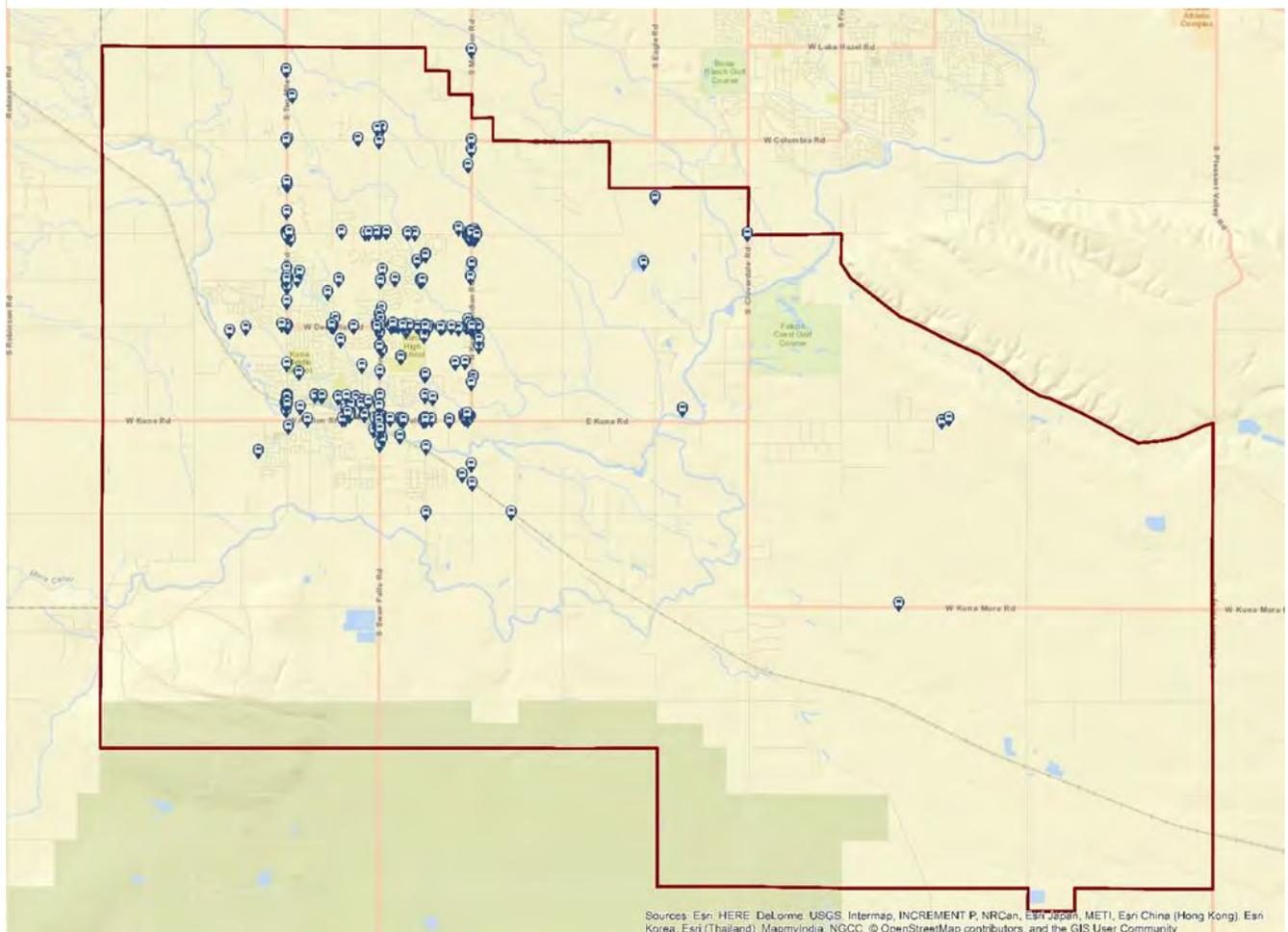
TRANSPORTATION

Transportation concerns generated the most comments with 315 total comments. As shown in the public input summary table, the priorities for the community were associated with an overpass to connect north and south Kuna, bike/ped concerns, and access and traffic flow for Highway 69 (Meridian Road) and Ten Mile Road. Three main locations that the public commented on regarding an overpass include Ten Mile Road, Highway 69 or N Bridge Road.

Bike/ped concerns were displayed frequently throughout the Downtown corridor and near school locations as sidewalks, crosswalks, and bike paths were expressed as being extremely important to the residents of Kuna. Concerns were also expressed towards lack of connectivity throughout the Downtown corridor for pedestrians, which is currently being addressed by the City of Kuna.

Lastly, the traffic flow and access concerns related to Highway 69 and Ten Mile Road involved congestion and safety issues. Installing stop lights, four-way stops, and widening Ten Mile Road were a few of the reoccurring comments. While the majority of the comments from the public mentioned implementation tactics to relieve the congestion or access concerns along Ten Mile Road and Highway 69, some

Figure 10: Transportation Public Input Map



members of the public commented that taking no action would in turn be the best course of action in resolving these issues.

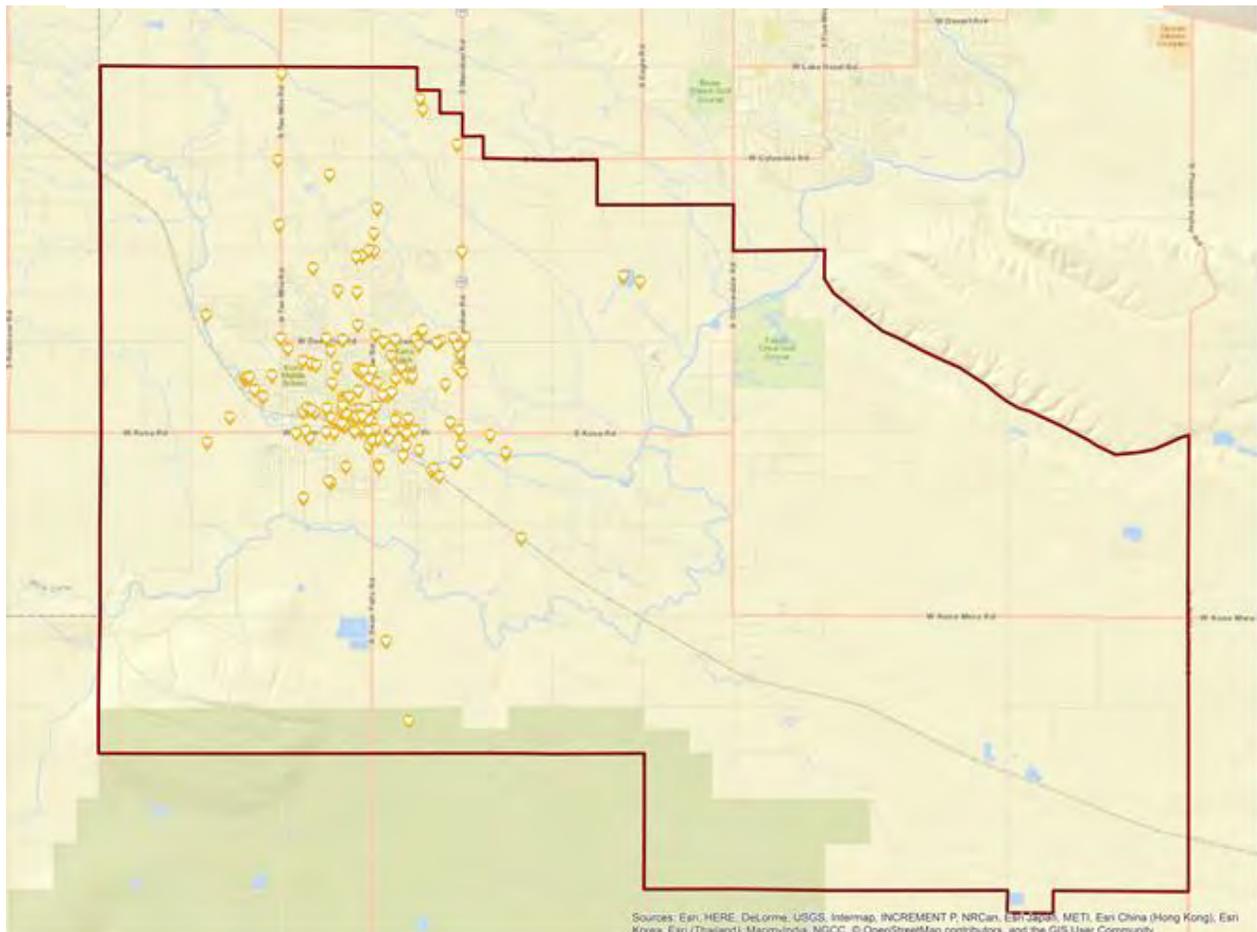
QUALITY OF LIFE

Of the many concerns or ideas proposed for quality of life, the main priorities established after analysis included increasing recreational areas, diversifying restaurants throughout the City, increasing emergency and public safety services/facilities as growth occurs, and providing workforce development and higher education opportunities. Increasing park areas and green space was a priority that was iterated by reoccurring comments. Several comments were related to the desire to extend the Indian Creek greenbelt east and west. The City of Kuna is currently exploring a potential 87-acre sports complex, which is in line with citizen requests.

Regarding diversifying restaurants throughout the City of Kuna, a few suggestions included Qdoba, Chik-fil-A, and Five Guys. Another reoccurring restaurant idea that was mentioned was the need for an 'American' family style as well as other authentic dining options.

The concerns related to public safety services/facilities and workforce development and higher education are similar in that additional facilities to support the incoming growth were indicated frequently as being necessary for both topics. Public safety services/facility comments were specifically associated with having access to or having a facility permanently stationed to the south of Kuna to eliminate the delay in services to the public that can result due to the railroad.

Figure 11: Quality of Life Public Input Map

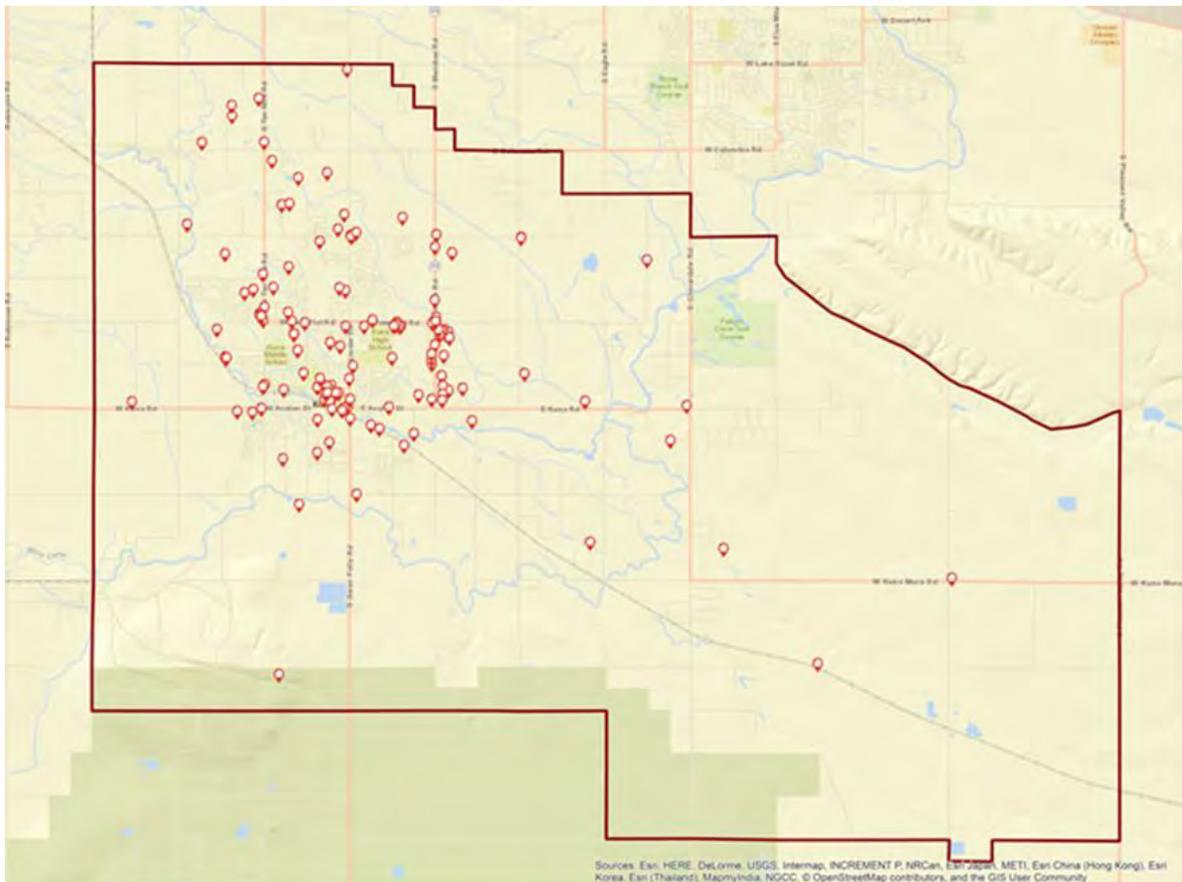


LAND USE

Recurring themes related to land use include suggestions for mixed development, increased commercial development, and providing larger lots for residential development. Mixed development was mentioned numerous times as being a positive for the City of Kuna. However, some comments were opposing the mixed development of apartments and condos, especially those in close proximity to other residential communities that were concerned about home values being impacted. It was also continually stated that Kuna residents would like larger lots and larger homes, and to not just be viewed as a community made up of 'starter homes'.

A majority of respondents expressed an interest in increasing commercial/retail development as long as it is dispersed throughout all of Kuna and not only centered around Meridian Road, in turn creating a higher trafficked, but smaller version of 'Eagle Road'. The residents of the City of Kuna greatly appreciate the small town feel that Kuna provides while staying rich in its agricultural ties. As the community grows, the City and residents as a whole would like to actively preserve those characteristics moving forward.

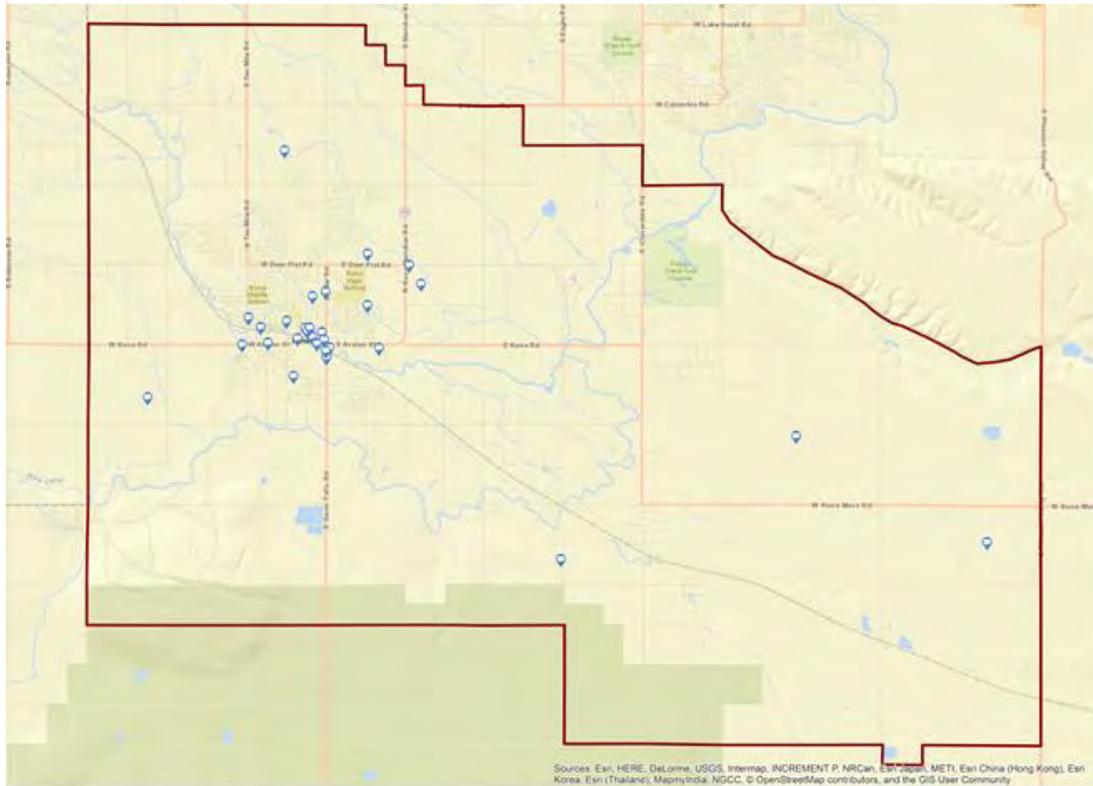
Figure 12: Land Use Public Input Map



OTHER

The common theme or priority made abundantly clear is that the public would like to see consistency throughout the Downtown corridor. It was mentioned that having a theme throughout the Downtown would be an idea to create that sense of consistency.

Figure 13: Other Public Input Map



Summary

Areas of Change

OVERVIEW

Since Kuna is growing at a rapid pace and many areas within the Area of Impact are newly developed or already have zoning designations (but are not yet developed), Areas of Change were identified by Advisory Committee members, the public and the project team. Areas of Change represent parts of the community that are anticipated to change within the near future or next 20 years, are particularly important areas, or represent vital opportunities for Kuna. Key Areas of Change related to Transportation, Quality of Life and Land Use are noted below.

TRANSPORTATION

- **Major Entryway Transportation Corridors** – State Highway 69/Meridian Road, Ten Mile Road and Linder Road.
- **Future Overpasses** – Possibly at Linder Road and I-84 in Meridian, which could impact traffic and corridor function along Linder Road in Kuna. Possibly at McDermott Road and I-84 to connect the regional State Highway 16 corridor from the north to Meridian and Kuna.
- **Industrial Corridor/Alignment Changes** – Kuna Mora Road and Pleasant Valley Road.

QUALITY OF LIFE

- **Wineries & Agri-tourism** – Winery/Vogel Farms and Indian Creek Winery, Vizcaya Winery, Sandstone vineyards, Syringa Winery, and Cabalo Orchards and Linder Farms.
- **Recreational Opportunities** – Kuna Butte, future fishing/water recreation spot and a whitewater park along Indian Creek, upcoming splash pad, Falcon Crest Golf Course, Hubbard Reservoir, and future park along Meadow View Road.

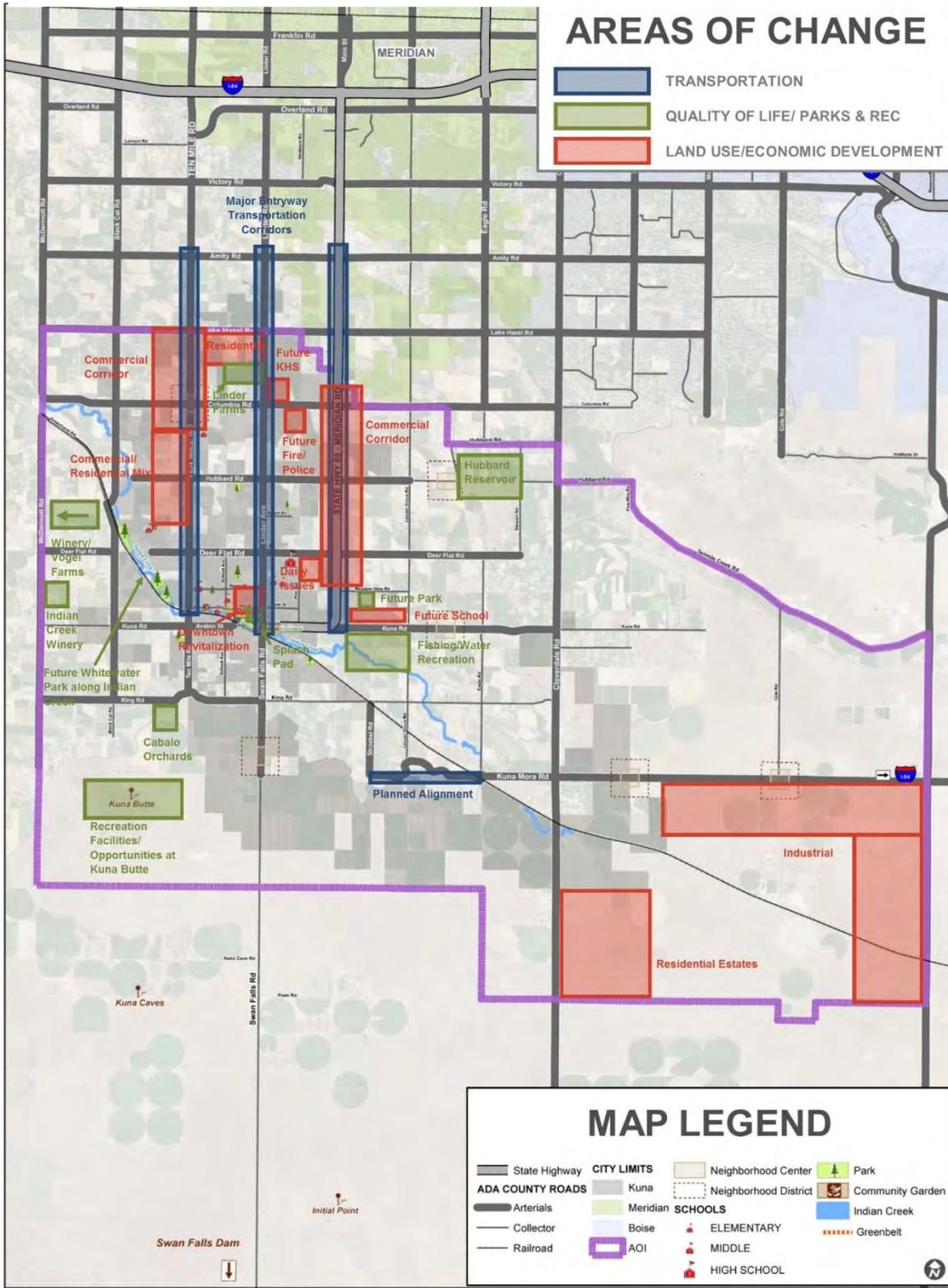
LAND USE

- **Future Residential** – along the south side of Lake Hazel Road between Ten Mile Road and Linder Road.
- **Future Residential Estates** – along the east side of Cloverdale Road, south of the railroad tracks to the south Area of Impact boundary.
- **Future Commercial** – future commercial corridor along Ten Mile Road (currently being planned), from Lake Hazel Road approximately 1.5 miles south, then merge to a commercial/residential mix to 0.5-mile south of Hubbard Road. Future commercial corridor along State Highway 69/Meridian Road, from Columbia Road to 0.5-mile south of Deer Flat Road.
- **Downtown Core** – downtown revitalization is currently underway, with continued improvements planned over the next 10+years. 4th Street, parallel to and north of Main Street, is in a transitional state with a mix of residences and businesses.
- **Future Industrial** – along the south side of Kuna Mora Road, east of Cloverdale Road to Pleasant Valley Road, then along Pleasant Valley Road from Kuna Mora Road to the south Area of Impact Boundary.

- **Future Schools** – future high school at the northeast corner of Linder Road and Columbia Road, and future school site east of State Highway 69/Meridian Road along the north side of Kuna Road.
- **Future Fire/Police** – along the south side of Columbia Road, east of Linder Road.

These Areas of Change will be further analyzed and applicable information will be incorporated into the Comprehensive Plan and Future Land Use map. The map on the following page shows the locations of the Areas of Change identified throughout the community.

Figure 14: Areas of Change Map





Envision Kuna Advisory Committee

Arisa McRoberts	Citizen Representative	Josh Hoffman	Citizen Representative
Alexis Pickering	Central District Health	Josh Ulmer	Citizen Representative
Amy Schroeder	ITD	Kelli Badashaim	VRT
Blake Watson	Idaho Power	Kim Bekkedaul	Kuna School District
Bob Bachman	City of Kuna	La Donna Tuinstra	Citizen Representative
Bobby Withrow	City of Kuna	Laura Landers	Saint Alphonsus
Brian Dale	HUD	Linda Sullivan	Citizen Representative
Briana Buban-Vonder Haar	Kuna City Council	Liz Warhurst	Saint Alphonsus
Briac Durrant	Citizen Representative	Mark Wasdahl	ITD
Carl Miller	COMPASS	Maureen Gresham	ACHD Commuteride
Cathy Gealy	Kuna Planning and Zoning Commission	Mike Smith	Business Representative
Cathy Smith	Business Representative	Mitra Mehta-Cooper	Ada County
Connie Tilley	Business Representative	Paul Schepfer	Kuna Fire Department
Curtis Derr	Citizen Representative	Perry Palmer	Kuna Fire Department
David Corcoran	ACHD	Randy Shroll	Idaho Dept. of Commerce
David Gronbeck	Business Representative	Robert Henderson	Citizen Representative
Ginny Greger	Citizen Representative	Sandra Handerson	Citizen Representative
Greg McPhearson	Kuna City Council	Scott Noriyuki	Business Representative
Jason Ashby	Business Representative	Sid Anderson	Citizen Representative
Jenny Ulmer	Citizen Representative	Stephen Hunt	VRT
Joe Stear	Mayor of Kuna	Steve Damon	Kuna Planning and Zoning Commission
John Laraway	Kuna Planning and Zoning Commission	Terry Gamme	Kuna Fire Department
Jon McDaniel	Kuna Police Department	Theresa McLeod	St. Luke's Health Systems



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.



OTHER J-U-B COMPANIES

Appendix C – Public Input and Planning Process



City of Kuna Comprehensive Plan

Options & Opportunities Summary Report

June 2018

Envision Kuna Options & Opportunities Summary Report

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Compiled by Agnew::Beck and J-U-B

Phase 2 Outreach Summary

Phase 2 “Options and Opportunities” of the *Envision Kuna* Comprehensive Plan featured extensive public outreach to narrow down and ask Kuna’s citizens about specific intent and policy directions for the plan. Specifically:

- Input on priorities related to economic development, health, transportation, housing, parks and trails and land uses was obtained.
- A vision for the plan was drafted and shared.
- A map series focused on obtaining feedback on future land uses, entryway corridors, parks, trails and downtown development.
- Sample land use patterns and designs were shared to help identify the desired characteristics of the built environment (at public workshop).

In Phase 3, the final *Envision Kuna* comprehensive plan will be drafted, shared for public review, and finalized. Work from Phase 2 will be combined with research and public input from Phase 1 to refine the vision, further develop the plan’s goals areas, identify specific strategies/projects/tools that will allow Kuna to implement its identified goals, create a series of maps and graphics for the plan, and develop the Future Land Use map.

Figure 1. *Envision Kuna* Project Timeline



The Phase 2 outreach included two Advisory Committee meetings, online survey, community workshop, a meeting with local developers and builders, and 6th grade student classroom outreach at Reed Elementary School. Over 500 individuals were engaged in this process to help shape the vision, values, goals and strategies in the *Envision Kuna* Comprehensive Plan. The following sections highlight key findings and results from each of the Phase 2 public engagement opportunities.

Summary of Themes

Many recurring themes from all elements of the public outreach are shown below, grouped into common categories:

- Growth, Development and Land Use
- Transportation
- Housing
- Economic Development
- Community Character

Growth, Development and Land Use

- Kuna residents see growth management as a high priority for the Comprehensive Plan. Development should be thoughtful and the impact on the community feel should play a role in development decisions.
- Kuna residents are experiencing the growing pains associated with a large population boom. For instance – roads are busier, there is more congestion, the perception of neighborliness has declined, and expressions of concern about safety have increased.
- Respondents do not want Kuna to develop and grow in the same style as surrounding communities but want to develop in their own way – preserving characteristics of the slower-paced, small-town, rural, friendly feeling that attracted them to Kuna in the first place.
- Identify and protect areas for agricultural lands, parkland and open spaces.

Transportation

- Transportation infrastructure, particularly roads, should grow as the population grows. There is currently a perception of traffic congestion amongst survey respondents which many respondents believe to be a symptom of growth occurring faster than infrastructure.
- There is a fear that major arterials in Kuna will turn into congested roadways similar to areas of Meridian Road and Eagle Road, to the north.
- The train tracks at the southern part of town create a significant barrier to transportation for many residents, and many continue to express concern about emergency service access. An overpass or additional ways to improve connectivity to north of the tracks is a major interest amongst respondents
- Respondents commented that many roads in Kuna are in need of maintenance and repair.
- Pedestrian and bicycle access throughout Kuna should be improved. Currently, to access major destinations, pedestrians and cyclists have to utilize major arterials that are uncomfortable to travel on and/or do not have pedestrian and bicycle infrastructure.
- Complete sidewalks and improve intersection crossings for pedestrians.
- Some felt that there are too few ways to enter and leave Kuna, and that additional routes in and out of the community are desired.

Housing

- Many respondents indicated a desire for the preservation and development of larger lot homes and subdivisions.
- New home developments have been too dense and lack stylistic diversity leaving neighborhoods without a sense of neighborhood character. Homogenous style development doesn't serve the full spectrum of housing needs.
- Create a mix of housing types that balances starter homes, medium density developments and large lot single family homes.
- Many respondents felt housing development is occurring too quickly and is approved without considerations to existing neighborhoods and surrounding areas.

Economic Development

- Be aware of the balance between big box stores/chain restaurants and smaller local businesses. Too much of one type of business development is not good for the community.
- Respondents want to see job opportunities for individuals with a wide range of qualifications.
- Industrial development should occur in a way and in locations that do not impact the small-town feel of Kuna.

Education and Youth

- Kuna's school system is struggling to keep up with the population growth. Classrooms are crowded, and new facilities are needed.
- Kuna's youth need opportunities to remain active with constructive and fun ways to spend their time.

Community Character

- Respondents generally appreciate the small-town feel of Kuna. Take active measures to preserve this aesthetic and feel in the face of rapid development.
- Downtown businesses need to have some common branding to create cohesion and character.
- Kuna should strive to be unique and identifiable. Avoid development and styles that could be Anytown U.S.A.

Figure 2. Specific Project Ideas from Survey Responses

Transportation	Parks, Trails and Public Facilities	Attractions
Add a footbridge over Indian Creek	Recreation center	Increase the number and diversity of restaurant choices (Too many pizza places!)
Contiguous and connected sidewalks throughout Kuna	Municipal pool	Expand farmers' market
Widen E Avalon from Orchard St to Swan Falls Road	Community center	Movie theater
Widen Deer Flat from Meridian to Linder Rd.	Extend the greenbelt East from Orchard To Crimson Point Elementary	Bring in shopping mall or Village-at-Meridian-style development
Widen Linder Road from Deer Flat to Boise/Main St.	Provide activities and specific places for youth Boys and Girls Club Sports complex with ball fields	Create an RV park
Traffic light at intersection of Hubbard Rd and Meridian Rd	Create a community garden (note: one opened in 2018)	
Traffic light at intersection of Swan Falls Rd and Avalon Rd	Connect the library with the broader Ada County library system	
Update lighting on major streets	Improve access to health facilities	
	Firehouse/emergency responder station located south of railroad tracks	

Survey Responses

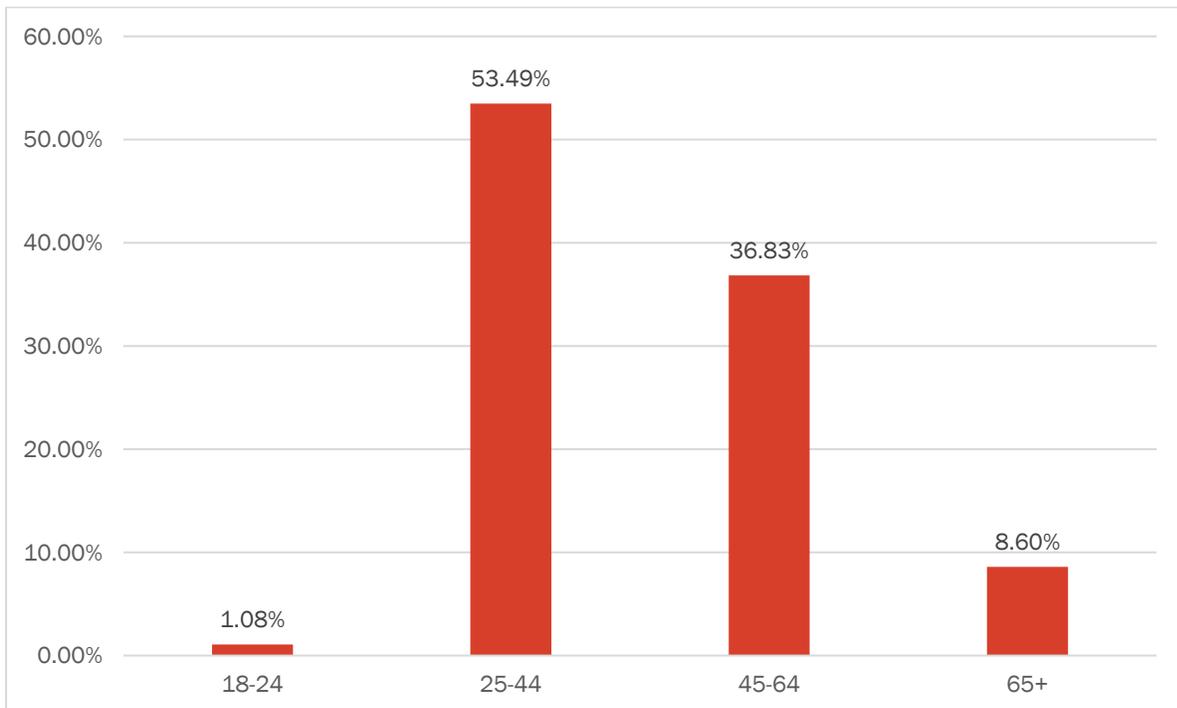
The second *Envision Kuna* Survey was open from May 1st to May 31st and received 443 responses. The survey was advertised through a City of Kuna Public Service Announcement, emails, social media posts, and through advertisement on banners, flyers and print ads throughout Kuna. The survey results and notable highlights are included below. A full compilation of verbatim survey responses is available upon request from the City of Kuna planning department.

Demographics

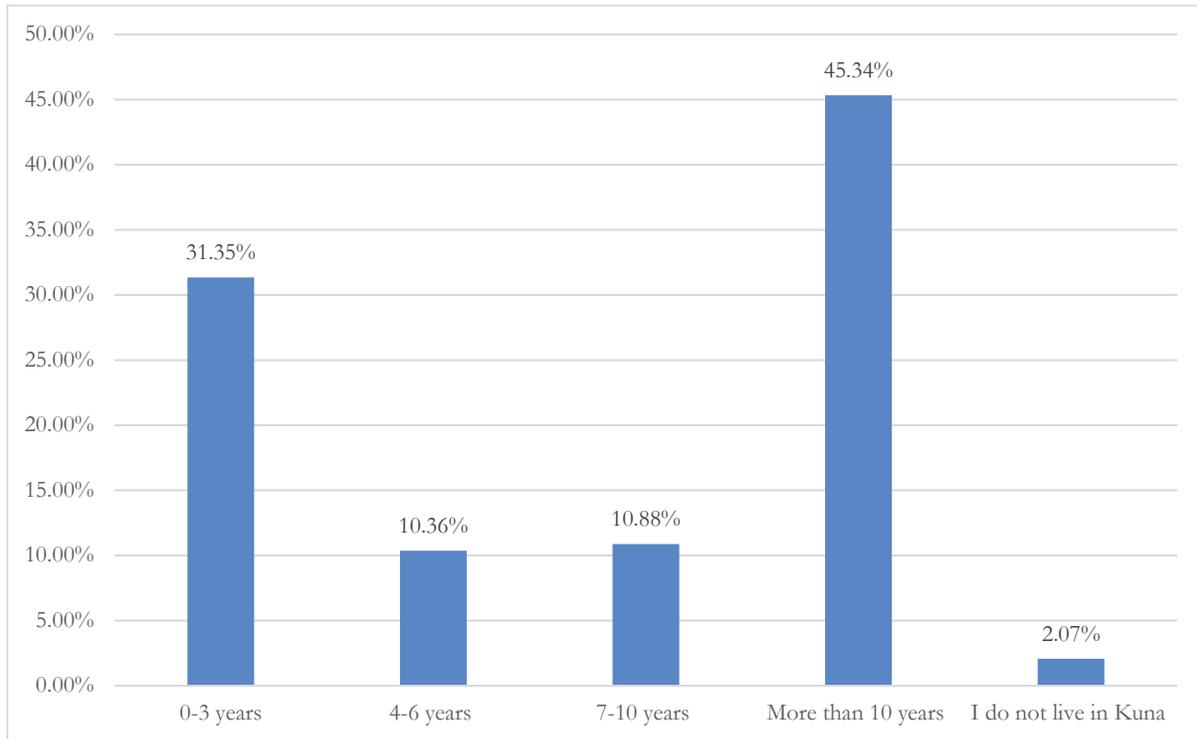
Two questions were asked in the survey to help interpret input received. Knowing who is providing input helps identify trends, and any potentially underrepresented groups.

Demographics Question1: What is your age? N= 372

Survey respondents were primarily working-aged individuals between 25-64. 8.6% of respondents over the age of 65 closely mirrors the population demographics of Kuna where 8.1% of the population is over the age of 65. Younger individuals between the ages of 18-24 are underrepresented a fact that should be taken into consideration when evaluating responses of this survey.



Demographics Question 2: How long have you lived in Kuna? N=386



Feedback on the Vision and Policy Areas

The survey was designed to solicit feedback on a community vision statement and six broad policy areas covered in the comprehensive plan. The policy focus areas included:

- Economic development
- Health
- Housing
- Land Use
- Transportation
- Community Character

In general, survey respondents were widely supportive of both the vision statements and policy focus areas. This input will be used to revise the vision statement and focus areas and will be used as a factor in determining priority project focus areas. Amongst all ideas represented in the six policy areas, a few of the categories rose to the top as highest importance among all survey respondents. The top ten most supported categories, as indicated by their weighted score responses, are shown in the chart below.

Figure 3. Top Ten Most Supported Policy Focus Areas, All Survey Categories

Policy Focus Area	Weighted Score
Open and recreational space (preservation of open space for recreational uses and natural resources management)	4.49
Environmental Exposure and Safety (air quality, water quality, soil quality, healthy habits)	4.46
Controlling traffic (reduce congestion on major arterials, alternative routes, speed reductions, etc.)	4.44
Agriculture (preserve land for small and larger-scale agricultural production)	4.38
Emergency preparedness (respond to natural hazards, disease or damaging/disruptive weather patterns)	4.35
Active lifestyles (opportunities for recreation, walking and biking options)	4.34
Energy and utilities (sustainable infrastructure)	4.2
Education (local opportunities for workforce development, training and continued education)	4.19
Community cohesion (suitable housing choices, public safety, community projects)	4.16
Business development (encourage entrepreneurs, and support individuals starting businesses)	4.11

Draft Vision Statement

Respondents reviewed and were asked to submit feedback on the draft vision statement, below.

We Envision Kuna as...

Economically Diverse and Vibrant

Kuna will have a coordinated, planned approach to build a diverse and robust economy that supports a mix of industries and businesses. A multitude of employment opportunities will provide a well-trained workforce for our community. As Kuna continues to provide opportunities to launch new business and expand existing businesses, Kuna will grow as an essential contributor to the regional economy.

Healthy

Citizens will continue to enjoy ample opportunities for a healthy, active lifestyle and abundant recreation, including connected trails and open spaces, as well as increasing

opportunities for access to a range of quality, local health wellness services, clean air, water and soil.

Distinctive Character and Well-Designed

Kuna will retain its close-knit, small town, welcoming character and elements of its rural, natural and agricultural roots. Land uses should meet community demands for services and sustained economic growth. Development should be planned, designed and built to keep Kuna a desirable and distinctive community.

Connected

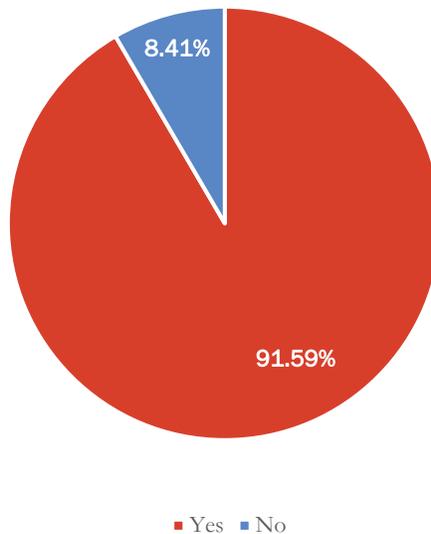
Kuna will have an array of transportation choices available to citizens and visitors. Kuna’s streets, sidewalks, highways, pathways, trails and rails will not only allow people to safely and efficiently move in, out and around Kuna, but also contribute to the community character. Kuna should be technologically connected with a strong, stable communications network, energy and utilities infrastructure that are sustainably maintained.

Collaborative Government

City government will be transparent, trustworthy, well-run, and encourage citizen participation at all levels. The City will continue to regularly collaborate with a variety of partners to provide the best possible services and amenities to citizens in an efficient, and cost-effective way.

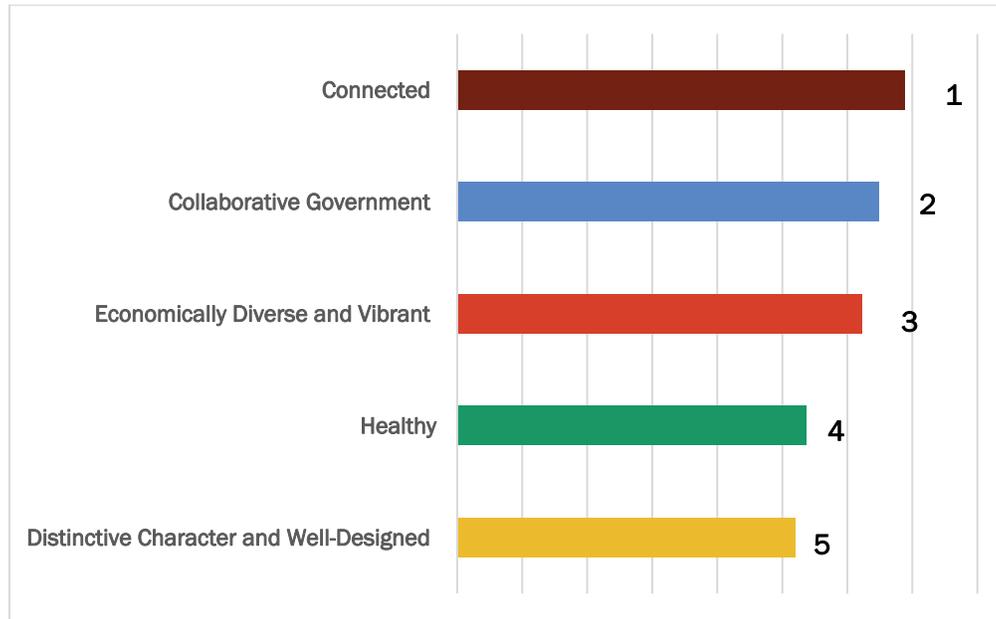
Vision Statement Questions

Q1. Do you generally feel that the Vision Statements reflect what you want to see in Kuna over the next 10 to 20 years. N=440



Q2. Rank the vision statement topics in order of importance to you (1 being the most important and 5 being the least important) N=443

The vision statements were generally well supported. Connected and Collaborative government were the highest rated amongst survey participants and distinctive character was ranked the lowest overall. The chart below shows the statement topics in order of importance.



Q3. What changes, if any, would you make to the vision statement? Is anything missing? N=204

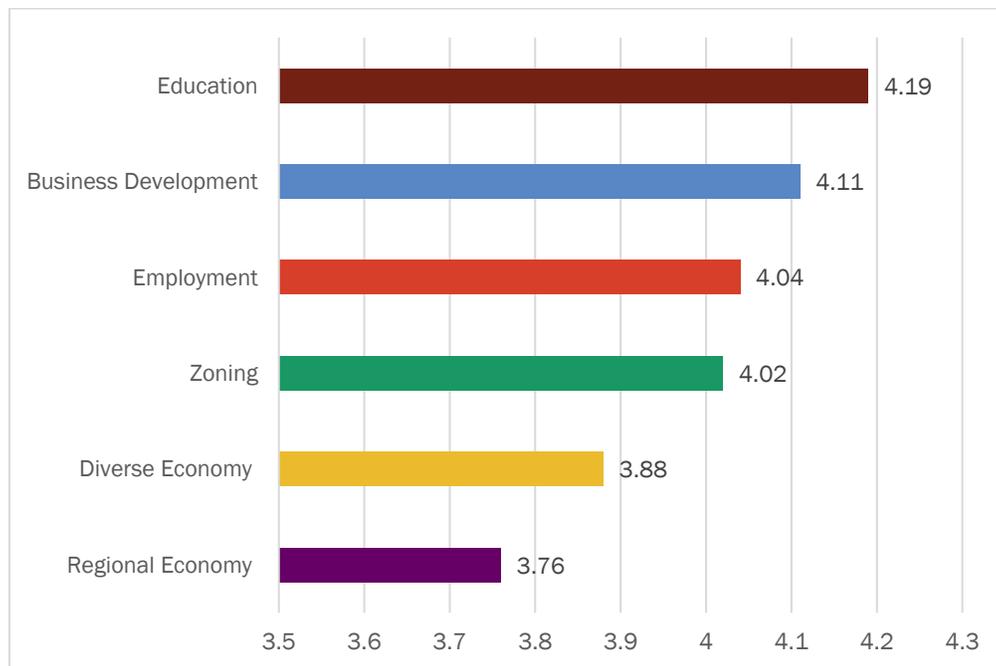
The below selection of responses shows notable themes and recurring ideas related to the vision statement. A full list of responses can be found in appendix A. Project specific ideas have been incorporated into the Ideas and Other Input section of this summary.

- Promote growth management and slower-paced development.
- Promote Kuna as a city for families with programming, activities, events and available spaces for play and gathering.
- Promote the development of strong infrastructure within Kuna.
- Promote a diversity of development (residential and commercial).
- Preserve farmland and agricultural spaces.
- Promote safety (police, fire, emergency response).
- Emphasize education.
- Highlight Kuna as a place with many entertainment options.
- Highlight Kuna as a place with strong parks and open space infrastructure.
- Promote art and historic preservation.

- Provide transportation options and access to all of Kuna’s residents, regardless of their location in Kuna.
- Highlight a small town feel and rural character as an important part of Kuna’s identity.
- Preserve wildlife in and around Kuna.

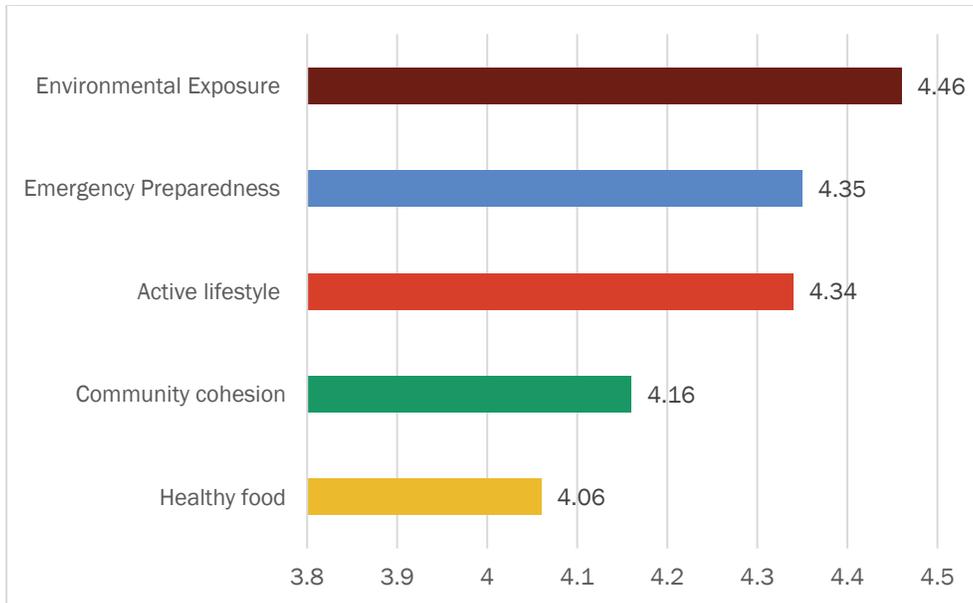
Q4. Please rank each of the following Economic Development focus areas on a scale of 1 to 5 (1 being not important at all and 5 being very important) N=415

All of the Economic Development focus areas listed in question 4 ranked towards the important side of the scale. Education (local opportunities for workforce development, training and continued education) received the highest weighted average of 4.19 followed closely by Business development (encourage entrepreneurs, and support individuals starting businesses) with an average of 4.11. Participation in the regional economy ranked the lowest with a weighted average of 3.76.



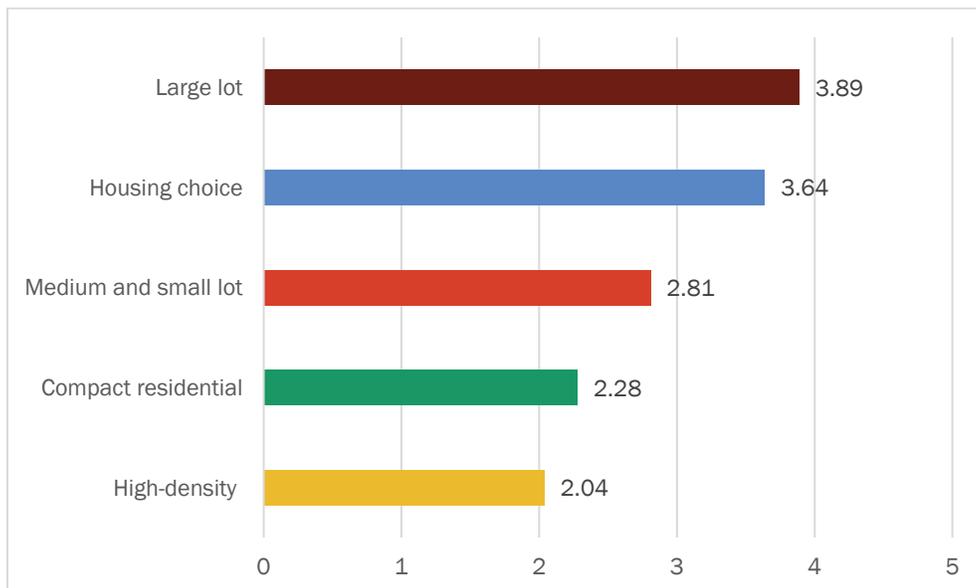
Q5. Please rank each of the following Health focus areas on a scale of 1 to 5 (1 being not important at all and 5 being very important) N=408

All five health focus areas received a weighted average greater than 4.0 indicating respondents felt that these were very important focus areas for the Envision Kuna Comprehensive Plan.



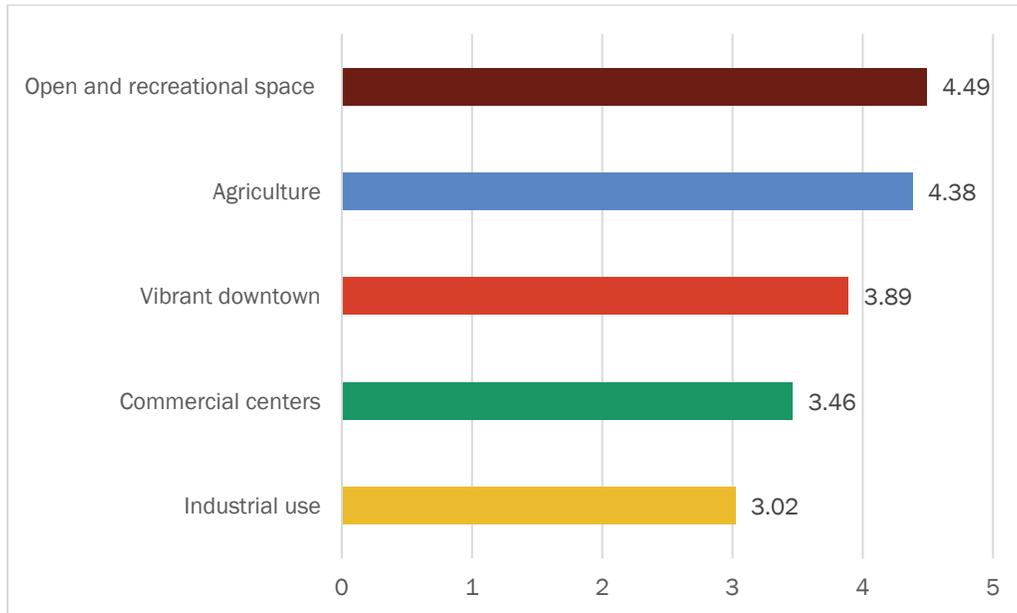
Q6. Please rank each of the following Housing categories on a scale of 1 to 5 (1 being not important at all and 5 being very important) N=401

Large lot homes were the most popular choice amongst survey respondents with a weighted average of 3.89. Both compact residential and high-density options ranked below an average a 2.5 indicating that a majority of respondents did not find these options to be important for Kuna. Housing choice maintained a rating of 3.64 indicating that respondents did want residents of Kuna to have a diversity of housing choices that would accommodate people of all ages, family sizes and income.



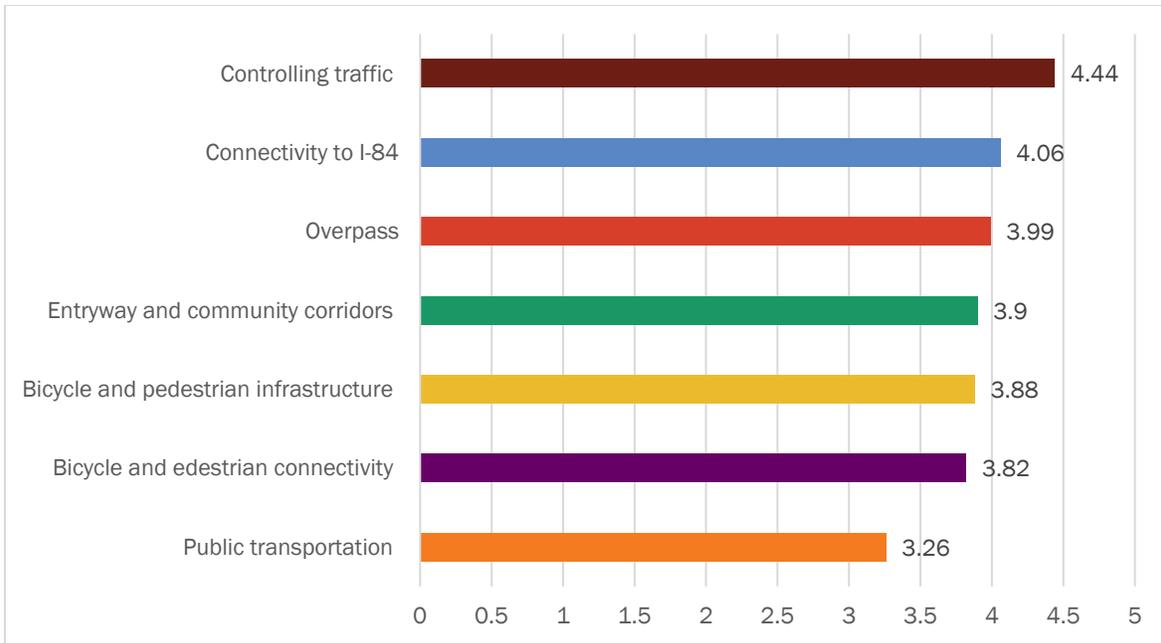
Q7. Please rank each of the following Land Use focus areas on a scale of 1 to 5 (1 being not important at all and 5 being very important) N=402

Respondents ranked open and recreational space along with agricultural use as the two highest priority focus areas. Industrial use rated somewhat important amongst survey respondents indicating that development of this type should be considered as an important part of land use in Kuna, but that the process should be methodical and avoid any negative impacts or disruptions to life in Kuna.



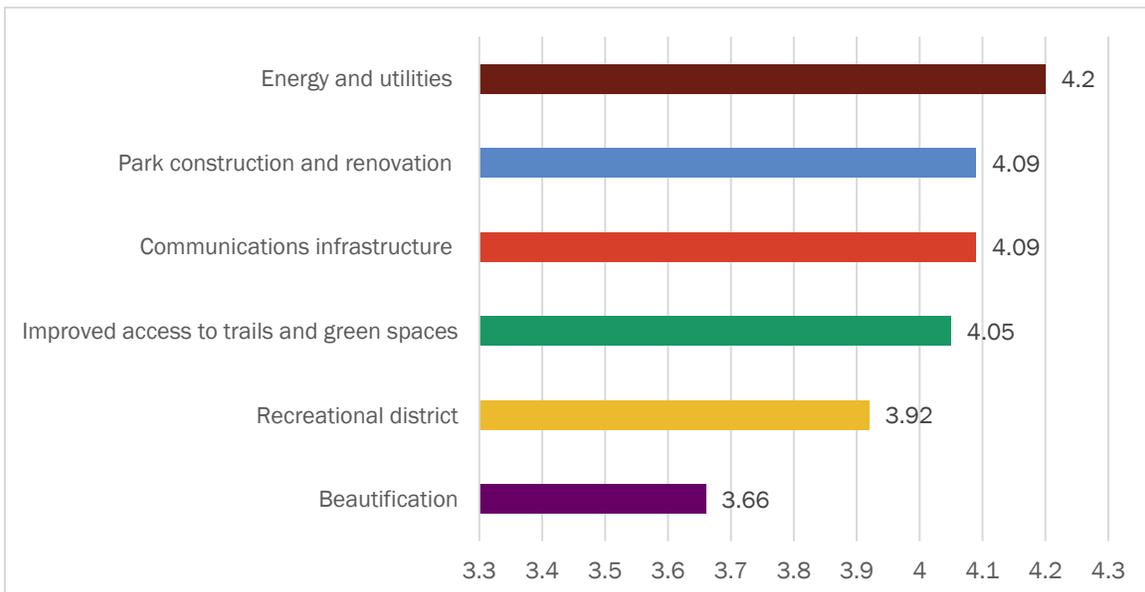
Q8. Please rank each of the following Transportation focus areas on a scale of 1 to 5 (1 being not important at all and 5 being very important) N=402

Responses to most of the transportation focus areas were tightly clustered between weighted averages of 3.8 to 4.1 indicating that respondents felt that these transportation focus areas were important for the success of the comprehensive plan. Controlling traffic was the most important focus area amongst respondents with a weighted average of 4.44. Public transportation was the only focus area category with a weighted average below 3.5, which indicates that this may be a lower priority and has more respondents who are not interested in seeing the development of public transportation when compared to other transportation focus areas.



Q9. Please rank each of the following Community Character focus areas on a scale of 1 to 5 (1 being not important at all and 5 being very important) N=393

The distribution of responses on community character focus areas is very homogenous. Respondents indicated that all of the listed focus areas are important with energy and utilities being the highest priority and beautification the lowest priority.



Q10. Is there anything else you would like to let us know? N=174

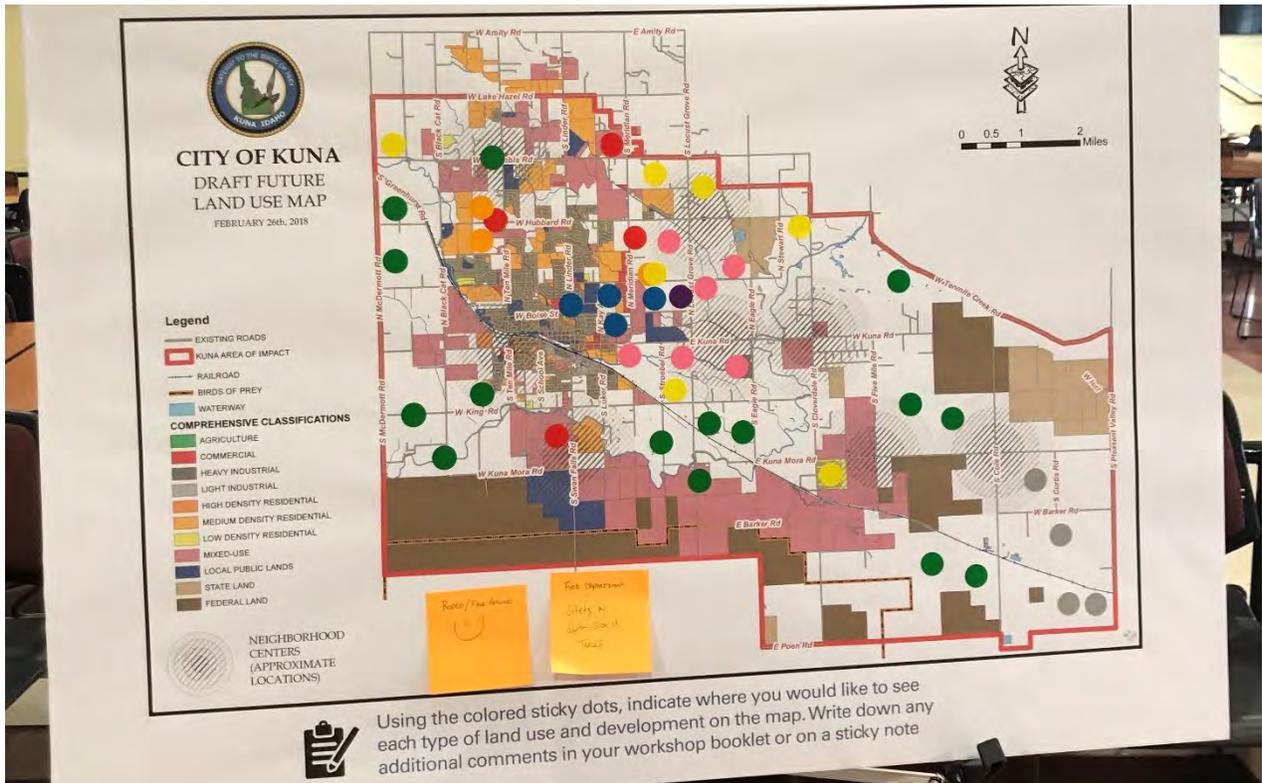
See Appendix A for the full set of responses from this question. Notable themes and highlights from these comments have been included in the Summary of Themes section as well as the Ideas and Other Input from Survey section of this report.

Workshop Overview and Results

Around 40 people participated in the second Envision Kuna Public Workshop and Open House. Workshop participants were encouraged to visit the seven stations around the room and provide input in a workbook and on maps. The workbooks mirrored the online survey questions and included additional opportunities to provide input on a series of planning maps about parks, trails, entryway corridors, transportation network, future downtown development and land uses, including different types of residential development. The workshop input was recorded and incorporated into the above survey summary. Photos of the final maps from the workshop are shown below.

Land Use Station Results

Participants at the land use station were asked to identify areas on a map where they would like to see different land uses in the plan's future land use map. The dots on the map below show where participants indicated a desire for various land uses. The dots are color-coordinated to match the land use classifications identified on the posters shown on the following page.



Land Use

Other Land Uses



Regional Commercial Centers

Intended for use by for-profit businesses such as office complexes, shopping malls, service stations and restaurants

Handwritten note:
 Add 1/2 acre per building
 20-40, 100-150, 200-300
 100-150, 200-300
 100-150, 200-300
 100-150, 200-300



Mixed-Use and Neighborhood Activity Centers

A walkable neighborhood area comprised of mixed land uses with interconnected residential, commercial areas, schools, civic and public spaces. These spaces are not connected to the city core and serve as standalone areas where people can live, work and play.



Light and Heavy Industrial

Light Industrial: production and business that includes manufacturing and wholesale facilities that are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Light industrial areas are typically more attractively designed and are in business-park type settings.

Heavy Industrial: intended to accommodate manufacturing, processing and warehouse activities. This area allows for the production of objectionable or hazardous noises, odors, dust, smoke and glare. This district is not intended for public use due to exposure risks.



Agriculture

Intended to preserve, protect and assure the continuing viability of agricultural lands within the City and area of impact. Agricultural uses are typical of farming, dairy production, pasturage, horticulture, animal husbandry, agritourism and agritainment, etc.

Land Use

Housing Choices and Neighborhood Types



Low Density Residential, Large Lot

Includes current R-2 zoning, not to exceed two dwelling units per acre



Medium-Density Residential

Includes current R-4, R-6, and R-8 zoning, not to exceed eight dwelling units per acre



Compact Residential, Small-Scale Multi-Family

Includes current R-12 zoning, not to exceed twelve dwelling units per acre



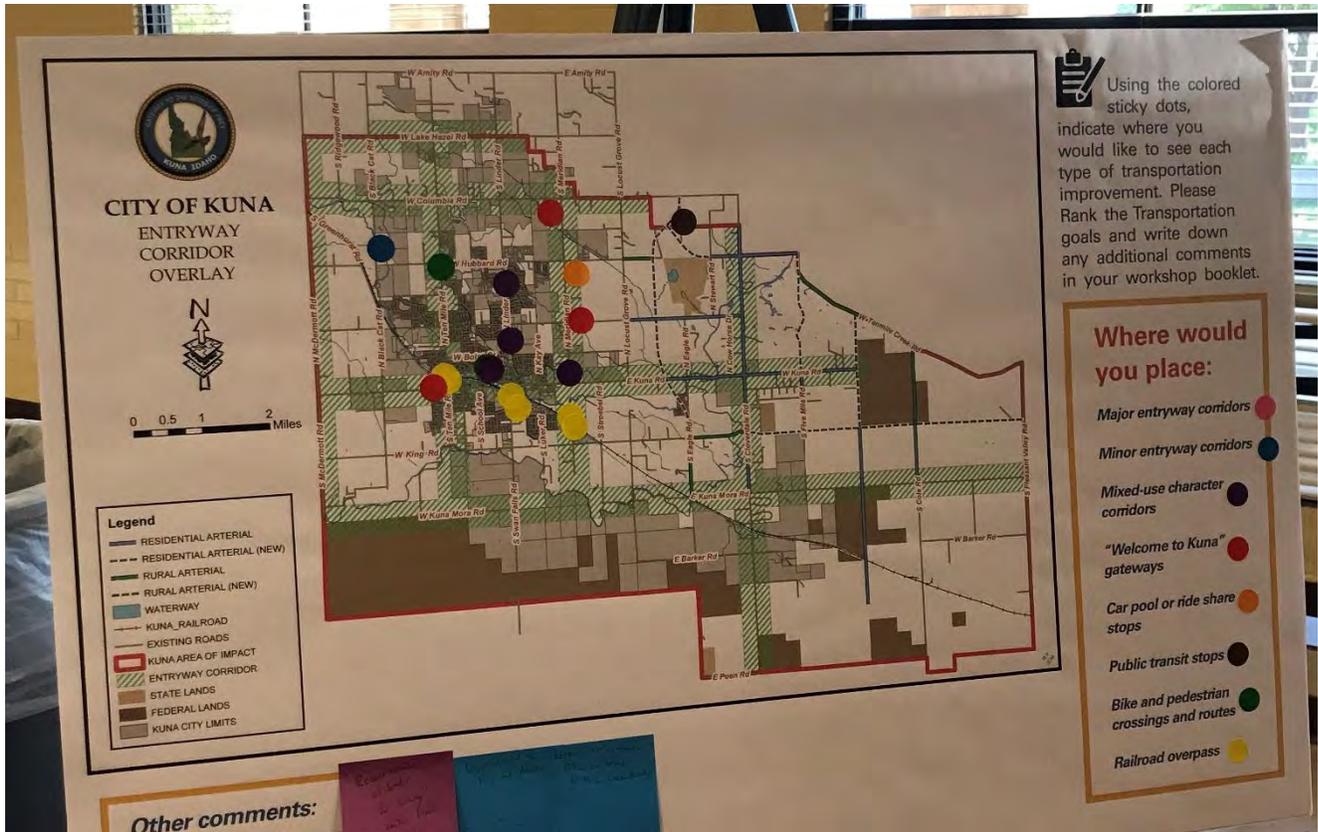
High-Density, Multi-Family

Includes current R-20 zoning, not to exceed twenty dwelling units per acre

Entryway Corridor Station Results

Participants were asked to identify the corridors on the map that they would like to see developed and utilized as entryways into the City of Kuna. Meridian Road, Linder Road and Ten Mile Road were all identified as north-south corridors that should serve as entryways, with Linder Road featuring traditional elements of a character corridor that features more design and slower traffic.

Other various transportation elements are also identified on the map including public transportation stops, car-pool and ride share locations and the location for a preferred overpass across the railroad tracks in southern Kuna.



Downtown Development Results

The downtown map station asked participants to identify the area that they consider to be the downtown in Kuna, and where future downtown development should be directed. This station also proposed areas where a “welcome theme” should be applied, so roadway design and adjacent land uses would transition into/out of the downtown core.

Generally, participants felt that the current downtown boundary was appropriate, and supported identifying areas for future expansion. However, respondents were mixed in their feeling about which direction(s) the downtown should expand. Respondents generally were enthusiastic about the idea of a transition into downtown with a well-defined “welcome theme,” and supported the identified corridors while suggesting additions to apply the theme to Avalon Street and allow downtown even more interaction with Indian Creek.

The second poster featuring the full map of Kuna shows where participants identified other areas in Kuna that they would like to see developed as character corridors and community centers that serve similar functions to downtown.





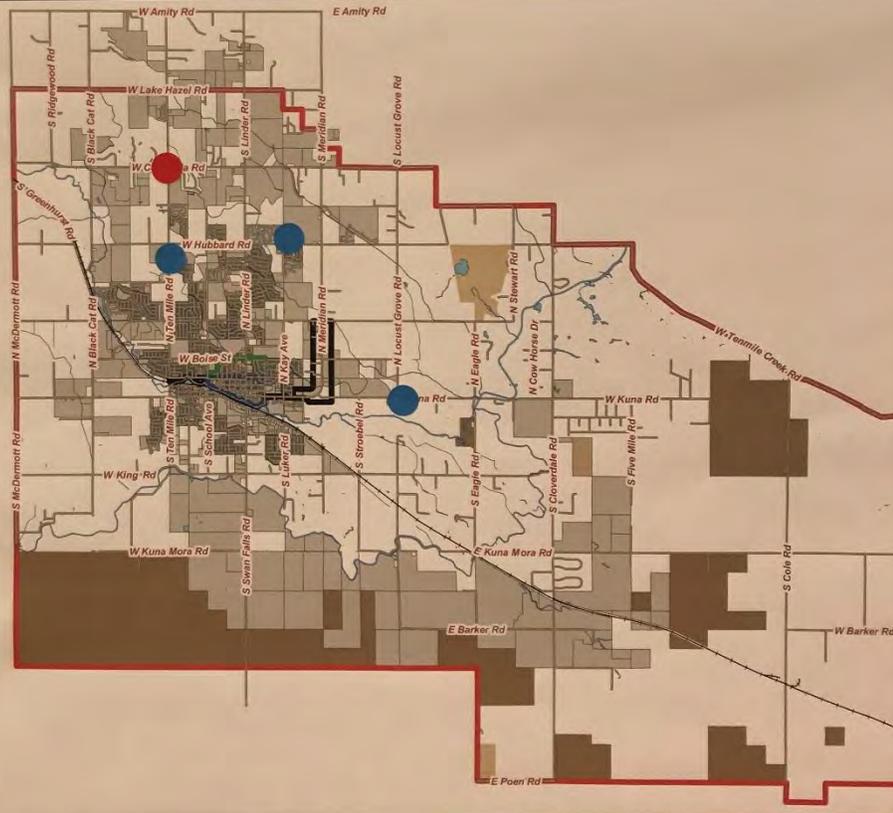
CITY OF KUNA

DOWNTOWN OVERLAY MAP



0 0.5 1 2 Miles

Legend	
	RAILROAD
	EXISTING ROADS
	KUNA CITY LIMITS
	KUNA AREA OF IMPACT
	DOWNTOWN CORE
	DOWNTOWN WELCOME THEME
	FUTURE DOWNTOWN
	WATERWAY
	STATE LANDS
	FEDERAL LANDS



Using the colored sticky dots, indicate other locations where similar types of character and development would be appropriate. Write down any additional comments in your workshop booklet or on a sticky note.

Advisory Committee Meeting Input

The *Envision Kuna* Advisory Committee met in prior to the survey response period and the public workshop to provide input on the vision, maps and generate ideas for goals and strategies. These comments were used to revise the vision statements shared in the survey, and the maps shared at the workshop. A summary of the results from this input is included as Appendix B.

Developers and Builders Meeting Results

On May 10, 2018, a meeting was held to acquire input from the current and future developers/builders throughout the Treasure Valley area. Questions regarding general development, housing, and transportation were asked to evaluate the positives and negatives of developing and building within the City of Kuna. The questions and responses received are outlined as follows:

What do you like about developing in Kuna? What does Kuna do well?

- Working with Staff – they have really great attitudes and customer service skills
- Kuna is a pro-growth area
- Kuna is very open to ideas and thinking outside of the box
- Smooth, quick processes – really fast turn-around on building permits

What are some barriers to development in Kuna? What can Kuna do better?

- The utilities and rock
- Need to make information for building permits and entitlement applications more available electronically – easier access to permits and information on current development as well (similar to Ada County's web map)
- Entitlements processing has slowed, need more staffing for faster review times and turn-around
- Create a more streamlined process, preferably online: pay online, upload documents, etc.
- Kuna should attend/represent Kuna at monthly Building Contractors Association meetings – offers a good format to attract a wider variety of builders to Kuna
- In general, Kuna should promote themselves more to get the desired land use patterns, developments and variety of housing types

What is needed to make diverse housing options happen?

- The current ability of an Administrative decision on deviating from dimensional standards is a good thing
- It would be good to have a supporting lot size for 1200 sq. ft. homes on smaller lots
- It would be good to revisit dimensional standards in the zoning code that actually allows the underlying zoning's density to occur. For example, it is not possible to get six units per acre in

an R-6 zone due to minimum lot sizes and frontage widths. This makes it harder during the public process, as it appears to the public that developers are seeking more intense density than will actually happen.

- Educate the public on how the process works and what the limitations are; create a standard public process – this would help alleviate neighborhood concerns when developments are proposed.
- Try to get away from the one-acre or larger-sized lots in Kuna; it is not feasible to provide city services.

How can the City of Kuna incentivize builders/developers to make diverse housing options happen?

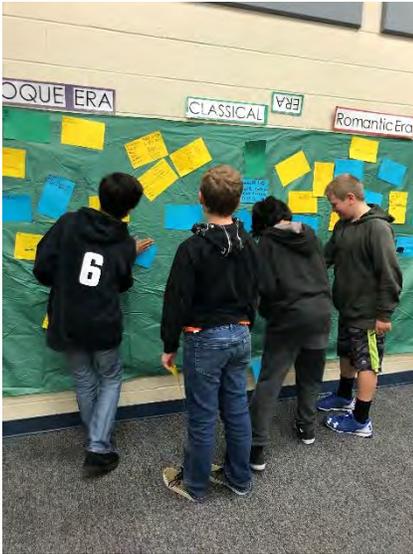
- Implement a density bonus in exchange for clustering, amenities, and lot variances
- Promote use of the Planned Unit Development ordinance

What are ways we can work with the development community to achieve uniform, functional and aesthetically pleasing corridors as development occurs?

- Update COMPASS numbers, and get all figures updated as well
- Implement ACHD policy amendments to approve variances and create more latitude
- Educate the Planning and Zoning Commission and the Council on one-acre lots and larger, they do not pencil out “(no less than 3/acre)”
- Work to create a more business-friendly community; housing demand will follow job types available just like housing creates the demand for commercial
- Highway 69 and Ten Mile Road needs more density housing behind commercial development
- Highway 69 and Ten Mile Road are different than Linder – Linder is more adequate for multi-modal
- Create a low stress alternative transportation network (example. Sacramento)
- Mason Creek and Indian Creek should be identified and preserved
- Show future pathways ahead of time to create neighborhood connectivity

Other general thoughts and comments:

- Kuna is expensive in the Treasure Valley for building permits (example: water and sewer hook-up fees for new multi-family buildings)
- There is a demand for density – townhomes and 4-plexes are filled faster than they can be built
- Zoning is the key to do density
- Housing costs are rising faster than wages
- Develop boundaries and impact fees



Take-Aways

The information collected in Phase 2 of the Envision Kuna Comprehensive Plan project will be used to tailor specific recommendations and strategies for the final comprehensive plan. Below are highlights of how citizens' desires will likely shape the final plan.

- *Strong support for the existing vision statements, with some slight, but key revisions.* The updated vision will reflect the key themes identified in the sections above including specific additions relating to the importance of education, safety, open space/agriculture, public facilities and a controlled growth management approach.
- *Details about the location and feeling of entryway corridors.* Adjustments to the definitions, locations and design/development strategies along entryway corridors, adjacent land uses and methods will be articulated to encourage high-quality character along key corridors.
- *Refinement of the Future Land Use map.* The revised map will focus on retaining agricultural and open space areas, accommodating space for larger home development, allowing mixed-use development in many areas to meet desired commercial and residential needs.
- *Integrate health, economic development and community character into all goal areas.*
- *Identify growth management techniques while still encouraging needed development.* Recommendations will be tailored to focus on directing and managing growth in ways that support the beloved character of Kuna.
- *Identify specific ways to develop more activities for youth, recreation.* Both the survey and the school outreach expressed strong desire for more options for things to do in Kuna.

Appendix D – Advisory Committee Prioritization Results

Overview:

In the final Envision Kuna Advisory Committee meeting, members were given a sheet of 30 sticker dots and were asked to place these dots on the projects and actions that they felt were the highest priority for the community. The projects listed below represent the committee's ideas for the most important priority projects in each goal area and broadly. The number in parenthesis at the end of each strategy/action show the total number of votes given to that particular strategy at the Advisory Committee meeting.

Top 10 Priority Projects for all Goal Areas

1. Work with ACHD, ITD and the Union Pacific Railroad to conduct an overpass feasibility study at major roads crossings (21)
2. Develop a City of Kuna housing needs analysis to address future housing demand, inventory and strategies to increase affordable housing options. (11)
3. Apply for Idaho Department of Parks and Recreation Recreational Trails Program (RTP) grants to implement pathway extensions, trailhead improvements and footbridge crossings. (11)
4. Create an official orientation and training program for appointed and elected officials. (11)
5. Define "mixed-use" designations in Kuna's adopted zoning code. (10)
6. Seek grant funding opportunities through the Economic Development Administration to develop specific infrastructure plans (i.e. water, sewer, roads, utilities) to enhance services for existing and new industrial areas and develop. (10)
7. Develop a coordinated Strategic Economic Development Plan (9)
8. Develop a Kuna business retention and attraction plan (8)
9. Develop an Indian Creek Greenbelt Master Plan. (8)
10. Greenbelt extension from Orchard to Crimson Point Elementary. (8)

Top Economic Development Projects and Actions

1. Develop a strategic coordinated Strategic Economic Development Plan (9)
2. Develop a Kuna business retention and attraction plan (8)
3. Educate city staff on CID funding as a developer infrastructure funding mechanism (7)
4. Develop an incentives program to competitively attract and retain new businesses (7)
5. Conduct a communications, transportation and public infrastructure assessment on future/key industrial areas (6)
6. Work with Ada County and incorporated cities to create a regional Comprehensive Economic Development Strategy (CEDS) (6)

Top Health and Safety Projects and Actions

1. Work with ACHD, ITD and the Union Pacific Railroad to conduct an overpass feasibility study at major roads crossings (21)
2. Develop an Indian Creek Greenbelt Master Plan. (8)
3. Greenbelt extension from Orchard to Crimson Point Elementary. (8)
4. Create parks or preserves at Hubbard Reservoir, Kuna Butte, Initial Point, and other open space areas of significance in cooperation with the appropriate agencies. (7)
5. Create an emergency response plan.(5)



Top Distinctive and Well-Designed Projects and Actions

1. Develop a City of Kuna housing needs analysis to address future housing demand, inventory and strategies to increase affordable housing options. (11)
2. Define “mixed-use” designations in Kuna’s adopted zoning code. (10)
3. Seek grant funding opportunities through the Economic Development Administration to develop specific infrastructure plans (i.e. water, sewer, roads, utilities) to enhance services for existing and new industrial areas and develop. (10)
4. Implement the Downtown Revitalization Plan. (7)
5. Identify and implement mechanisms to preserve and encourage agricultural land uses at small and large scales and create policy that supports agriculture. (7)

Top Connected Projects and Actions

1. Apply for Idaho Department of Parks and Recreation Recreational Trails Program (RTP) grants to implement pathway extensions, trailhead improvements and footbridge crossings. (11)
2. Develop a wayfinding system plan for key areas such as Downtown Kuna, Indian Creek Greenbelt, and expanded pathways systems. (8)
3. Develop standards to incorporate art, aesthetically pleasing elements and welcoming theme into entryway corridors. (7)
4. Design and implement Indian Creek Greenbelt extension projects. (7)
5. Develop design guidelines for all or select entryway corridors. (6)
6. Develop a map showing sidewalk gaps to be filled, sidewalk repairs needed, sidewalk expansion areas and pedestrian crossing improvement locations. (6)

Top Educated and Celebrated Projects and Actions

1. In collaboration with the Kuna School District, develop a specific improvement plan, with public input, to create public/community gathering space at 4th Street Gym property and/or other sites in Downtown Kuna. (7)
2. Work with industry to assess feasible sites for a postsecondary, vocational/technical training facilities and colleges that serve residents of Kuna and the surrounding area. (6)
3. Create standards for bicycle and pedestrian connectivity evaluation from developments to existing and proposed school sites. (6)
4. Start focus group to encourage recruitment of agri-tourism and agri-tainment establishments, activities and opportunities. (6)
5. Recruit industries that directly connect agriculture to the community (i.e. brewery with restaurant, dairy with store/public access, winery, garden/farm with restaurant, etc.). (6)

Top Governing Collaboratively Projects and Actions

1. Create an official orientation and training program for appointed and elected officials. (11)
2. Implement Police and Kuna Rural Fire District impact fees. (5)
3. Create a master projects calendar that is available to the public online. (4)
4. Create an outreach/publicity checklist to ensure consistent and effective communications. (4)
5. Comment cards that provide both positive and critical feedback. (4)

Goal Area 1: Economically Diverse and Vibrant

Goals	Potential Projects and Actions
<p>1.A Land use in Kuna will support economic development.</p>	<ul style="list-style-type: none"> • Apply for grants to implement downtown Kuna projects. (5) • Develop a strategic, coordinated Strategic Economic Development Plan. (9) • Educate City staff on CID funding as a developer infrastructure funding mechanism. (7) • Conduct an Urban Renewal Agency/District study.(5) • Upgrade City permitting systems. (3)
<p>1.B Support development of a skilled, talented and trained workforce. (1)</p>	<ul style="list-style-type: none"> • Create an annual report on the City’s workforce strengths and challenges. (4)
<p>1.C Attract and encourage new and existing businesses. (2)</p>	<ul style="list-style-type: none"> • Develop a Kuna business retention and attraction plan. (8) • Create an existing business repository. (2) • Develop an incentives program to competitively attract and retain new businesses. (7) • Form a local or downtown BID. (3) • Conduct a communications, transportation and public infrastructure assessment on future/key industrial areas. (6) • Create a focus group and plan to identify viable and implementable agritourism and agri-tainment opportunities and partnerships. (3) • Develop a policy for how the City of Kuna will provide a local match for companies that qualify for the Tax Reimbursement incentive through Idaho Commerce. (3) • Conduct a business incubator feasibility study. (4) • Conduct a Kuna specific industry analysis that highlights market demand, assets and risks. (1)
<p>1.D Address and plan for economic expansion of the City and region.</p>	<ul style="list-style-type: none"> • Work with Ada County and incorporated Cities to create a regional Comprehensive Economic Development Strategy (CEDS).(6) • Work with partner agencies and jurisdictions to create a regional projects list to guide long-term economic expansion. (2)

Goal Area 2: Healthy

Goals	Potential Projects and Actions
<p>2.A Maintain and expand an interconnected greenbelt, pathways and trail system. (2)</p>	<ul style="list-style-type: none"> ● Develop an Indian Creek Greenbelt Master Plan.(8) ● Greenbelt extension from Orchard to Crimson Point Elementary. (8) ● Review and revise greenbelt ordinance.(0)
<p>2.B Maintain and expand parks and public gathering spaces. (2)</p>	<ul style="list-style-type: none"> ● Develop a Parks Master Plan. (2) ● Apply for state and federal grants to improve access to facilities around open spaces and areas of significance. (2) ● Create parks or preserves at Hubbard Reservoir, Kuna Butte, Initial Point, and other open space areas of significance in cooperation with the appropriate agencies. (7)
<p>2.C Support the development of community recreation facilities (4)</p>	<ul style="list-style-type: none"> ● Update the community recreation center feasibility study. (2) ● Develop a unified recreation plan. (0) ● Sports complex with baseball/softball and soccer fields. (3) ● Community center, Recreation center, Swimming pool. (3)
<p>2.D Maintain and increase citizen access to health and wellness services</p>	<ul style="list-style-type: none"> ● Work with partners to establish a program to collect and monitor local level public health data. (1) ● Conduct a community health needs assessment. (4) ● Work with partner agencies to develop an emergency medical center south of the Union Pacific Railroad line. (2)
<p>2.E Ensure Kuna’s clean air, water and soil through natural resources management and watershed protection</p>	<ul style="list-style-type: none"> ● Conduct an environmental conditions assessment. (0) ● Develop a protected areas map. (3) ● Develop a natural resources management plan. (2) ● Establish conservation district boundaries and ordinance. (1)

Goal Area 2: Healthy

2.F Provide public safety and emergency services (police, fire, ambulance)

- Work with ACHD, ITD and the Union Pacific Railroad to conduct an overpass feasibility study at major roads crossings. (21)
- Conduct a community safety needs assessment. (1)
- Kuna Rural Fire District special tax levy or other funding mechanism?

2.G Engage and invest in planning and maintenance of emergency preparedness and disaster response systems

- Continue to work with Ada County to complete actions identified in the 2017 Ada County Multi-Hazard Mitigation Plan. (0)
- Create an emergency response plan. (5)
- Adopt State and County-wide emergency preparedness plans and incorporate them into Kuna's local emergency management system.(3)
- Organize a Community Emergency Response Team training, response committees, and neighborhood watches. Develop and maintain a geological hazards map. (2)
- Adopt a wildland-urban fire interface overlay district. (1)
- Conduct a flood hazards and drainage impacts assessment for the city's watersheds. (1)
- Incorporate the fire safety standards from the Ada County Wildfire protection plan.
- Implement a stream system management ordinance.
- Adopt the National Fire Protection Association (NFPA) Code 1144, Standard for Protection of Life and Property from Wildfire.
- Install signage throughout the community that offer escape routes and directions to emergency shelters. (1)

Goal Area 3: Distinctive and Well Designed

Goals	Potential Projects and Actions
<p>3.A Community Design should direct growth and implement sustainable land use patterns.</p>	<ul style="list-style-type: none"> ● Define “mixed-use” designations in Kuna’s adopted zoning code. (10) ● Create and implement design standards to encourage pedestrian-friendly environments and maintain and improve Kuna’s built environment. (3) ● Implement overlay districts along designated entryway commercial corridors. (3) ● Conduct inventory of developable and/or re-developable lands. Review and revise Kuna’s Zoning ordinance to reflect the intent of the comprehensive plan and Future Land Use Map (2) ● Identify and implement mechanisms to preserve and encourage agricultural land uses at small and large scales and create policy that supports agriculture. (7)
<p>3.B Kuna will preserve and enhance special places within the community.</p>	<ul style="list-style-type: none"> ● Implement the Downtown Revitalization Plan. (7) ● Develop a city-wide placemaking plan that identifies strategies and opportunities to activate and transform spaces within the community. (1) ● Develop a city-wide wayfinding program that provides signage for vehicles, bicyclists and pedestrians. (4) ● Seek opportunities for assistance and funding in placemaking efforts. (2) ● Consider options to accelerate redevelopment of the downtown, including the creation of a Rails to Ales Creekside District. Potentially establish a business improvement district or an urban renewal district. (3)
<p>3.C Encourage development of commercial areas with good connectivity and character.</p>	<ul style="list-style-type: none"> ● Use overlays to regulate regional commercial center design, access and connectivity, and integration with adjacent land uses. (3) ● Consider the creation of an innovation district of technology cluster. (5)
<p>3.D Encourage development of housing choices and strong neighborhoods.</p>	<ul style="list-style-type: none"> ● Review Kuna’s land use and zoning designations to ensure they allow for and encourage “traditional neighborhood development patterns” in mixed-used areas. (6) ● Develop a City of Kuna housing needs analysis to address future housing demand, inventory and strategies to increase affordable housing options. (11) ● Evaluate City’s ability to fund and manage a neighborhood investment grant. (0)

Goal Area 3: Distinctive and Well Designed

3.E Strategically locate and develop industrial areas.	<ul style="list-style-type: none">• Seek grant funding opportunities through the Economic Development Administration to develop specific infrastructure plans (i.e. water, sewer, roads, utilities) to enhance services for existing and new industrial areas and develop. (10) Consider adding other funding sources?• Provide future land use map and plan information to the Union Pacific Railroad. (6)• Keep in contact with existing industrial businesses for potential expansion. (4)
3.F Identify and manage hazardous areas.	<ul style="list-style-type: none">• Work with Ada County to incorporate hazardous areas maps into online interactive map. (1)• Improve communication channels with the public in conjunction with Ada County Highway District to share information related to heavy snow, possible flooding and storm events. (2)• Seek grant funding opportunities through the Bureau of Homeland Security and FEMA for hazard mitigation projects. (1)• Share evacuation and emergency preparedness information with the public. (4)
3.G Respect and protect private property rights	<ul style="list-style-type: none">• Develop and implement a consistent takings review process that is transparent and easily accessible to all interested parties. (4)

Goal Area 4: Connected

Goals	Potential Projects and Actions
<p>4.A Use overlay districts to create mixed-use entryway corridors with strong character and managed access.</p>	<ul style="list-style-type: none"> • Review and revise Meridian Road/Highway 69 ordinance. (4) • Develop design guidelines for all or select entryway corridors. (6) • Develop new overlay ordinance(s) for all or select entryway corridors. (1) • Design and implement capital improvement projects along Meridian Road/Highway 69, Ten Mile Road and Linder Road. (3) • Develop standards to incorporate art, aesthetically pleasing elements and welcoming theme into entryway corridors. (7)
<p>4.B Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability. (1)</p>	<ul style="list-style-type: none"> • Develop a wayfinding system plan for key areas such as Downtown Kuna, Indian Creek Greenbelt, and expanded pathways systems. (8) • Develop a map showing sidewalk gaps to be filled, sidewalk repairs needed, sidewalk expansion areas and pedestrian crossing improvement locations. (6) • Design and implement sidewalk capital improvement projects in coordination with ACHD. (3) • Select an alley to convert/transition to a pedestrian place/corridor. (2) • Apply for State Transportation Alternatives Program (TAP) grants to implement sidewalk projects. (1) • Apply for Idaho Department of Parks and Recreation Recreational Trails Program (RTP) grants to implement pathway extensions, trailhead improvements and footbridge crossings. (11)

Goal Area 4: Connected

Goals	Potential Projects and Actions
<p>4.C Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network. (7)</p>	<ul style="list-style-type: none"> • Design and implement Indian Creek Greenbelt extension projects. (7) • Fill pathway gaps with capital improvement projects. (2) • Apply for State Transportation Alternatives Program (TAP) grants to implement sidewalk projects. (2) • Apply for Idaho Department of Parks and Recreation Recreational Trails Program (RTP) grants to implement pathway extensions, trailhead improvements and bicycle/pedestrian crossings. • Conduct a Kuna specific industry analysis that highlights market demand, assets and risks. (5)
<p>4.D Promote a connected street network that incorporates mid-mile collectors for improved neighborhood connectivity.(7)</p>	<ul style="list-style-type: none"> • Collaborate with ACHD to design and implement capital projects that fill mid-mile collector gaps. (1) • Develop detailed plan showing proposed crossing locations to connect all section line roads in Kuna. (1) • Apply for grants to implement transportation capital projects, overpass, bridges, etc. (3)
<p>4.E Increase opportunities for public transportation and ride share commuting. (2)</p>	<ul style="list-style-type: none"> • Provide information on City of Kuna website and/or social media outlining vanpooling and ride sharing options for Kuna residents. (0) • Work with VRT and ACHD to apply for grants to incorporate park and ride facilities and senior bus upgrades. (0)
<p>4.F Ensure water, sewer, storm water, irrigation and solid waste systems are capable of serving the current and future population. (2)</p>	<ul style="list-style-type: none"> • Develop street lighting standards for entryway corridor overlays, Indian Creek Greenbelt and Downtown Kuna. (0) • Design and implement capital projects to bring pressurized irrigation service to older parts of town. (5)
<p>4.G Maintain serviceability of communication systems</p>	<ul style="list-style-type: none"> • Re-evaluate and update franchise agreements with utility companies. (1)

Goal Area 4: Connected

Goals	Potential Projects and Actions
including broadband internet, phone and cable. (1)	<ul style="list-style-type: none">• Increase the availability of high speed internet to bring increased coverage throughout Kuna?
4.H Ensure National Interest Electric Transmission Corridors, as well as power and gas transmission corridors, are considered in land use planning decisions, and minimize the adverse impacts of transmission corridors in the community. (1)	<ul style="list-style-type: none">• Create guidelines, standards and incentives for energy conservation practices and energy efficient designs. (4)
4.I Encourage public or private airports, airstrips and heliports to strengthen connectivity and to meet the needs of the community.	<ul style="list-style-type: none">• Create guidelines and standards for public or private airports. (3)

Goal Area 5: Educated and Celebrated

Goals	Potential Projects and Actions
<p>5.A Invest in Kuna’s schools and pre-K education opportunities to meet population demands. (4)</p>	<ul style="list-style-type: none"> • Continue to coordinate development reviews with Kuna School District and Charter Schools. (2) • Cooperate with the School District and the Charter Schools to address future program and facility needs. (2)
<p>5.B Attract opportunities for higher education and training in Kuna. (7)</p>	<ul style="list-style-type: none"> • Seek or establish joint venture possibilities between the City, the School District and Charter Schools that could allow for varying educational and technical opportunities, using approaches such as (community schools model) (4) • Work with industry to assess feasible sites for a postsecondary, vocational/technical training facilities and colleges that serve residents of Kuna and the surrounding area. (6) • Consider appropriate resources, such as the promotion of a satellite campus, to encourage and provide for higher education or vocational training. (2) • Pursue the possibility of a technical/trade school to enrich student’s career prospects. (5) • Create standards for bicycle and pedestrian connectivity evaluation from developments to existing and proposed school sites. (6)) Move to another section? • Establish public transportation routes to and from higher education facilities for Kuna residents. (5) Move to another section?
<p>5.C Identify and develop cultural and community facilities.</p>	<ul style="list-style-type: none"> • Develop design standards for restoration, rehabilitation and incorporation of history, culture and character into projects. (1) • Identify specific capital improvement projects that improve public access to privately and publicly owned event centers and gathering spaces. (0) • Work with Kuna Grange Hall representatives to identify specific projects to improve accessibility to facility. (0) • Incorporate Kuna Grange Hall in historical and cultural projects when appropriate. (2) • In collaboration with the Kuna School District, develop a specific improvement plan, with public input, to create public/community gathering space at 4th Street Gym property and/or other sites in Downtown Kuna. (7) • Create maintenance and capital improvement plan for Kuna Senior Center. (4) • Work with historical and railroad representatives on the inclusion of the Pioneer Cemetery and railroad in history and cultural projects. (3) • Develop specific educational and entertaining walking tour plan that identifies specific projects to tell the story of Kuna History through signage, participant-activated recordings, art and displays. (5)

Goal Area 5: Educated and Celebrated

Goals	Potential Projects and Actions
<p>5.C Identify and develop cultural and community facilities. (Continued)</p>	<ul style="list-style-type: none"> • Develop specific plan with Kuna Chamber of Commerce to identify specific projects and funding sources to improve access, signage and parking area at the Kuna Visitor Center. (1) • Identify capital improvements to improve access to the Kuna Library. Branch sites, mobile library program, participation in regional library network. (2)
<p>5.D Identify specific strategies to preserve Kuna's open space, agricultural lands and heritage. (2)</p>	<ul style="list-style-type: none"> • Identify key areas on the Future Land Use Map that should remain as agricultural/open space. (3) • Develop specific standards for agricultural and open space elements to be included in projects. (3) • Start focus group to encourage recruitment of agri-tourism and agri-tainment establishments, activities and opportunities. (6) • Create focus group to identify specific strategies to increase agriculture establishments (i.e. rodeo grounds, petting zoo, corn mazes, seasonal farming/activity festivals/carnivals, etc.). (3) • Recruit industries that directly connect agriculture to the community (i.e. brewery with restaurant, dairy with store/public access, winery, garden/farm with restaurant, etc.). (6) • Identify specific agricultural partnerships, programs and activities through the Kuna Grange, Kuna Farmers Market, Future Farmers of America (FFA), etc. (3) • Develop standards and incentives for clustered development patterns that preserves agricultural uses and/or promotes historical education on remaining lands. (5) • Agricultural Land Trust?

Goal Area 6: Governing Collaboratively

Goals	Potential Projects and Actions
<p>6.A Kuna will involve citizens in decisions about Kuna's future. (3)</p>	<ul style="list-style-type: none"> • Create a master projects calendar that is available to the public online. (4) • Create an outreach/publicity checklist to ensure consistent and effective communications. (4) • Conduct a comprehensive website review process and modernize website elements. (3) • Audit website annually to optimize design and performance. (0) • Conduct a bi-annual third-party citizen survey with incentives for citizens to submit comment cards that provide both positive and critical feedback. (4) • Host an annual citizen conversations event. (2) • Publish annual State of the City document in conjunction with State of the City address. (2) • Develop customer service protocols and conduct customer service training for all City staff. (3)
<p>6.B Kuna will maintain adequate organizational capacity to efficiently manage city government and implement this plan. (1)</p>	<ul style="list-style-type: none"> • Create an official orientation and training program for appointed and elected officials. (11) • Collect data and annually report on status of Comprehensive Plan Implementation. (2)
<p>6.C Engage in regional collaboration to leverage City and partner agency resources on behalf of the community. (1)</p>	<ul style="list-style-type: none"> • Conduct a City-wide strategic plan. (0) • Implement stakeholder satisfaction surveys that identify areas for improvement related to decision-making and service delivery. (0) • Conduct City employee satisfaction surveys and/or interviews to assess areas for improvement. (2) • Represent Kuna at the Building Contractors Association of Southwestern Idaho. (1)
<p>6.D Kuna will maintain sustainable and transparent financial operations and proactively manage City budgets and investments.</p>	<ul style="list-style-type: none"> • Develop a capital improvement plan that integrates with recommendations from <i>Envision Kuna</i>. (3) • Implement Police and Kuna Rural Fire District impact fees. (5) • Publish annual spending reports in a state of the City report, highlighting project budgets and revenue sources. (0)

Appendix E – Phase 3 Public Input Summary

Needs update post public draft review



Appendix F – Capital Improvement Plans

City Parks and Recreation

Kuna Police

Kuna Fire Department - Waiting on Plan from City

Park Impact Fee and Capital Improvement Plan

The purpose of this document is to set up a Park Impact Fee for the City of Kuna for public facilities authorized by Title 67, Chapter 82, Idaho Code, known as the Idaho Development Impact Fee Act (Impact Fee Act).

Summary of Impact Fee Rates

Impact fees are a one-time charge paid by new development to reimburse local governments for the capital cost of public facilities that are needed to serve new development and the people who occupy or use the new development. The term “developer” is used to describe anyone who is obligated to pay impact fees, including owners, developers or builders.

Types of Improvements

Impact fees can be used for the system improvements costs including construction or reconstruction of system improvements, including the cost of design studies, acquisition, engineering, land surveys, and land and right of way acquisition, engineering, permitting, financing, administrative expense, construction, applicable mitigation costs and capital equipment pertaining to capital improvements to maintain the level of service.

Impact fees CANNOT be used for construction, acquisition or expansion of public facilities not identified in the CIP; repair, operating or maintenance expenses; upgrading, updating or expanding or replacing existing capital improvements to meet stricter safety, efficiency, environmental or regulatory standards; upgrading, updating or expanding or replacing existing capital improvements to raise the level of service.

The capital expense to raise the level of service in the park system must be from revenue sources other than impact fees.

Level of Service

LOS is a baseline parameter (such as valuation) which helps define the demand on service by new development. It is required by the Impact Fee Act that the capital improvement plan includes “a description of all system improvements and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, to provide a level of service not to exceed the level of service adopted in the development impact fee ordinance.”¹

The LOS is the total calculation of capital facilities, including land, buildings and equipment that provide a service to given amount of development.

Parks and Recreation Service Level

Traditionally the level of service is calculated in acres per 1,000 persons. This service level is based on one attribute of service; land acquisition to new development. In reality the level of service provided by the parks system can be enhanced by improvements to existing land as well

¹ See Section 67-8208(1)(f), Idaho Code

as acquisition of new land. There will be periods of extensive land acquisition followed by periods of focusing on the development of the land. The measure used to determine the level of service in the Kuna Park system is based on the replacement value of existing park and recreation land and facilities to the number of equivalent dwelling units in the City. (Population/homes)

The Kuna City Parks currently serve an estimated population of 17,320, according to Compass, with approximately 5586 households. (Figure 1)

Figure 1

Current Population and Housing Data		
Population	Residential Units	Average Per Unit
17320	5586	3.1

Parks Infrastructure Costs

Park impact fees are based on the current inventory of city Parks and their replacement value. As required by Idaho Code 67-8204(2), the levels of service are applicable to the existing development as well as new growth and development. Since there has never been an Impact Fee assessed to new development, staff went through and established a base line cost on the current level of service. Currently the City has a cost of \$316.93 per person. Staff also calculated the acres per 1,000 residents, 6.53 acres per 1,000 residents of land and 3.15 acres per 1,000 residents of developed park space. (Figure 2)

Figure 2

Park	Parking Lot	Pathways	Natural	Grass		
Arbor Ridge				7.2	City Owned	
Butler				1.14	City Owned	
Baseball Fields				2.7	City Owned	
Crimson Point			20.5		City Owned	
Nicholson	0.4		5	4.4	City Owned	
Discovery Creek			6.75		City Owned	
Well 5	0.19		4.3	0.17	City Owned	
Winchester	0.23			5.8	City Owned	
Sadie Creek				4.4	City Owned	
Chaparosa				1.14	City Owned	
East Greenbelt		2659		2.95	Working on getting it from ACHD	
West Greenbelt	0.93	3968		16.34	R.R. Right away, leasing	
Bernie Fisher Park				2.3	City Owned	
Farm	0.27			3	City Owned	
Avalon Comm. Garden				0.2	City Owned	
C.P. Comm. Garden				0.5	City Owned	
Indian Creek Comm. Garden				2.3	Lease with School District	
Meadowview Property			20		City Owned	
	2.02		56.55	54.54		
		6627				
			Total:	113.11		
			Population:	17320		
					Total Acres per 1,000	6.53
					Total Developed Acres per 1,000	3.15

Shown in Figure 3, is the current park assets and the replacement cost associated with each amenity. Staff went through and inventoried every park so we didn't leave anything out. Staff then got the prices from local contractors, staff and Playground equipment companies so we could get an accurate value for each amenity. All of these costs are a reflection of how much the City has invested in each park, it also gives a replacement value for each park.

Figure 3

	Arbor Ridge	Butler	B.B. Fields	Nicholson	Chapp	Well 5	Winchester	Sadie Creek	E. Greenbelt	W. Greenbelt	Bernie Fisher	Farm
Acres	7.2	1.14	2.7	4.4	1.14	0.17	6.03	4.4	2.95	16.34	2.3	3
Parking Lot	\$132,042.00		\$72,486.00	\$38,327.50		\$22,080.00	\$45,968.00	\$7,245.00		\$78,969.00	\$72,486.00	\$101,312.00
Playground Equip	\$37,250.00	\$27,906.00					\$27,906.00				\$67,520.00	
Sprinkler System	\$37,440.00	\$5,928.00	\$14,040.00	\$22,880.00	\$5,928.00	\$884.00	\$31,356.00	\$22,880.00	\$15,340.00	\$84,968.00	\$11,960.00	\$15,600.00
Picnic Tables	\$2,532.00	\$2,532.00		\$2,532.00			\$2,532.00	\$3.00		\$5,064.00	\$20,889.00	\$2,535.00
Benches	\$1,184.00	\$29,705.00		\$1,208.00							\$1,400.00	
Basketball Court											\$25,250.00	\$26,210.00

Swings		\$5,236.00					\$3,682.00			\$3,682.00		
Structures				\$3,600.00				\$3,600.00		\$43,200.00		
Electricity									\$35,000.00	\$33,000.00		
Restrooms				\$0.00			\$0.00	\$0.00	\$134,200.00	\$134,200.00		
Horse Shoe pits									\$1,000.00	\$500.00		
Volley ball court									\$4,500.00			
Frisbee golf									\$4,696.00	\$9,504.00		
Trees	\$22,000.00	\$7,600.00	\$6,400.00	\$3,600.00	\$7,200.00	\$1,600.00	\$30,400.00	\$7,200.00	\$10,000.00	\$51,600.00	\$18,800.00	\$2,800.00
Shrubs	\$1,380.00				\$380.00			\$130.00				
Trashcan Recpt		\$2,810.00		\$682.00			\$1,164.00				\$2,982.00	\$1,164.00

Total Per Park	\$385,524.80	\$106,535.66	\$194,298.70	\$165,533.10	\$37,526.66	\$28,145.73	\$270,054.07	\$133,761.60	\$165,907.05	\$935,100.66	\$485,127.70	\$212,828.00
Price Per Acre												
Total	\$53,545.11	\$93,452.33	\$71,962.48	\$37,621.16	\$32,918.12	\$4,784.77	\$44,785.09	\$30,400.36	\$56,239.68	\$57,227.70	\$210,925.09	\$70,942.67

Average Price Per Park

Total	\$260,028.64
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Average Price Per Acre

Total	\$60,273.20
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As shown in Figure 4, the City has a total of \$5,489,301.76 invested into the Park system. Included in the total is the cost of land at \$25,000 an acre. Also included is the percent of equity we used to calculate the level of service. The Parks that have all amenities rated at 100%, the parks with only unimproved land are rated at 41 %.

Figure 4

Park	Land Cost	Amenities	Replacement Value	% Equity	Amount to Include in Fee
Arbor Ridge (7.2 Acres)	\$252,000.00	\$385,517.60	\$640,517.60	100	\$640,517.60
Butler (1.14 Acres)	\$39,900.00	\$106,534.52	\$146,434.52	100	\$146,434.52
Baseball Fields (2.7 Acres)	\$67,500.00	\$194,296.00	\$261,796.00	100	\$261,796.00
Crimson Point (20.5 Acres Land Only)	\$512,500.00		\$512,500.00	41	\$512,500.00
Nicholson (4.4 Acres)	\$100,000.00	\$165,528.70	\$265,528.70	100	\$265,528.70
Discovery Creek(6.75 Acres Land Only)	\$168,750.00		\$168,750.00	41	\$168,750.00
Well 5 (4.66 Acres)	\$111,750.00	\$28,145.56	\$139,895.56	100	\$139,895.56
Winchester (7.06 Acres)	\$156,500.00	\$270,048.04	\$426,548.04	100	\$426,548.04
Sadie Creek (5.9 Acres)	\$110,000.00	\$133,757.00	\$243,757.00	100	\$243,757.00
Chapparosa (1.14 Acres)	\$28,500.00	\$37,535.52	\$66,035.52	100	\$66,035.52
East Greenbelt (2.95 Acres)	\$73,350.00	\$165,904.10	\$239,254.10	100	\$239,654.10
West Greenbelt (16.34 Acres) R.R. ROW		\$935,084.32	\$935,084.32	100	\$935,084.32
Bernie Fisher (2.3 Acres)	\$57,500.00	\$485,125.40	\$542,625.40	100	\$542,625.40
Farm (3.27 Acres)	\$81,750.00	\$212,825.00	\$294,575.00	100	\$294,575.00
Avalon Comm. Garden (.2 Acres)	\$5,000.00	\$4,000.00	\$9,000.00	100	\$9,000.00
C.P. Comm. Garden (.5 Acres)	\$12,500.00	\$5,000.00	\$17,500.00	100	\$17,500.00
Indian Creek Comm. Garden (2.3 Acres)	\$57,500.00	\$25,000.00	\$82,500.00	100	\$82,500.00
Meadow View Property	\$500,000.00		\$500,00.00	41	\$500,000.00
Total Replacement					\$5,492,701.76
			Price Per Resident		\$317.13

Calculation of Parks Impact Fee

The calculation of the Impact Fee, Figure 5, is based on the current value of level of service divided by the population. That will give us the price per resident, we multiply that by the average resident per unit (3.1) to get the Impact Fee of \$982.48 per equivalent dwelling unit.

Figure 5

Current Value of Level of Service	\$5,489,301.76
Population	17,320
Cost per Resident	\$317.13
Average Resident Per Unit	3.1
Residential	\$983.10
Commercial	\$0.00

Parks Capital Improvement Plan

Kuna's 10 year population growth, according to Compass², Figure 6, is as approx. eight thousand residents, would justify 52.24 acres of new park land, 25.2 acres of that would be developed to keep the 3.15 developed acres per one thousand residents. Figure 5 below list the entire CIP. It shows the cost of land purchases, cost of construction of current undeveloped parks as well as new construction and equipment that will be needed.

Figure 6

Kuna Projected Growth Through 2040						
2010	2015	2020	2025	2030	2035	2040
17,850	20,311	22,397	28,192	35,961	46,079	50,992

² Compass Communities in Motion 2040 Vision Forecast by Demographic Areas

The three items on the CIP, Figure 7, are the General Fund contributions and Impact Fee contributions. The General Fund contributions are a list of projects, staff and equipment that are going to be budgeted for out of the general fund. The Impact Fee contributions include cost of land, construction costs and equipment costs.

Park Values are calculated at \$85,273.20 per acre. This includes the price of land and development. These prices were from the average amount the City has invested in the current parks, \$60,273.20 and the price of land at \$25,000 an acre. Equipment needs are based on what we have currently and what we will need with growth.

Figure 7

Total Parks CIP Summary 2025				
CIP Description	Grants	General Fund	Impact Fee	Amount
Park Land Acquisition			\$455,320.00	\$455,320.00
New Amenities/Green Up	\$100,000.00		\$650,000.00	\$750,000.00
Crimson Point Construction			\$250,000.00	\$250,000.00
Discovery Creek Construction			\$200,000.00	\$200,000.00
Pathway	\$199,800.00	\$60,300.00		\$260,100.00
Large Arear Mower		\$55,000.00		\$55,000.00
Picnic Shelters		\$22,500.00		\$22,500.00
Parking Lots Paved		\$150,000.00		\$150,000.00
Employee		\$45,000.00		\$45,000.00
Employee Arborist		\$50,000.00		\$50,000.00
Employee		\$45,000.00		\$45,000.00
Mini Excavator		\$35,000.00		\$35,000.00
Restroom		\$150,000.00		\$150,000.00
RTV		\$40,000.00		\$40,000.00
RTV			\$20,000.00	\$20,000.00
RTV			\$20,000.00	\$20,000.00
Truck		\$28,000.00		\$28,000.00
Truck		\$28,000.00		\$28,000.00
Trailer		\$8,000.00		\$8,000.00
Greenbelt Lighting		\$75,000.00		\$75,000.00
				\$0.00
				\$0.00
	\$299,800.00	\$791,800.00	\$1,595,320.00	\$2,686,920.00

Projected Impacted Fee Income

Based on the previous ten year population growth³, 2005-20015, the City has grown an average of 574.3 residents a year. From 2005 to 2010 the City saw a growth of 924.6 residents per year. That is an approx... 5,300 residents that moved to Kuna in five years. The average population growth from 2010 to 2015 was 224 residents per year. What these numbers signify are the population growths pre-recession and post-recession. Taking the ten year average will give us a more realistic number we can calculate how much impact fee monies will accumulate each year.

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
	10,587	12,647	14,261	14,830	15,900	15,210	15,470	15,650	15,960	16,070	17,320
Growth		2,060	1,614	569	1,070	-690	260	180	310	110	260
	Total Growth 05-10			4,623				Total Growth 11-15			1120
	Avg. over 5 years			924.6				Avg over 5 years			224
			Growth over ten years			5,743					
				10 Year Average		574.3	A Year				

³ Compass Current and Historical Population Estimates

The calculation of the Impact will give an annual budgeted number to budget with. In order to get that number we have to divide the average growth, 574.3, by the average number of residents per unit, 3.1, and we will get 185.26. We then multiply the 185.25 by the price per building permit, \$983.10, to get the annual anticipated income from Impact Fees at \$182,129.10 and \$1,821,290.96 over ten years.

Parks CIP Analysis

Capital Projects	Acres		IMPACT FEE EXPENDITURES									
			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Crimson Point Green up	20.5	\$ 250,000.00								\$ 150,000.00	\$ 100,000.00	
Discovery Creek	6	\$ 200,000.00							\$ 100,000.00		\$ 100,000.00	
Meadow View Property Green up	20	\$ 200,000.00										\$ 200,000.00
Large A rear Mower		\$ 55,000.00										
Picnic Shelters		\$ 22,500.00										
Parking Lots Paved		\$ 150,000.00										
Employee		\$ 45,000.00										
Employee Arborist		\$ 50,000.00										
Employee		\$ 45,000.00										
Mini Excavator		\$ 35,000.00										
Restroom		\$ 150,000.00										
RTV		\$ 40,000.00										
RTV		\$ 20,000.00								\$ 20,000.00		
RTV		\$ 20,000.00										\$ 20,000.00
Truck		\$ 28,000.00										
Truck		\$ 28,000.00										
Truck		\$ 28,000.00						\$ 28,000.00				
Trailer		\$ 8,000.00										
Greenbelt Lighting		\$ 75,000.00										
Pathways												
Behind Yongs Property	1800 ft	\$ 48,600.00										
Behind Indian Creek School	1200 ft	\$ 32,400.00										
Well 5	2,000 ft	\$ 54,000.00										
Nicholson	2400 ft	\$ 64,800.00										
Grant Match		\$ 67,000.00										
Land Acquisition		\$ 470,000.00				\$ 470,000.00						
Sports Complex Construction		\$ 350,000.00					\$ 200,000.00	\$ 150,000.00				
Green Up		\$ 100,000.00							\$ -			
			\$0.00	\$0.00	\$0.00	\$ 470,000.00	\$ 200,000.00	\$ 178,000.00	\$ 100,000.00	\$ 170,000.00	\$ 200,000.00	\$ 220,000.00
		\$ 2,636,300.00										\$1,538,000.00
		Total Amount	\$ 136,596.00	\$ 318,725.10	\$ 500,854.20	\$ 212,983.30	\$ 195,112.40	\$ 199,241.50	\$ 281,370.60	\$ 293,499.70	\$ 275,628.80	
		Amount after Year Expiratures	\$ 136,596.00	\$ 318,725.10	\$ 30,854.20	\$ 12,983.30	\$ 17,112.40	\$ 99,241.50	\$ 111,370.60	\$ 93,499.70	\$ 55,628.80	

City of Kuna Police Department

Capital Improvement Plan 2019-2028

Type of Capital Infrastructure	Square Feet	CIP Value	Growth <i>times</i> Portion <i>equals</i>	Amount to Include in Fees	Amount from Other Sources
Facilities					
Police Facility - current staffing level 17 officers	3,450	\$690,000	0%	\$0	\$690,000
Police Facility - increase in service level 11 officers	2,250	\$450,000	0%	\$0	\$450,000
Police Facility - growth related 12 officers	2,400	\$480,000	100%	\$480,000	\$0
Total Infrastructure		\$1,620,000		\$480,000	\$1,140,000
Plus Cost of Fee-Related Research					
Impact Fee Study		\$6,000	100%	\$6,000	
Grand Total		\$1,626,000		\$486,000	

Appendix G – Kuna’s Early History

Kuna and the surrounding area is part of the Snake River Plain that stretches for miles across southern Idaho. The vast sagebrush desert was originally home to Native Americans who utilized the land as hunters and gatherers. In time, irrigation opened the area to settlement and the eventual establishment of the town of Kuna.

The first non-Indians in the area were fur trappers. They arrived about 1811 having followed Lewis and Clark who opened up much of the Oregon territory, including Idaho, in 1804-1806. Numerous people made their way west through Idaho and into Oregon along the Oregon Trail that followed the Boise River to the Snake River bringing settlers to the area as early as the 1840s. However, Southern Idaho’s hot, dry, dusty climate discouraged many early pioneers from settling in the area.

The discovery of gold in the Boise Basin in 1862 and the Owyhee Mountains in 1863 brought thousands of miners, farmers and businessmen to the area. The influx of people prompted the United States Army to establish a military fort in the area. Major Pinckney Lugenbeel who arrived from Fort Vancouver with a detachment of Oregon and Washington volunteers established Fort Boise on July 4, 1863.

In 1881 the Oregon Short Line Railroad started building its line westward across Idaho. In 1882 the railroad established a construction camp at a stage station where the road to Silver City (a major mining community) crossed the railway right of way. The site was originally known as “Fifteen Mile Station” because it was fifteen miles southwest of Boise and approximately twenty miles from the Snake River. When the rail line was put into operation in September of 1882, a station was placed at that point and given the name “Kuna”. A settlement grew up around the station and flourished until 1887 when the O.S.L. built a branch line from Nampa to Boise.

During the years 1883 to 1887 supplies for Boise City, Idaho City, Placerville, Centerville, and Silver City, were transported by freight wagon from the railroad at Kuna. The early town consisted of at least three warehouses, a depot and a post office. The settlement closed down and Kuna became just another railroad siding until prospects of irrigation water began attracting settlers.

When the United States Reclamation Service was established in 1902, its planned project sites included the Boise Valley. Major reservoir development began on the Boise Project, including expansion of the New York Canal system. Eventually it ran south of Boise to the Kuna area and extended onto Deer Flat Reservoir near Nampa.

In 1905 Mr. and Mrs. Fremont H. Teed anticipated the coming irrigation trend and filed a 200-acre claim under the Desert Land Act, where Kuna stands. Water for stock and human consumption was hauled in barrels from Snake River and later from an 18-foot well, dug in the bed of Indian Creek near Mora. The Teeds opened a post office in Kuna in 1905 and that same year the town site was opened. The promise of water brought numerous settlers to the area, although Kuna remained sparsely settled until 1909. On February 22, 1909, the first water was let into the New York Canal at Diversion Dam east of Boise. Irrigation water was now available to the Kuna region.

The small community of Kuna began to take shape when Frank Fiss established the first general mercantile store. As more people settled in the area and other companies sought to take advantage of the land made fertile by irrigation.

Appendix H: Attorney General Review Questions

Attorney General Review Questions:

1. Does the regulation or action result in a permanent or temporary physical occupation of private property?

Regulation or action resulting in a permanent or temporary physical occupation of all or a portion of private property will generally constitute a "taking." For example, a regulation that required landlords to allow the installation of cable television boxes in their apartments was found to constitute a "taking." See *Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U.S. 419 (1982).

2. Does the regulation or action require a property owner to dedicate a portion of property or to grant an easement?

Carefully review all regulations requiring the dedication of property or granting of an easement. The dedication of property must be reasonably and specifically designed to prevent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. A court also will consider whether the action in question substantially advances a legitimate state interest. For example, the United States Supreme Court determined in *Nollan v. California Coastal Commission*, 483 U.S. 825 (1987), that compelling an owner of waterfront property to provide a public easement across his property that does not substantially advance the public's interest in beach access, constitutes a "taking". Likewise, the United States Supreme Court held that compelling a property owner to leave a public greenway, as opposed to a private one, did not substantially advance protection of a floodplain, and was a "taking". *Dolan v. City of Tigard*, 114 U.S. 2309 (June 24, 1994).

3. Does the regulation deprive the owner of all economically viable uses of the property?

If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a "taking". In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other preexisting limitations on the use of the property. See *Lucas v. South Carolina Coastal County*, 112 S. Ct. 2886 (1992).

Unlike the criterion noted above, it is important for the agency to analyze the regulation's impact on the property as a whole, and not just the impact on a portion of the property. It is also important to assess whether there is any profitable use of the remaining property available. See *Florida Rock Industries, Inc. v. United States*, F.3d 1560 (Fed. Cir. 1994). The remaining use does not necessarily have to be the owner's planned use, a prior use, or the highest and best use of the property.

One factor to consider in the property analysis is the degree to which the regulatory action interferes with a property owner's reasonable investment-backed development expectations. The agency should carefully review regulations requiring that all of a particular parcel of land be left substantially in its natural state. A prohibition of all economically viable uses of the property is vulnerable to a takings challenge. In some situations, however, there may be preexisting limitations on the use of property that could insulate the government from takings liability.

4. Does the regulation have a significant impact on the landowner's economic interest?

Carefully review regulations that have a significant impact on the owner's economic interest. Courts will often compare the value of property before and after the impact of the challenged regulation. Although a reduction in property value alone may not be a "taking", a severe reduction in property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any development rights of the owner. As with criterion three noted above, these economic factors are normally applied to the property as a whole.

5. Does the regulation deny a fundamental attribute of ownership?

Regulations that deny the landowner a fundamental attribute of ownership—including the right to possess, exclude others, and dispose of all or a portion of the property—are potential takings. The United States Supreme Court recently held that requiring a public easement for recreational purposes where the harm to be prevented was to the floodplain was a "taking". In finding this to be a "taking", the Court stated: The City never demonstrated why a public greenway, as opposed to a private one, was required in the interest of flood control.

The difference to the petitioner, of course, is the loss of her ability to exclude others. This right to exclude others is "one of the most essential sticks in the bundle of rights that are commonly characterized as property". *Dolan v. City of Tigard*, 114 U.S. 2309 (June 24, 1994).

The United States Supreme Court has also held that barring the inheritance (an essential attribute of ownership) of certain interests in land held by individual members of an Indian tribe constituted a "taking". *Hodel v. Irving*, 481 U.S. 704 (1987).

6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

A regulation may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. *Nollan v. California Coastal Commission*. 107 S. Ct. 3141 (1987); *Dolan v. City of Tigard*. 114 U.S. 2309 (June 24, 1994). In *Nollan*, the United States Supreme Court held that it was an unconstitutional "taking" to condition the issuance of a permit to land owners on the grant of an easement to the public to use their beach.

The Court found that since there was no indication that the *Nollan's* house plans interfered in any way with the public's ability to walk up and down the beach, there was no "nexus" between any public interest that might be harmed by the construction of the house, and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context.

Likewise, regulatory actions that closely resemble, or have the effects of a physical invasion or occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood that a "taking" will be found. Private property rights and local land use control have been linchpins of American society for many years but it seems these ideals, sometimes viewed as complementary, have become unlikely adversaries. At least part of the reason is that these concepts have changed over time.

Property rights groups seem to be well aware of their own rights, but sometimes lose sight of others' property rights and oppose development projects they don't like. Local land use control, in principle

is a process that allows local residents to be involved in planning their cities' future, but it has become a forum for outside activists to block new development. The dilemma is that local control can certainly infringe upon property rights, but property right protection lessens local land use control.

There continue to be more local land use control issues. Opposition to growth and development in some areas has grown to the point that it has prompted the creation of terms such as NIMBY (not in my backyard), LULU (locally unwanted land use), and BANANA (build absolutely nothing anywhere near anything).

The forces behind this resistance range from citizens worried about property values and neighborhood changes to environmental groups worried about air quality and ecosystem preservation. Regardless of the motive, the outcome of their opposition is often to deny property owners their preferred use of their land and thus diminish their property rights. (From a treatise published by the American Planning Association.)

Recommendations

There are a number of different ways in which communities concerned about addressing the "takings" issue can protect themselves against potential "takings" claims. These include the following:

- Establish a sound basis for land use and environmental regulations through comprehensive planning and background studies. A thoughtful comprehensive plan or program that sets forth overall community goals and objectives and which establishes rational basis for land use regulations helps lay the foundation for a strong defense against any "takings" claim. Likewise, background studies of development and pollution impacts can build a strong foundation for environmental protection measures.
- Institute an administrative process that gives decision-makers adequate information to apply the "takings" balancing test by requiring owners to produce evidence of undue economic impact on the subject property prior to filing a legal action. Much of the guesswork and risk for both the public official and the private landowner can be eliminated from the "takings" arena, by establishing administrative procedures for handling "takings" claims and other landowner concerns before they go to court. These administrative procedures should require property owners to support their claims by producing relevant information, including an explanation of the property owner's interest in the property, price paid or option price, terms of purchase or sale, property appraisals, assessed value, tax on the property, offers to purchase, rent, income and expense statements for income-producing property, and similar that can help substantiate their claim.
- Take steps to prevent the subdivision of land in a way that may create economically unusable substandard or unbuildable parcels. Subdivision controls and zoning ordinances should be revised if they permit division of land in such a fashion as to make development very difficult or impossible – for example by severing sensitive environmental areas or partial property rights (such as mineral rights) from an otherwise usable parcel.
- Make development pay its fair share, but establish a rational, equitable basis for calculating the type of exaction, or the amount of any impact fee. The U.S. Supreme Court has approved

use of development conditions and exactions, as long as they are tied to specific needs created by a proposed development.

- Avoid any government incentives, subsidies, or other programs that encourage development in sensitive areas such as steep slopes, floodplains, and other high-hazard areas. Nothing in the United States Constitution Fifth Amendment requires a government entity to promote the maximum development of a site at the expense of the public purse or to the detriment of the public interest. Taxpayers need not subsidize unwise development. At the same time, consider incentive programs that encourage good development, when regulatory approaches cannot alone achieve necessary objective without severe economic deprivation. While not a legal requirement, such programs can help take the sting out of the tough, but necessary, environmental land use controls.

Jace Hellman

From: Jace Hellman
Sent: Tuesday, March 12, 2019 11:49 AM
To: ACHD; Ada County Engineer; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power; Idaho Power Easements 1; 'Idaho Power Easments 2'; Intermountain Gas; ITD; J&M Sanitation - Chad Gordon; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Lisa Holland; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Perry Palmer; Planning Mgr: Ada County Development Services; Terry Gammel
Cc: Wendy
Subject: Request for Comments, Kuna Planning and Zoning Public Hearing - Envision Kuna - Comprehensive Plan

March 12, 2018

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

CASE	Envision Kuna – Comprehensive Plan
PROJECT DESCRIPTION	A public hearing to review the new Envision Kuna - Comprehensive Plan (text and maps), and forward a recommendation to City Council. This Plan, if approved, will replace the current 2015 Kuna Comprehensive Plan (text and maps) including the Future Land Use Map.
HEARING DATE	Tuesday, April 23, 2019 6:00 PM Kuna City Hall is located at 751 W 4 th Street, Kuna, ID 83634
KUNA STAFF CONTACT	Wendy Howell, PCED whowell@kunaid.gov Phone: (208) 922.5274 Fax: (208) 922.5989
DROPBOX LINK	https://www.dropbox.com/sh/14e8g8l7kce429h/AABO45oRNNTJAzaSRzJ5Wzj5a?dl=0

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments.*

Thank you for your input, we greatly appreciate it!

Jace Hellman

Planner II

751 W 4th St

Kuna, ID 83634

jhellman@kunaaid.gov



Jace Hellman

From: Jace Hellman
Sent: Wednesday, March 20, 2019 8:28 AM
To: 'legals@idahopress.com'
Subject: City of Kuna Request for Legal Publication
Attachments: Legal for PZ 04.23.19.doc

Greetings:

We would like to request that you publish the attached legal notification in the March 27, 2019 and April 3, 2019 cycles of Kuna Melba News on behalf of the City of Kuna, Planning and Zoning Department. This notifications needs to be published in both cycles.

The Kuna P.O. for this request is #8177 (if you need it).
Thank you.

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov



CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: (208) 922-5274

Envision Kuna – Comprehensive Plan

NOTICE IS HEREBY GIVEN, that the **Kuna Planning and Zoning Commission** will hold a public hearing on **Tuesday, April 23, 2019, at 6:00 pm**, at Kuna city hall, 751 W 4th Street, Kuna, ID, to review the new Envision Kuna - Comprehensive Plan (text and maps), and forward a recommendation to City Council. This Plan, if approved, will replace the current 2015 Kuna Comprehensive Plan (text and maps) including the Future Land Use Map.

The public is invited to present written or oral comments. Written testimony received by the close of business on **April 16, 2019**, will be included in the packets distributed to the governing body. Late submissions (must include six [6] copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 W 4th Street, Kuna, ID.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

(No need to print anything below this line)

Please publish on March 27, 2019 and April 3, 2019
PO will be: #8177

(Sent 03.20.19)

IDAHO PRESS TRIBUNE
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C/O ISJ PAYMENT PROCESSING CENTER
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POCATELLO ID 83204
(208)467-9251
Fax (208)475-2338

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 03/21/19 10:00 by sje14

Acct #: 345222

Ad #: 1880952

Status: New WHOLD

1 KUNA, CITY OF
P.O. BOX 13
KUNA ID 83634

Start: 03/27/2019 Stop: 04/03/2019
Times Ord: 2 Times Run: ***
LEG 1.00 X 50.00 Words: 192
Total LEG 50.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG Cost: 74.00
Affidavits: 1

Contact: CHRIS ENGLER
Phone: (208)387-7727
Fax#:
Email: awelker@kunaaid.gov; gsmith@k
Agency:

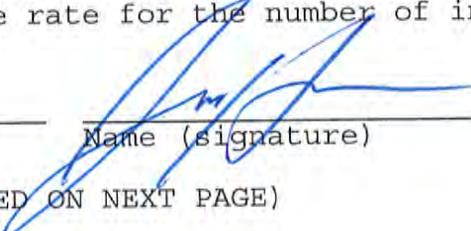
Ad Descrpt: PH 4/23/19 - ENVISION KUN
Given by: JACE HELLMAN
P.O. #: 8177
Created: sje14 03/21/19 09:56
Last Changed: sje14 03/21/19 09:59

PUB ZONE EDT TP RUN DATES
KMN A 96 S 03/27 04/03

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman
Name (print or type)


Name (signature)

(CONTINUED ON NEXT PAGE)

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Fax (208) 475-2338

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 03/21/19 10:00 by sje14

Acct #: 345222

Ad #: 1880952

Status: New WHOLD WHOI

LEGAL NOTICE

**Envision Kuna
Comprehensive Plan**

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing on Tuesday, April 23, 2019, at 6:00 pm, at Kuna city hall, 751 W 4th Street, Kuna, ID, to review the new Envision Kuna - Comprehensive Plan (text and maps), and forward a recommendation to City Council. This Plan, if approved, will replace the current 2015 Kuna Comprehensive Plan (text and maps) including the Future Land Use Map.

The public is invited to present written or oral comments. Written testimony received by the close of business on April 16, 2019, will be included in the packets distributed to the governing body. Late submissions (must include six [6] copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 W 4th Street, Kuna, ID.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning
Department

March 27, 2019
April 3, 2019 1880952

Looks great

Jace Hellman

From: Wendy Howell
Sent: Friday, January 25, 2019 9:24 AM
To: 'Aaron Mondada'; 'Ellen Campfield Nelson'; Lisa Bachman
Cc: Jace Hellman
Subject: FW: Feedback on Envision Kuna draft plan

From: Cheryl Richards <cherylrichards@gmail.com>
Sent: Friday, January 25, 2019 8:40 AM
To: Wendy Howell <whowell@kunaid.gov>
Subject: Feedback on Envision Kuna draft plan

Hello,

Thank you for allowing citizens the opportunity to continue to respond to the comprehensive plan. First, I want to acknowledge that this was an extreme effort and I appreciate that you are asking and considering the public in this process. Many of the goals seem to be with good intent behind them. I have both questions and comments to the plan.

1 - I live south of the railroad tracks and have been concerned for quite some time about the canal overpass on Swan Falls Road. How will this overpass be changed and expanded? It is highly used (and will continue to be) and not safe as a pedestrian or cyclist crossing. I'm uncertain from your plan how this will be addressed to make it better rather than just maintain; it's current condition is not good. I would also like to see an overpass from Luker Road connecting over the railroad tracks, but I recognize this is likely a challenge with the railroad and anyone owning surrounding properties. It is a necessary development considering the amount of housing you anticipate increasing in this area.

2 - I previously read a number of comments on the original survey regarding not making Meridian Road like Eagle Road. With the number of commercial use areas planned along Meridian Road, you WILL turn it into Eagle Road regardless of the speed limit. Commercial use properties would be better served throughout the community and split also on Ten Mile more fairly. I know a lot of thought has went into this plan, however, it appears the concerns over Meridian Road are being dismissed and downplayed. My commute time is already 25 minutes and I don't commute into Boise. The majority of my time is spent on Meridian Road. I'm very concerned about this not being well supported in the long term and the end result being exactly what the community has said they don't want.

3 - I'm alarmed at the amount of agricultural land that is being encroached upon. I moved to Kuna because I wanted a good mix of land including agricultural land. Yet I see community members trying to force out agricultural properties such as the dairy farm by the school, failing to recognize that those are important functions in our society and our food source. Your plan to have an educated workforce isn't bad, except there needs to be a balance with support for agricultural jobs that are vital to the functioning of the economy, which requires the appropriate level of agricultural land. The plan seems imbalanced in this area.

4 - I have not had much interaction with the local city government, and I hope this will change. I want to mention here that I submitted a request on the city site back in August of 2018 regarding the dog park at Sadie Creek Park. There was no way to easily submit the request so it ended up in the graffiti section. However I never received a response on that safety request. So I will reiterate my concerns here. This dog park is a safety hazard to those using the pond, especially with children. If someone needs to have their dog fenced-in to control them, then having the dog park next to a pond where dogs and children regularly swim is not a good solution. It sends mixed messages and causes a safety hazard for people and other dogs when uncontrolled dogs are not maintained around the pond. This problem has increased as

more people use the dog park. I hesitate to even go there because of this, and we LOVE the pond! We want the pond to stay near are home (this has been such a great and unexpected amenity!). I would like the dog park removed and placed in a different park where there is not a swimming area. I also look forward to the actions of good customer service as outlined in your goals. The lack of acknowledgement of my request and no response to it makes me feel like the city is not concerned about the safety of my children. Animal Control can only do so much in these instances. We need the the city's help to find a better strategic location for this park.

Thank you for your time and consideration.

Cheryl Richards

Greetings,

With the cooperation and willingness of the Kuna City Zoning and Planning Department, I propose that the ENVISION KUNA PLAN add at least one more Goal to their document. It could be fit into any/many of the Goal sections already existing, as an action plan. And of course reworded as needed.

THE NEW GOAL: The creation of a 'Kuna City Lighting Ordinance' will be added to Kuna City Code book, designed to avoid and reduce light pollution, while clearly explaining lighting expectations for the developers, planners and community. Careful attention to lighting in our region will protect our health, our safety, our environment and will improve the lives of the living organisms within it (people, animals, plants). With this attention to light and with good planning, we will retain some of the 'rural', smaller town qualities of our region - the qualities and considerations that keep and attract people to Kuna.

Details as to why I feel this Goal is needed:

When reading the Envision Kuna Plan, most the emphasis to me seems to be on development. It is very well done and I realize much time, great effort and community input has created it.

However, to me, there doesn't seem to be much to convince me that you hope to protect a little bit of Kuna the way it is - unique, semi-rural, with special places to the south (river, dark skies, protected birds, crop land, recreation and farm animals). I ask that you throw us 'a bone'. A bone to those who have lived in Kuna for years or moved to Kuna because of its small town, rural, simple life style vibe. Give us comfort that we won't look like Las Vegas or even Eagle Road as we grow. Put something in your Goals that assure us that we won't be excessively 'LIT UP', and that Kuna leaders will protect our sleep, health, peace and our skies from light pollution.

Although the city codes do have some good lighting requirements and suggestions throughout, it is difficult to find them and many have not been added to or refined, as we experience new situations during Kuna's rapid growth. Without clarity and/or a complaint, they are hard to enforce. I have been paying attention to lighting details for quite a while.

This new Ordinance will become the primary source of information, so that lighting considerations can be to easily referred to during the development application, review,

approval, public hearing, building and enforcement stages. It should address all the general considerations of lighting, such as color, intensity, purpose, direction, shielding, timers, sensors etc.. and should serve to teach and instruct us of current best lighting methods.

To complete the ordinance and lighting code development, more detailed lighting requirements will be needed (or revised) in various sections of the existing Kuna Code Book, so that the best lighting practices will be used in all project needs (signs, roads, parks, zones etc..)

The ordinance's focus should be to promote environmentally responsible, well designed and safe lighting for our region and the organisms living within it (humans, animals, plants). With the objective of shining light only where it is needed; to use only enough light to see well; and to turn off lights when they aren't needed.

The outcome will be that our region will be better protected from the health, environmental, and safety issues that arise when lighting is not being paid attention to as the city grows. Our night skies, water ways, farms and animal sanctuaries will be better protected.

If you have any questions, suggestions or concerns, I am very interested in helping to reduce light pollution, so please contact me.

Thank you for the work you have done for this plan and on committees.

I will appreciate your careful consideration of my requests for the new Goal and Ordinance to control and reduce light pollution as we grow. I will also greatly appreciate the actions that will be required by the Planning and Zoning Departments to get a lighting ordinance and more code details in place, to better protect those living in the Kuna region.

Sincerely,

Cindy Giesen
1363 S. Ash Avenue
Kuna, Idaho 83634

Jace Hellman

From: P. J. Piper <piperpj@hotmail.com>
Sent: Sunday, January 20, 2019 4:42 PM
To: Wendy Howell; Jace Hellman
Subject: Kuna's Future

Hello,

I've been a Kuna resident for 2 1/2 years. My husband and I drove the whole valley from Emmett to Mountain Home and Star to Melba before we chose Kuna. It's a wonderful, friendly, and lovely town.

There are a couple of things that need to be addressed. The first is the need for a stoplight at the intersection of Kay and Avalon. There have been wrecks and near misses there when people try to get to the medical facilities, businesses, or Walgreen's. Another concern is Deer Flat road. There is enough traffic there to warrant 5 lanes and sidewalks especially with the new subdivision being built and the high school students who walk along the road.

The other things that you listed in the paper seem appropriate to our growing community. Thank you for keeping us in the loop.

Sincerely,
PJ Piper
piperpj@hotmail.com



Working together to plan for the future

January 28, 2019

Wendy Howell, Planning and Zoning Director
751 W. 4th St.
PO Box 13
Kuna Idaho 83634

Re: COMPASS Comments for Envision Kuna

Dear Ms. Howell:

COMPASS appreciates the opportunity to comment on Envision Kuna, the update to the City of Kuna's comprehensive plan. COMPASS has participated in the process to update this plan and would like to highlight how this plan can work in tandem with the *Communities in Motion 2040 2.0*, the regional transportation plan.

City of Kuna Future Land Use Map (p. 56): The updated land use designates a sizable portion of the Kuna Area of City Impact as "Mixed Use" (Figure 5). Mixed use areas, when developed well, can encourage short vehicular trips and promote bicycle and pedestrian travel. However, this flexibility also makes forecasting future travel demand difficult. COMPASS encourages the City of Kuna to prioritize Policy 3.A.1.c to "define 'mixed-use' designations in Kuna's adopted zoning code." Secondly, it is difficult to determine Medium Density Residential and High Density Residential on the City of Kuna Future Land Use Map. COMPASS would also encourage Kuna to more clearly identify the High Density Residential locations and locate these near existing public transportation service, public schools and parks, or employment centers.

Objective 4.A.3. (p. 79): COMPASS supports the City of Kuna's objective to preserve the Kuna Mora Road as a Freight /Truck Corridor. Consider also including a policy to preserve land for potential future intermodal connection/facility with the UPRR mainline if that supports the City's goals for freight.

Objective 6.D.2 (p. 117): COMPASS supports the objective to "Evaluate new forms of revenue..." Consider adding a policy to work with COMPASS to secure additional transportation funding through the COMPASS Resource Development Plan. This has been a successful approach to generating additional revenue for transportation projects.

Please contact Carl Miller at cmiller@compassidaho.org or (208) 475-2239 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Liisa Itkonen'.

Liisa Itkonen, Planning Team Lead

CM: T:\FY19\700 Services\701 Member Services\Envision Kuna\Envision Kuna Comp Plan letter.docx



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IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

March 27, 2019

Jace Hellman
City of Kuna, Planning and Zoning Department
751 W. 4th St.
Kuna, ID 83634

VIA EMAIL

Development Application	COMPREHENSIVE PLAN
Project Name	ENVISION KUNA – COMPREHENSIVE PLAN
Project Description	A public hearing to review the new Envision Kuna – Comprehensive Plan (text and maps). If approved, it will replace the current 2015 Kuna Comprehensive Plan (text and maps) including the future land use map.
Applicant	City of Kuna

The Idaho Transportation Department (ITD) reviewed the new comprehensive plan and has the following comments:

1. ITD does not object to the new Envision Kuna – Comprehensive Plan as presented in the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov





Rebecca W. Arnold, President
Mary May, 1st Vice-President
Sara M. Baker, 2nd Vice-President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

February 26, 2019

To: Jace Hellman, via email
City of Kuna
751 W. 4th Street
Kuna, ID 83634

Subject: KUNA19-0002
City of Kuna Draft Comprehensive Plan-Request for Comment

In response to your request for comment, the Ada County Highway District has reviewed the item referenced above.

City of Kuna Draft Comprehensive Plan

Thank you for the opportunity to comment on the Kuna Comprehensive Plan and participate in the development of this important document. Based on the draft land use map submitted and the goals and objectives outlined in Goal Area 4 of the Kuna Comprehensive Plan, ACHD looks forward to working with Kuna through the *Master Street Map* and *Communities in Motion* update process to evaluate any changes proposed to the transportation network through this planning effort.

ACHD is also excited to work with Kuna to help implement many of the bike/pedestrian goals outlined in the document which are supported within our Bike Master Plan. We support the continued emphasis on the low-stress bicycle network and appreciate Kuna's continued involvement on the Bicycle Advisory Committee.

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,

Dawn Battles
Planner
Development Services



OFFICE OF THE MAYOR

MAYOR: David H. Bieter

February 15, 2019

Joe Stear
Mayor
City of Kuna
PO Box 13
Kuna, ID 83634

Re: *Envision Kuna* Comprehensive Plan

Dear Honorable Mayor Stear,

On January 23, the City of Kuna solicited feedback regarding an update to their comprehensive plan, *Envision Kuna*. The City of Boise applauds Kuna for undertaking this process and are in full support of jurisdictions throughout the Treasure Valley creating a shared vision for the future.

Envision Kuna's six primary vision areas are very similar to those within *Blueprint Boise*, the City of Boise's comprehensive plan, and the policies supporting alternative transportation, pathways, public transportation, and other multimodal options are commendable. We encourage you to take these policies one step farther and explore ways to help fund public transportation and other regional multimodal connections. We also applaud your policies encouraging a compact and mixed-use pattern of land uses throughout the City of Kuna are also visionary and commendable.

However, we have concerns the size of the Kuna Area of City Impact and its potential impact on land use patterns over *Envision Kuna's* 20-year planning horizon. As noted within the plan, the City of Kuna's current population is almost 20,000 and COMPASS projections estimate a 2040 population of about 54,000. Kuna's current area of impact is just over 46,000 acres, which is 10-times the historical size of approximately 4,400 acres. By way of contrast, Boise's area of impact is just under 76,000 acres and accommodates a current population of around 230,000 (and is expected to accommodate a population of 332,000 in 2040). Further, the Kuna AOI is around 7,000 acres larger than the City of Meridian's, which has 2040 estimated population of 150,000 (nearly 3 times that of Kuna), and 25,000 acres larger than the City of Eagle's, which has a 2040 population estimated at 58,000 (slightly larger than that of Kuna).

The size of Kuna's area of impact and the intensity of the designated land uses far exceed the area needed to accommodate this level of growth within the 20-year planning horizon of *Envision Kuna*. We encourage you to revisit your area of city impact to create a boundary that reflects a realistic growth pattern and prevents incentives for sprawl and premature annexation.

Again, thank you for the opportunity to provide feedback on *Envision Kuna*. By working together to create a common vision for our region's success, the Treasure Valley's future is indeed bright.

Sincerely,

David H. Bieter
Mayor

cc: Tom Laws, Boise PDS
Daren Fluke, Boise PDS

Jace Hellman

From: Wendy Howell
Sent: Friday, February 15, 2019 12:09 PM
To: Jace Hellman; 'Ellen Campfield Nelson'; 'Aaron Mondada'; Lisa Bachman
Subject: FW: Kuna's Comprehensive Plan

From: Kelli Badesheim <kbadeseim@valleyregionaltransit.org>
Sent: Friday, February 15, 2019 11:47 AM
To: Wendy Howell <whowell@kunaid.gov>
Cc: Mayor Stear <mayorstear@kunaid.gov>
Subject: Kuna's Comprehensive Plan

Hi Wendy,

I'm so sad that I couldn't make the time to provide my comments to your comprehensive plan by the deadline. I did want to share them with you even if it is too late to be incorporated into the document. I really appreciate being a part of the process and was pleased with the way the plan reflects the work of the advisory committee. I'm excited about VRT's work with Kuna and look forward to seeing how the plan gets realized through our collective work.

I hope over time we can work with City of Kuna to have Valleyconnect 2.0 more integrated by reference into your plan. The maps can really help inform development and opportunities for us to engage with future developers to make the connections envisioned in the plan a reality. I was thinking of the value of this in the Housing area Goal #2. It would be great as the city is looking at affordable housing to make sure it is tied into the transit corridors we are working to build for the city.

Some of the policies seem a bit passive. For example, many of them start with "Consider". I think Kuna should be bold to state what they want from the public and their partners through more active policy statements. I do recognize that the passive policy voice was more a minority. Most of them were very clear action-oriented statements.

We would really like to work with City of Kuna to better define the transit elements of Linder Road, and had hoped to see more specific activities around coordinating on identifying transit infrastructure and opportunities for transit supportive development along that corridor.

I was happy to see the references to coordinating mobility needs for older adults and persons with disabilities. As we go forward, we are also thinking about how transportation can be a big barrier to helping young people access educational opportunities and also people accessing healthcare.

Just some food for thought. I want to prioritize getting more engaged in your processes of implementation, so think about how you might like to activate more engagement from VRT. Thanks again for all your hard work on this and forgive me for being so delayed.

Kelli