

OFFICIALS

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



CITY OF KUNA

Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634

**City Council Meeting
MINUTES
Tuesday, June 4, 2019**

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

COUNCIL MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Bob Bachman, Public Works Director
Jared Empey, City Treasurer
Chris Engels, City Clerk
Bill Gigray, City Attorney
Lisa Holland, Economic Development Director
Wendy Howell, Planning & Zoning Director
Nancy Stauffer, Human Resources Director
Bobby Withrow, Parks Director
Jace Hellman, Planner II

2. Invocation: Chris Bent, Calvary Chapel

3. Pledge of Allegiance: Mayor Stear

**4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
(Timestamp 00:01:24)**

All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the City Council. There will be no separate discussion on these items unless the Mayor, Council Member, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the City Council.

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

A. City Council Meeting Minutes

1. Regular City Council Minutes, May 21, 2019

B. Accounts Payable Dated May 29, 2019 in the Amount \$204,642.86

C. Resolutions

1. Consideration to approve Resolution No. R39-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CBH HOMES INC., FOR KELLEHER SUBDIVISION NO. 2 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Consideration to approve Resolution No. R40-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE ADA COUNTY JUVENILE COURT SERVICES INDIVIDUAL PLACEMENT SITE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

3. Consideration to approve Resolution No. R41-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE CITY OF KUNA, IDAHO REPORT ON AUDITED BASIC FINANCIAL STATEMENTS AND OTHER INFORMATION FOR THE YEAR ENDED SEPTEMBER 30, 2018.

Council President Buban-Vonder Haar moved to approve the consent agenda. Seconded by Council Member McPherson. Approved by the following roll call vote: Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar, and McPherson

Voting No: None

Absent: None

Motion carried 4-0.

5. Community Reports or Requests:

None

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

- A.** Public Hearing and Consideration to approve 19-01-AN – Guido Annexation – Troy Behunin ACTION ITEM
(Timestamp 00:02:00)

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.

Staff requests this action to be tabled to the Council meeting on July 2, 2019 due to noticing procedures.

Council President Buban-Vonder Haar moved to table the public hearing and consideration of 19-01-AN to the Council Meeting to be held on July 2, 2019. Seconded by Council Member McPherson. Motion carried 4-0.

- B.** Public Hearing and consideration to approve Envision Kuna – Comprehensive Plan – Wendy Howell, Planning and Zoning Director ACTION ITEM
(Timestamp 00:02:45)

Following a recommendation of approval from the Planning and Zoning Commission, Staff requests City Council's consideration of the new Envision Kuna – Comprehensive Plan (text and maps) including the Future Land Use Map. This Plan, if approved, will replace the 2015 Kuna Comprehensive Plan and Future Land Use Map.

Please follow the links below to view the Envision Kuna – Comprehensive Plan and its appendices:

http://kunacity.id.gov/DocumentCenter/View/4344/Kuna-Comprehensive-Plan-Final-Update_52919 (Comp Plan)

<http://kunacity.id.gov/DocumentCenter/View/4345/Kuna-Comprehensive-Plan-Appendices-5-29-19> (Appendices)

Planning & Zoning Director Wendy Howell stated the staff report listed the wrong public hearing date. It needed to be changed to June 4. She reviewed the purpose of the Comprehensive Plan. The new plan would replace the existing. Envision Kuna reflected citizens' view on how they wanted growth to occur. A resolution would follow after approval.

Ms. Howell explained the Planning & Zoning Commission recommended approval of the plan with a change requested by David Gronbeck to change a parcel from

commercial to mixed use on the property located at the northwest corner of Deer Flat and Highway 69. There was one other oversight on the comprehensive plan map that was just brought to her attention. Parcel number S1424131800 should have been zoned as mixed use instead of agricultural.

Mayor Stear asked what the approximate location was.

Ms. Howell replied Ten Mile Creek Road and she believed it was Cole.

Council President Buban-Vonder Haar clarified it was supposed to show mixed use.

Ms. Howell reviewed three letters that had been received regarding changes on the land use map. Ana Paz requested low density instead of commercial just east of Ardell on Ten Mile.

Council President Buban-Vonder Haar asked if there was a big map they could reference.

Ms. Howell replied no but directed Council to a map in their packet on page 25 of 32 of item 6B. It was a specific map for the request. Staff supported the request for change.

Council President Buban-Vonder Haar asked if there was anyone currently at that parcel.

Someone from the audience said there was.

Ms. Howell reviewed Chase Craig's requests for a change at 5055 E Kuna just east of the intersection of Eagle and Kuna Road on page 27 of 32 under 6B. He wanted it to change from low density to medium density. Staff indicated the only issue they saw was it not being contiguous to any medium density. Other parcels would need to be changed to make it contiguous so there wasn't a spot in the middle of low density, if Council so chose.

Council President Buban-Vonder Haar asked what the pink and orange sections were.

Ms. Howell replied the pink was mixed use and orange was medium density. Yellow was low density.

Council President Buban-Vonder Haar asked if she had a parcel number for that.

Ms. Howell only had the address. She continued on to the request from David Gronbeck. Planning & Zoning recommended approval of his request. Other comments received were in the packet. Most were traffic concerns already on the priority list for ACHD's traffic improvements.

Ms. Howell summarized each chapter.

- Chapter 1 – Covered economic diversity. Community input was received and included.
- Chapter 2 – Covered health and Safety of the community which included improving bike & pedestrian connectivity and circulation, increasing recreational opportunities, promoting active lifestyles, filtering infrastructure, and expanding parks.
- Chapter 3 – Covered land use. The main principles were to encourage a sustainable land use pattern and sensible mix of commercial, agricultural, industrial, public facilities, and residential development that met community needs, protecting private property rights, maintaining and enhancing special places that were treasured within the community, reflecting Kuna's values and culture, and providing a variety of housing options and strengthening neighborhoods.
- Chapter 4 – Covered transportation and infrastructure systems. It included developing overlay districts like entry corridors, welcoming corridors, and commuter routes identified by the community as priorities, helping to preserve right-of-way to widen as deemed necessary by ACHD, pedestrian friendly and walkability, bicycle routes, and infrastructure of sewer water and PI.
- Chapter 5 – Covered investing appropriately in education, community facilities, and the community's heritage. There was a lot of support for the schools; to work with them and encourage their goals. It also included developing distinct gathering places within the community, embracing ag land, and recruiting industries such as agri-tainment.
- Chapter 6 – Covered governing collaboratively and effectively in the best interest of the citizens. It talked about ensuring financial solvency, effectively and efficiently implementing projects, providing services and maintaining operations, maintaining a responsive city government, providing accessible information and operating transparently, and encouraging meaningful citizen participation in governing processes and decisions about the community.

Ms. Howell stood for questions.

Mayor Stear opened the public hearing.

Support:

Corrine Stanton from Willows Edge Farm, 5455 E Deer Flat Road, Kuna, Idaho 83634, submitted a letter. She supported the agritourism part of the comprehensive plan. She appreciated the forethought and putting together an advisory board for agritourism. Kuna was losing its farms at an astronomical rate. She passed a letter out to Council from a student of hers. She was in the process of closing up the public part of their farm that did riding instruction, farm camps, and school tours. They had the City of Meridian bringing their summer camp kids out to learn about life on the farm. It was disappearing before their eyes. They were closing it up because Ada County wanted to basically lump them in as no different than Costco. They needed to pave all their driveways and bring in certified landscape planners. They were a farm. She loved to teach kids in particular about farms. She had been doing farm education for 13 years. It used to be parents grew up on farms. Now it was grandparents or great grandparents that used to have a farm. It was getting farther and farther removed. Council could read her student Jenna's note. She put it together all by herself that night. She called it her job. She was what they called a junior intern. She got to come out for free and help on the farm. She was really excited to see that Kuna was forward thinking in this part before all of the farms were gone. She noted that Ariana Welker, Kuna's Deputy City Clerk, had her daughter at the farm that week and recommended she go to the meeting that night. She was also working with Lisa Holland to try to find a way to save their farm. They were a mile from the city of Kuna so they were still part of Ada County.

Mayor Stear thanked her and stated that was why it was important to them when they started this whole process. The old comp plan didn't look like what citizens wanted so they put a great deal of effort into doing this comp plan so people had a chance to speak and have input. They had all kinds of meetings and get togethers and multiple times for people to make comments. He appreciated that she came and that they were losing farms. They used to be everywhere.

Neutral:

Ana Paz, 1922 W Ardell Road, Kuna, Idaho 83634, came to answer any questions about her request for changes on the zoning of their property.

Council President Buban-Vonder Haar clarified it was just their home and not something that was already in the works.

Ms. Paz replied it was just their home of 9 acres.

(Timestamp 00:42:30)

Cindy Giesen, 1363 S Ash Ave, Kuna, Idaho 83634, reviewed the addendum in the packet suggesting a standard lighting ordinance. She had a detailed meeting with the planning department and had total confidence that they were doing an awesome job in these areas and would continue to do so. She had noted many corrections in the

codes and felt a lot was missing that one general ordinance would satisfy. For a 10-year plan for Kuna, she was concerned the current planning department wouldn't be there and the importance of lighting and all the other things the community was doing with the planning department that wasn't written down wouldn't be noticed. When they had the planning hearing on Envision Kuna, they kind of said it was just a zoning update but she felt it was like a contract when the City told the people of Kuna that they cared about the skies, bird sanctuaries and insects, and sleep patterns. She felt there should be a solid section on lighting that said these were things they would pay attention to when building in Kuna like there were sections on subdivisions and trees and landscaping. There was a signage section but it didn't really address all the LED colorful things flashing all over the city. It seemed like everybody that came in might want to add one of those. They were trying to advertise in the sky and they were fighting that. Not enough people paid attention to that like sewer, water, streets, and infrastructure but it was really important. It snuck up on you and you lose it. She was asking that they mention it. They mentioned the street lighting but not where it would be and that they would follow current Kuna City Codes. She did not feel like it was complete enough. It was going to happen fast and she felt like something in this document would alert everybody that they were paying attention to it. Not everybody would get a flashing sign with revolving pictures on street corners. Recently they were approving a sign but neglected to say anything about the big flashing LED display beneath it. That concerned her. She felt a general statement would cover most of the zoning code and then they could fine tune it in each area. She asked that they give some consideration to that not being just a zoning code update.

Mayor Stear stated that was a challenge. When they first played around with LED streetlights, they put a test light in Council President Buban-Vonder Haar's neighborhood and it was really bright.

Council President Buban-Vonder Haar said she could see it just outside her bedroom window.

Ms. Giesen said when LEDs first came out, they were the best solution and were economical and better, but now it was like they were trying to see how bright they could make them. Technology had changed a lot and there was nothing that she had noticed that said when to turn them off. Bi-Mart had a whole parking lot that was entirely lit all the time. She said what for. They didn't leave their stuff outside. She understood security lights but not why they had to have the whole parking lot lit all night for the subdivision across the street. She stood for questions.

Mayor Stear appreciated her testimony.

Against:

(Timestamp 00:27:04)

Lavar Thornton, 2800 S Forrey Road, Kuna, Idaho 83634, stated most of his land was mixed use which was a pretty good feature but one parcel he recently acquired was in an industrial zone. He had been in Kuna a number of years and knew the industrial part of Kuna hadn't had much progress due to the fact, he thought, that other areas were funded with millions of dollars. He was told there was \$25 million spent at Twin Falls to get Chobani to locate there. A number of years ago he had a relation on the Meridian City Council when they were bidding for the bottling plant and he told him they were outbid. There was going to be a meeting the next night that he was invited to but, until Kuna was willing to put in some sewers and roads, the last time Mayor Nelson did that the place didn't go for a while and, when they wanted to go, the people were against it and it ended up in Caldwell. Evidently, they wanted them. He didn't know about the financials on that. On his property they had in the industrial park, the area was by the railroad tracks. A number of years ago it cost over a million dollars to put a deal there. He didn't know if it would be two now or not but he knew things had increased. He knew things were changed. If this were to come up and they said did you protest the other, he was here to let them know that was what he was doing in case they wanted to change it down the road a few years.

Mayor Stear jokingly said he wanted an "I told you so".

Council President Buban-Vonder Haar asked Mr. Thornton if he wanted a change to the proposed zoning of that specific parcel.

Mr. Thornton responded when they first started this comp plan they were going to make his property industrial but he recommended leaving it as it was that way it would be available for whoever wanted it. As long as it wasn't geared towards industrial 110% it could be changed up.

Council President Buban-Vonder Haar clarified he was asking for the flexibility to ask for a change if someone else came along that wanted to do something different with it.

Mr. Thornton said yes.

Chase Craig, 337 W Redgrave, Meridian, Idaho 83646, gave a handout to Council. He asked the City Clerk to pull a map up on the display screen. He stated a project of 2,500 homes, plus or minus, was approved in the Falcon crest area. There would be a lot of homes coming into that area so they believed Kuna Road would be a major corridor coming into Kuna to access businesses and commerce. He pointed out some parcels they requested the Planning & Zoning Commission change to medium density residential instead of low. The Commission noted in the minutes it would make sense as a spot request. After further review for them, they felt the whole area should be changed over to medium density especially the larger parcels but maybe

not the smaller parcels because of the traffic. Traditionally there would be a descending or ascending layout with the lower density in the middle of the square miles with the higher density on the outside to create less traffic coming in. This plan currently had low density right on a minor arterial with Kuna Road. He directed them to look at the map in the packet he handed out. It showed some future road uses. Eagle Road in the 2040 plan looked like it would be an expressway from North to South similar to what would be found on Highway 16 from Chinden Road to State Street. He wrapped up by stating the only other piece he wanted to point out on this parcel was a buffer with Indian Creek. He believed one of the plans was to have a greenbelt or bike path come through. He thought an inhibitor to that, if they did low density residential, would be having less homesites to bear the burden of that potential cost and causing it to potentially go undeveloped for years.

Council President Buban-Vonder Haar clarified his request was not just for the 25 acres at 5055 but for more of that area to be switched from low to medium density.

Mr. Craig replied the specific request was for the 23 acres. If the issue was what Ms. Howell brought up earlier with there not being medium density next to it, they requested Council alter those uses. They felt the corner should have been mixed use anyways.

David Gronbeck, 1400 E Kokanee Lane, Kuna, Idaho 83634, was there to support Kuna Planning & Zoning's findings to designate the northwest corner of Deer Flat and Meridian Road mixed use. They had a project planned there. They wanted to build a few acres of multifamily.

Mayor Stear stopped him and asked that they not get into the actual land uses because Council was a decision-making body for those issues.

Mr. Gronbeck understood and stood for questions.

TJ Angstman, 9473 W Pandion Court, Garden City, Idaho 93714, was there to discuss the same property as Mr. Gronbeck. He mentioned it was important to the health of the community to locate housing as close as possible to public transit. In Kuna that would be Meridian Road. It was very important to not have a very large cluster of commercial developments; in this case a 42-acre parcel was in question. That would generate a tremendous amount of (*unintelligible*). A reason for the smart growth principal to locate the highest density housing nearest the highest transportation capacity roadways was to eliminate trips. Those were the trips constituents complained about. This corner of Deer Flat and Meridian Road was an ideal location because of the commercial already on the present comp plan. The 42 acres of commercial development would put a high demand for jobs that actually probably wouldn't be able to afford to purchase a home in Kuna. That meant those people would either travel all around the town from outskirts to work there or travel down Meridian Road a long way to work there, which would create more congestion. That was the reason for that principal of smart growth, shortened trip

lengths. That was why he was there to support Mr. Gronbeck's idea. He was pleased he asked him to be a part of it as a principal, not as his attorney. He was there to remind them of what they already heard. He supported the comp plan in general but, for that parcel in particular, mixed use would allow a combination of uses so people could live, work, and play in the same project which would help the community. He stood for questions.

Mayor Stear asked if there was anyone who wanted to testify that did not get a chance to sign up.

Cindy Giesen signed up and testified under neutral.
(Timestamp 00:42:00)

Rebuttal:
(Timestamp 00:47:14)

Economic Development Director Lisa Holland addressed the request of Mr. Thornton. She explained when they looked at the comp plan and a lot of the input taken in, a challenge Kuna had was existing industrial space. There was one industrial loop and it was surrounded by residential which made it hard to expand. As they drove that area and looked at it with community input, a lot of times it was tough to put residential next to rail because the trains moved very quickly, they were worried about safety. Industrial liked being next to rail lines so they looked at areas with large pieces of ground that were available for future light industrial. They thought that area made a lot of sense to do some flex space, light industrial that was closer to town, so they would have some jobs closer to town but still have the ability to really buffer it so it wasn't surrounded by residential. She commented the map was intended as a guide for future development so just because it was marked on there for light industrial did not mean it would happen tomorrow. It was something they would work with land owners on. They would never force somebody to do a certain plan because it said so. There was always some flexibility with how these plans came forward. The following day there would be a workshop on public infrastructure, financing tools, and urban renewal to help them look at areas like this where they might be able to have future light industrial and how to finance that. She noted if they wanted to use that land as agricultural, she thought that was what it was zoned as, they could certainly do so until it was ready for development. Then they could consider it at that point in time. That was how the future use map worked, when there was a development process if somebody came to them at some point in the future saying they wanted to put some flex space buildings out there they could work with them on that if they desired to do so. She stood for questions.

Mayor Stear stated it was important to note they had multiple meetings and spent quite a bit of time at this because they knew how important it was. They had a lot of public input online, through email, and workshops. They wanted to make sure they did a good job. He asked Council Member McPherson, who was on the committee, how he thought it went.

Council Member McPherson said the meetings were good. There was a lot of input given; a lot of different perspectives from people who had been there two years and people who had been there a long time. There were people who moved away for 15 – 20 years and came back to massive growth. There was a lot of interesting perspectives and ideas on how it was, how it should be, and what it was like now but all in all people came to the same general consensus; traffic was an issue, the number of houses per acre, how to control all of that with safety, sidewalks for kids, greenbelt access, all those different kinds of things. It was a good group of people who didn't just say this was how it should be and that's it. They saw other people's perspectives. The plan came together well as far as the layout. He thought they might need to change a few zoning things or there was the flexibility to change them later. All in all, he thought it was a good plan with a good start for the future for their growth because it did not look like it was slowing down.

Council President Buban-Vonder Haar agreed. She had gone to all the meetings. They had been working on it for two years. She was happy with what they came up with and with possibly a couple tweaks. She wanted to hear from City Attorney Bill Gigray or Planning & Zoning to the extent that they had multiple requests for changes to the zoning in the future land use map, especially Mr. Craig's request which might impact one property or a couple properties. By her notes they had three changes which, in theory, had not been talked about by the Planning & Zoning Commission. She wanted to know if procedurally it would be okay to kick this back to them just for their input on those things.

City Attorney Bill Gigray clarified, if they made a material change in any of the provisions in this comp plan, they would have to re-notice it and have an additional hearing. If they were concerned about any application that had been filed where there would be a review of the comprehensive plan as a condition of compliance for a zone change or conditional use permit or something else, they would be judged under the prior or existing com plan.

Council President Buban-Vonder Haar asked again, if they would like the Planning & Zoning Commission's input on certain zoning change requests they received in the meeting that night, would it be appropriate to kick it back to them for additional comment.

Mr. Gigray thought it would be appropriate for them to remand it back to them for specific comment on specific questions they might have so they could address them. He advised the Planning & Zoning Commission, if Council had specific questions, to provide notice they would be opening a hearing to deal with those questions.

Planning & Zoning Director Wendy Howell asked Mr. Gigray to define material change.

Mr. Gigray responded there was no definition in the code he was aware of for material change so it could be a question of fact for the court to determine based

upon whatever evidence was presented. He always believed in erring on the side of caution. If they changed the misspelling of “the” he didn’t see that as a material change. If it didn’t make any change significantly, they had to decide what was at risk for someone arguing there had been a material change.

Mayor Stear gave the example of the request for a change to one parcel that led to the change of others. That would be considered a material change.

Mr. Gigray recommended they consider it as such.

Council President Buban-Vonder Haar didn’t know what others thought but, especially regarding Mr. Craig’s request, ultimately it was their authority regarding what they wanted to pass but she wouldn’t hate getting input from the Planning & Zoning Commission and letting them consider it a little bit more. Particularly since they were talking about a couple parcels around there and what they would recommend or recommend against. That was some food for thought. She liked what Ms. Giesen had to say. She didn’t think it wouldn’t hurt anything and it would reiterate the interest they had in things like preserving dark skies and still having a feel of open space and rural. She enjoyed seeing the constellations from her backyard now that the streetlight was taken care of. She was not prepared to suggest specific language but she could come up with some. She thought it might be appropriate in Goal Area 2, “Kuna will be a healthy and safe community.” She wasn’t sure and wanted to look around a little bit to make sure they found the right spot for it. She was thinking in terms of places where they talked about preserving and protecting open space and other nature things. Maybe Goal 2.E., Ensure Kuna’s clean air, water and soil through natural resource management and watershed protection. It sort of fit there. She wanted to try to find a spot where they could emphasize they wanted to ensure City Code and ordinances were in place to protect dark skies and that sort of thing. She put that out there for anyone else’s comments or response.

Public Works Director Bob Bachman stated he and Planning & Zoning Director Wendy Howell had met with Ms. Giesen about a month ago. She had some good ideas and they looked at some of her suggestions after their meeting. She had pointed out some holes in the code they were looking at to tighten it up a bit. They greatly appreciated her coming by and he just wanted to let her know that.

Council President Buban-Vonder Haar added there were a lot of ordinances and things they would be looking at once the comp plan was in place. It gave them kind of the frame work and those things let them drill down on the specific rules but she heard what Ms. Giesen was saying. That was why she was suggesting they should make a change. She liked the idea of emphasizing in a long-term document this was a priority for them and something they held dear and wanted to protect so as future bodies potentially changed ordinances, they would have that as a guiding principal. She was on board with finding a place to put it assuming everybody else was.

Jace Hellman, Planner II, added Goal 4.F., which specifically addressed street lighting, could be the proper location for inserting some sort of goal or policy to fit Ms. Giesen's wishes.

Ms. Giesen said she went beyond street lights.

Council President Buban-Vonder Haar was trying to flip through to find where they had different things. She was not necessarily opposed to putting it there but it seemed like that section was potentially more about connection of actual services to folks but she didn't know that she had a strong preference about where it went so long as it felt like it fit somewhere. She could make a more definite suggestion about language and location. Maybe not that second, but she would.

Council Member Christensen thought the huge trained focus to economic development was very promising in this comprehensive plan. Moving forward just looking at the encouragement and what the map had to tell them was very exciting to say the least. He was looking forward to the next day to see what else they had to say. He appreciated everyone's hard work they put into it.

Council Member Cardoza had looked through some of his files going back to 2012, including the Activity Connection Plan - City of Kuna and the Kuna Downtown Corridor Plan drafted August 29, 2012, and it looked like a lot of planning went into this public information. He totally agreed with the direction they were going but he had a problem that could be emphasized on Luker. They put in, he believed before he was elected, an industrial area over there on the comp plan, then a new administration came in and put housing all around it. He was saying it was hard to have a comp plan that was flexible. They thought they were doing the right thing by putting light industrial by the old cemetery, Luker, and Stage Coach. It seemed like a very good area but then new administration came in and put housing. He would hear neighbors complaining about smell, noise, infrastructure, or trucking. He had mixed emotions about changing the comp plan in the future because it would disrupt the input they had from the community. He was just speaking from experience of what had occurred since he had been on the Council and changes they had made to the comp plan that had come back to bite them. It was important, to a certain degree, that it not be changed to the benefit of some if it was going to affect others.

Council President Buban-Vonder Haar asked if folks had thoughts on the requests they had received for changes to the use map and did they feel like they would like to have input from the Planning & Zoning Commission but understanding Council would have the ultimate say so, they could disagree with their recommendations. Given zoning issues were more their bailiwick she wouldn't disfavor the idea if other folks were interested in that.

Ms. Howell pointed out the original request from Mr. Craig was considered at the Planning & Zoning Meeting.

Council President Buban-Vonder Haar clarified it was just the 23 acres.

Ms. Howell replied that was correct and it was just a small sliver which would connect it to other mixed use.

Council President Buban-Vonder Haar wanted to potentially punt back to them for additional input given the request had substantially changed and now requested or suggested they consider the section, in light of the testimony, as a possible secondary corridor. If the main reason behind saying no before was this was going to be a little parcel out in the middle of nothing but the articulation was now what if it wasn't and what did they think about changing more of it. It didn't seem like that further conversation.

Ms. Howell replied that was correct. The further conversation did not take place.

Mr. Gigray advised if they were prepared to make a decision to approve the resolution approving the comprehensive plan without change that night, they could entertain a motion to do so. If they were not comfortable with a motion to that affect, they might consider continuing the hearing to the next council meeting giving each of them a chance to listen to the testimony from that night or to review a draft of the minutes so they could formalize what they thought their position was; in favor of the proposal as it was submitted, amending it which would require another hearing noting what changes were made, or a motion to remand it back to Planning & Zoning with specific directions. Those were three alternatives for Council that evening.

Mayor Stear stated if they were going to make some changes it would not be a big deal to him to go from low density to medium density or that type of thing but going from industrial to residential, like Council Member Cardoza said, was a drastic change that they would probably want to go back to Planning & Zoning for their input on but he didn't really see to much of that with what was being requested.

Council President Buban-Vonder Haar clarified parcel number S1424131800 was Ag to mixed use.

Ms. Howell stated that was correct and it was supposed to be mixed use all along.

Council President Buban-Vonder Haar further clarified the parcel on the northwest corner of Deer Flat and Highway 69 was what Planning & Zoning specifically recommended changing from commercial to mixed use.

Ms. Howell said that was correct.

Council President Buban-Vonder Haar agreed with Mayor Stear. She did not have any concern making the change Ana Paz requested; changing their parcel from commercial to low density residential. Looking at the area it made sense to her. She

felt the major question she had was, if they wanted to consider any changes to the area around 5055 E Kuna Road based on Mr. Craig's request and additional testimony, would they want to get additional input, discussion, or feedback from the Planning & Zoning Commission before potentially making a decision regarding whether or not to change it. That felt like more of a material change versus individual parcel changes.

Mayor Stear agreed, if it was one parcel that was one thing but, if they were going to do an entire section, that was entirely different. However, they had been through these things and they could potentially come to the next meeting and have someone who wanted to expand beyond that. At some point they had to say low density or medium density, it was close and it could be changed in the future if it needed to be. If they went with the original changes approved by Planning & Zoning and correcting the one mistake, he would be comfortable with that depending on how they all felt but, they had been working on it for a long time so it was certainly appropriate, as legal counsel suggested, to table this to the next meeting so they had more time to think about it and go over it.

Council Member McPherson was okay with that.

Council President Buban-Vonder Haar clarified he was suggesting they just do a straight up or down yea or nay on changing just that 23-acre parcel.

Mayor Stear replied if that was what Council wanted to do. Whether they make a change or not but, going beyond what was presented to Planning & Zoning would get them into the weeds and they could drag it out forever. He thought, if Council was agreeable and thought it was the right thing to do, making the original changes by request would be appropriate. That would also make it to where they weren't doing significant changes that would cause them to re-advertise and go back to Planning & Zoning.

Mr. Gigray did not think they had to send it back to Planning & Zoning but they would have to re-notice it if they made a material change.

Council Member Cardoza had mixed emotions. He thought this had been going on for two years. The Planning & Zoning Commission and those individuals from the community that made up the comp plan were more familiar with the areas and had discussed it more than he had. He would be more comfortable staying with the decision they made rather than having people coming before Council wanting to make changes without it going through Planning & Zoning so they could review it and maybe document why they put the plan the way it was.

Council President Buban-Vonder Haar attended every single meeting they had with the community for working on the comp plan and did not recall ever having a super detailed map up with a discussion about the corridors. It was more over arching themes and goals and getting feedback about interests under general sub headings

and refining those. There was conversation about having certain types of use along corridors but she did not know that there was a spot during a meeting to say what they wanted done with specific parcels. It was more global planning.

Council Member McPherson thought he missed one meeting but it was basically what Council President Buban-Vonder Haar just covered. He could go either way. He would be okay with kicking it back and changing it before they finalized but, if they could all come to a conclusion on what they wanted to do that night, he was good with that too.

Ms. Howell stated the only change that Planning & Zoning did not hear was Ana Paz's. The other piece that was to the north along Ten Mile Creek Road, they had assumed it would be mixed use because they had discussed that at the public hearing. He had not submitted anything additional to be considered further.

Council President Buban-Vonder Haar said it made sense how they did it. Ana Paz's and Chase Craig's requests were the only 2 that they had not technically heard yet.

Council Member Cardoza said whatever Council wanted to do he was fine with.

Mayor Stear was in the same place. If they approved what the Planning & Zoning Commission already approved, they wouldn't be making any big changes. Again, it was a comp plan, a guide line, so it wasn't like they were permanently locking anything in but, like Council Member Cardoza said earlier, substantial changes like industrial to residential created a problem but they didn't really have any of those. It was more to do with density and one commercial to residential. There wasn't any commercial there already so they weren't making any rifts by making any changes.

Council President Buban-Vonder Haar reviewed Mr. Craig's request and did not feel like it was a huge change that was being requested, low to medium. She did not think hanging it out there in the middle where there was additional low around it made sense. If they considered a change there, it would need to include some more property. She was somewhat moved by the testimony, noting they had listed in the comp plan their desire to have pathways and a greenbelt and they would be more likely to get that sort of thing included sooner rather than later if that area was a higher density. That made sense to her. She was not opposed to the request. It was in a spot where it would make sense to change it or it would make sense to leave it the same. To the extent they were potentially willing to entertain a zoning request change in the future, why wouldn't they just consider it now. To the extent they weren't feeling sure about it, that was one of the reasons she was suggesting kicking it back to Planning & Zoning.

Council Member Cardoza still agreed with Mayor Stear. He was up to proceeding including the changes if everyone was agreeable.

Council President Buban-Vonder Haar asked if that included changing the 23 acres.

Ms. Howell suggested, if they were looking to change the 23 acres, that the piece immediately to the west and adjacent across the creek would need to be changed to medium density as well.

Council President Buban-Vonder Haar asked if she thought below the creek should be changed as well.

Ms. Howell replied the smaller parcels were already (*unintelligible*).

Council President Buban-Vonder Haar asked if everything south of the 23 -acres should be changed to medium density. It seemed south and west made sense.

Council reviewed the area on the map.

Public Works Director Bob Bachman preferred to see that area stay at a lower density from a public works stand point for sewer capacity issues.

Mayor Stear asked if there were any other areas Mr. Bachman saw in there that were problems public works wise.

Mr. Bachman replied if they were considering changing any more areas he would need to go back and look at the design of the line they were planning on constructing that fall. They were very tight on what they designed it for. If they increased density in that area more than what had already been planned for, they would have to look back to make sure they could accommodate that. His recommendation was they designed off of this map so if they stayed the same it would be all good.

Council President Buban-Vonder Haar clarified Mr. Bachman's comment about service capacity was based on area of town not over all capacity.

Mr. Bachman replied when designing lines they looked at roof tops in that region. That particular area was on a lift station. A lot of that land would gravity into the lift station and pump out. That restricted them a little bit. They accommodated the lift station at Orchard for the entire area but the line was a somewhat limiting factor because it was a force main. BOR would not allow them to go under the creek. It changed the plans a little bit.

Council President Buban-Vonder Haar was wondering if the requested change in zoning at the corner of Deer Flat and Highway 69, switching from commercial to mixed use, assuming they be would getting a mix of residential and commercial instead of pure commercial, would change the calculation at all for this parcel to where it would make medium density fly. However, what she understood from what Mr. Bachman just said was it was different parts of town and totally different lift stations so it wouldn't change that at all.

Mr. Bachman said yes one went south and one went north.

Mayor Stear asked if it would be advisable to table this for technical comment and to give the City Engineer a chance to look at it.

Mr. Bachman was confident in the information he provided but if Council wanted them to take another look at it that would be fine.

Council Member Cardoza thought there was a plan for a fire station in that area, Cloverdale and Kuna Road, in the future.

Planner II Jace Hellman explained at the mixed-use piece on Cloverdale and Kuna Road there was a blue spot the Kuna Rural Fire District had split off of the larger parcel. They were planning to, at some point, establish a new fire station out there.

Mayor Stear was still okay with tabling if Council wanted to spend more time thinking it through. They had been working on it for two years and there was no reason to hurry into a rash decision if there was something they weren't comfortable with.

Council President Buban-Vonder Haar did not think they needed to continue a public hearing depending on what other folks wanted to do regarding that specific piece but she did want to propose specific language and find a spot for the dark skies piece. She could submit that so it was in the packet for the next meeting. They could close out then if there were no other questions open on the zoning pieces.

Council Member Cardoza asked, if it was low density around the fire department, did they want to make it medium density.

Mayor Stear replied the piece they were on was mixed use.

Council President Buban-Vonder Haar reiterated her support for higher density closer to major thoroughfares but she hesitated to fiddle with it too much without input from the Planning & Zoning Commission.

Mayor Stear suggested they do the dark skies addition and table it to the next meeting. He asked if the other changes were amenable to everyone.

Council Member Cardoza asked if he was suggesting tabling all of the changes or just the 23 acres.

Mayor Stear was talking about tabling the comp plan decision to the next meeting.

Council President Buban-Vonder Haar thought the question remained open if they wanted additional information. They had four zoning changes in front of them. She felt for three of them they had all expressed to some degree that they were okay with them. The remaining request was the parcel on Kuna Road and/or additional space around it and whether they were entertaining the request to change it to medium

density. She asked if they wanted additional information because they could have that included in the packet for next time short of sending it back to the Planning & Zoning Commission.

Mr. Bachman made a correction. He was a quarter-quarter off. This was not an area he was concerned about. He apologized for that.

Council President Buban-Vonder Haar clarified he would not have a capacity issue if they changed it.

Mr. Bachman replied this property was actually going to need the density to gravity back to the lift station for scouring.

Mr. Gigray recommended, if they wanted to continue the hearing and consider alternatives, they could ask staff to submit some alternative maps and designations of land use for their consideration at the next meeting with staff review if it involved infrastructure issues, if the Planning & Zoning Director was willing to do that. He thought that would make things go much faster.

Council President Buban-Vonder Haar suggested they instruct staff to incorporate specific changes that had been requested. In regards to the parcel at 5055 E Kuna Road and surrounding property, they ask staff to provide additional map options and information about what might be proposed, especially in light of Public Works suggestion that they might actually need higher density in that area, so they could have more concrete options in front of them regarding that parcel. She would also submit proposed language for dark skies so that would be in the copy for next time. They would continue the public hearing to the next meeting to discuss the dark skies language and the zoning change in that area.

Mr. Hellman asked if they wanted to see all of the changes requested shown on a mock map and some alternatives for the 5055 piece or just that area.

Council President Buban-Vonder Haar didn't think there was any objections to the other requests so thought they could be incorporated into the maps. If they only had one suggestion for that other piece then only one recommendation would be needed but if there were a couple of options...

Mayor Stear added that would also give staff time to see if there were any issues with the changes being made.

Council President Buban-Vonder Haar thought legal should also give input depending on the recommendation or recommendations as to whether the changes would be considered material and require re-noticing. She asked if they continued the public hearing would they need to re-notice.

Mr. Gigray recommended, if they were making any of these changes, they consider them a material change, re-advertise, and hold another hearing showing the changes they approved for final determination.

Council President Buban-Vonder Haar clarified they would do what she suggested at the next meeting after which they would set a date certain for a final public hearing to approve the whole shebang.

Council agreed.

Council President Buban-Vonder Haar moved to continue the Public Hearing to June 18, 2019 at which time Council would review the comp plan with the zoning changes discussed in regards to S1424131800 and S1315141800 as well as the parcel at the northwest corner of Deer Flat and Highway 69 incorporated in the comp plan, asking staff to prepare one or more recommendations for a potential zoning change for the parcel located at 5055 E Kuna Road and potentially surrounding properties from low density residential to medium density residential, and consider language she proposed and staff comments regarding dark skies and it would be open to receiving additional testimony. Seconded by Council Member McPherson. Motion carried 4-0.

Planning & Zoning Director Wendy Howell asked for clarification on the motion. She asked if, when Council President Buban-Vonder Haar said zoning changes, she meant zoning designations.

Council President Buban-Vonder Haar said that was correct.

7. Business Items:

- A. Discussion and Direction on Council Pay based on meeting and training attendance – Mayor Stear ACTION ITEM
(Timestamp 01:45:07)

Mayor Stear thought they should, if Council was amenable to looking at this, put together a committee.

Council President Buban-Vonder Haar had some thoughts on this and wanted to be on the committee. She knew they were on a tight timeline. If they had any changes, they needed them published by the first meeting in August. Depending on who else was on the committee and their availability, she would hope they would probably be looking at having something back to talk about at the first meeting in July.

City Attorney Bill Gigray reviewed that statute Council President Buban-Vonder Haar was referring to regarding the timeline.

Council President Buban-Vonder Haar thanked Mr. Gigray for clarifying that. Based on trying to count back 75 days if they were going to make any changes, they should shoot for making them the first meeting in August and her goal would be for the committee to have recommendations ready for the first meeting in July. That would give them two meetings in July to discuss them and then, if they wanted to make any changes, pass them at the first meeting in August.

Mayor Stear asked if anyone else wanted to be on the committee.

Both Council Member McPherson and Council Member Christensen volunteered.

Council President Buban-Vonder Haar said they could only have one of them on the committee.

City Clerk Chris Engels said they could have all three of them on the committee. They would just have to publish the meeting as a quorum.

Council President Buban-Vonder Haar asked how far in advance she would need to publish the meeting.

Ms. Engels said she would need 48 hours.

Mayor Stear said they would have all three on the committee and would let Ms. Engels know so she could advertise for it.

Council President Buban-Vonder Haar asked if they were communicating via email would that count as a meeting.

Mr. Gigray said they should be careful about it. He didn't know what arguments would be made about it. They would have to figure out how to notice it so they weren't taking any action but reporting back. He suggested they route communication through the City Clerk.

Ms. Engels asked if they could all CC her on emails or if individuals needed to send emails to her and then have her disperse the email to the others.

Council Member Christensen was going to be gone for a week so, to make things easy, he decided not to be on the committee so they could stay on track with the timeline and not worry about having a quorum.

Council President Buban-Vonder Haar and Council Member Greg McPherson would be the committee.

B. Consideration to approve R42-2019 – Jared Empey, City Treasurer ACTION ITEM
(Timestamp 01:51:50)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO:

- REFORMING AND AMENDING THE CITY OF KUNA’S MUNICIPAL SERVICES PAYMENT POLICY; AND
- PROVIDING A SHORT TITLE; AND
- SETTING FORTH FINDINGS, INTENT AND RECITALS; AND
- DIRECTING THE CITY CLERK; AND
- SETTING AND EFFECTIVE DATE.

City Treasurer Jared Empey presented the resolution and the reasons for it. He stood for questions.

Council President Buban-Vonder Haar noted a ton of payment options were listed and thought it seemed reasonable.

Mayor Stear thought it was a good idea.

Council President Buban-Vonder Haar moved to approve Resolution No. R42-2019. Seconded by Council Member McPherson. Motion carried 4-0.

C. Discussion and Direction on amendment to alcohol licensing renewals – Chris Engels, City Clerk ACTION ITEM
(Timestamp 01:53:56)

City Clerk Chris Engels was asking for direction before publishing and redoing the code. She explained alcohol licensing renewals had always gone to Council in the past, not because it was required by state code, but because it was a practice that had gone on for years. During the past year they had seen a lot of corporations come in. Albertson’s and Walgreens were shut down for alcohol and there was nothing the City could do. She proposed, if Council was open to hearing it, that she come back with an option to either provide alcohol licensing renewal through the Clerk’s Office on an administrative level or to do that and have a ratification at the next Council meeting following. That would avoid shutting down businesses for sometimes up to a couple weeks. She did not think that was necessary and she knew Economic Development supported making a change to make it a little easier. She asked for their direction.

Mayor Stear added it had to go to the state and then the county so if there was a problem with them and their licensing it wouldn’t make it through both of them. By the time it got to the City a staff level decision on it should be fine. Staff would be aware and use their discretion on whether or not one needed to go to Council. He felt it could be a staff decision.

Council president Buban-Vonder Haar was fine with Ms. Engels bringing that before Council for potential change in policy. She would like to have included in the request what staff recommended in terms of switching to straight administrative approval or administrative approval with ratification and why.

Council Member Cardoza asked if the only liquor license that forbade Albertson's was Kuna's or was it also state and county.

Ms. Engel's explained Albertson's was behind. They didn't get their county done until the day Council met, if she recalled correctly. They would have missed the City's cut off anyway had they had their paperwork done. They showed up the day before the Council Meeting to see what they could do but they didn't have their county.

Council Member Cardoza said it was the county too then.

Ms. Engels replied no; it was them but the state was the father of alcohol. By the time it left the state they have done everything that needed to be done. Then it went to the county and that was just to know the county recognized they would be selling in the county. By the time licenses got to Kuna they had done all their county and state stuff. If they came to Kuna without those licenses they wouldn't be moved forward. They should have two licenses before getting to Kuna.

Council President Buban-Vonder Haar understood that both Albertson's and Walgreens were not permitted to sell for seven days because by the time they had everything together they had to wait for the next Council Meeting.

Mayor Stear noted the companies had not started the process in time and it would have been unreasonable to think if they started the process a week ahead of time that they could push something through like that.

Council President Buban-Vonder Haar said if they had administrative approval there wouldn't have been a shut down.

Ms. Engels said that was correct or if there had been a shutdown it would have only been for a day or so. They tried not to have a delay. Staff did survey other jurisdictions and cities to see what their process were. They were similar to administrative and administrative with ratification. This was the reason Council had made the change to allow for temporaries for new businesses on alcohol licensing when they have already met state and county levels; so they wouldn't have that delay to the next Council Meeting.

City Attorney Bill Gigray felt the proposal was appropriate. He suggested they provide in the ordinance and the process that the Clerk could report to the Council what licenses were issued as well as a right of appeal to the Council if the Clerk were to deny an application.

Ms. Engels believed there was an appeal process in place. She understood Council's direction.

8. Ordinances:

None

9. Mayor/Council Announcements:

(Timestamp 02:01:26)

Mayor Stear noted the school board wanted to meet with Council.

Ms. Engels said it would be a pre-Council Meeting on July 2, 2019.

Council President Buban-Vonder Haar requested an email with the exact time.

Ms. Engels said she would make sure to get it on everyone's calendar once she had confirmation from the school board. She asked if the meeting could be held in the conference room so they could all meet around a table.

Mayor Stear said they could probably do that as long as it was open to the public.

City Attorney Bill Gigray recommended it be an open meeting and that it be a joint notice posted by both entities.

Council Member Cardoza asked when he could put his face mask and flippers on.

Parks Director Bobby Withrow said he could do that at any time and jump in the creek. They were having an electrical issue at the splash pad but should be able to get that done in the next couple days or weeks.

Mayor Stear explained the electrical issue.

Council President Buban-Vonder Haar stated to the extent it was not resolved by the next Council Meeting she would be willing to entertain a request for additional funds to hire somebody to work on this as a priority. They had approved funding for this two years ago and it needed to be open by July 4, 2019.

Mayor Stear noted they had hired an electrician to do the work.

Council Member Cardoza stated if they could get it done in one week he would make sure the Mayor and the Police Chief were under the bucket when it dropped.

Mayor Stear, Police Chief Jon McDaniel, and Mr. Withrow agreed.

Ms. Engels reminded Council that Saturday was the start of the Second Saturday Summer Concert Series and the City Attorney's band would be playing. Also, Council had approved approximately \$183,000 for a 50% grant match on the purchase of the Greenbelt. The un-official official was that Kuna would be funded by the end of the fiscal year and would purchase the Greenbelt for 50%.

Council President Buban-Vonder Haar reported the Arbor Day Celebration and Greenbelt Dedication to former Mayor Greg Nelson was successful and wonderful.

Economic Development Director Lisa Holland reminded Council they were having a workshop the next evening at City Hall 5:30 P.M. to 7:30 P.M.

10. Executive Session:

- A. Convene to Executive Session pursuant to:
(Timestamp 02:07:29)

Idaho Code Section 74-206 (1)(f)

- (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Mayor Stear indicated he, Council, City Attorney Bill Gigray, and Public Works Director Bob Bachman would remain for the Executive Session.

Council President Buban-Vonder Haar moved to adjourn to Executive Session pursuant to Idaho Code Section 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Seconded by Council Member McPherson. Motion carried 4-0.

Executive Session City Council Regular Meeting of June 4, 2019 – The City Council, upon a unanimous roll call vote, convened into the Executive Session, pursuant to Idaho Code Section 74-206(1)(f) to communicate with the City Attorney in order to discuss the legal ramifications of and legal options for a controversy not yet being litigated but imminently likely to be litigated. The executive session was convened at 8:07 P.M. In attendance, was Mayor Joe Stear, Council President Briana Buban-Vonder Haar, Council Member Richard Cardoza, Council Member Greg McPherson, and Council Member Warren Christensen. Also, in attendance, by request of the Mayor and Council, was Bob Bachman, City Public Works Director and City Attorney Wm. F. Gigray, III. Wm. F. Gigray, III was appointed as special clerk to take the minutes of this executive session. Information was then provided by Bob Bachman and Wm. F. Gigray, III to the Mayor and the Members of the City Council regarding the subject of the executive session. At 8:31 p.m. Council President Briana Buban-Vonder Haar moved and Council Member Greg McPherson seconded to come

out of executive session and to reconvene into open session which motion passed unanimously.



Wm. F. Gigray, Clerk of Executive Sessions.

Open session resumed and Mayor Stear reported that information was received during the executive session relative to the announced purposes for going into the executive session and no action was taken by the City Council.

11. Adjournment: 8:31 P.M.



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 06.18.2019*





CITY OF KUNA

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Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

June 4, 2019 – City Council Public Hearing

Case Name: Envision Kuna – Comprehensive Plan

Case Description: Following a recommendation of approval from the Planning and Zoning Commission, Staff requests City Council's consideration of the new Envision Kuna – Comprehensive Plan (text and maps) including the Future Land Use Map. This Plan, if approved, will replace the 2015 Kuna Comprehensive Plan and Future Land Use Map.

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission or City Council.

IN FAVOR NEUTRAL IN OPPOSITION

Testify Not Testify
Patrick Duynslager
2996 N. Mountain Rd
Boise ID 83702

Testify Not Testify
Ana M. Paz
1922 W. Ardell Rd
Kuna, Id 83634

Testify Not Testify
Larret Thornton
2900 Sorrey
Kona ID 83634

Testify Not Testify
Corinne Stanton
5455 E Deer Flat
Kuna 83634

Testify Not Testify
Kendy Giesen
1363 S Ash
Kuna

Testify Not Testify
Chase Craig
337 W Redgrave
Meridian ID 83646

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DAVID GRANBELL
1400 E KOKANE LN
KUNA ID 83634

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TJ Angstman
9473 W. Dand...
Garden... 83714

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June 4, 2019

Willows Edge Farm is amazing.

Not just because of the horses or other animals but because of the amazing ways Corinne shows the kids responsibilities of life.

The greatest things Corinne has shown us is where our food comes from and showing us straight to the point and not delicate. I'm 13 and my confidence was not that great but ever since I have been working on the farm it has skyrocketed. I feel great not only of myself but of where my food comes from and how much work goes into it. Just the other day we made butter and bread and ate it with the kids.

A farm with a great teacher and respect for the animals is very rare. Corinne runs these camps and school field trip tours that really help the kids learn and she doesn't just tell them she asks why and in a fun way. I started off at Wilows Edge 4 years ago just doing riding lessons and soon became an intern. At 13 years old this is my first job and I love it. Not only the camps or the jobs but the horses she has rare not regular horses. They are rare and Corinne has been taking such good care of these horses and the re-population of this special breed. Some kids will grow up never seeing this special horse. Some will only see them on cartoons like Frozen. She has taught us many amazing things about farm life.

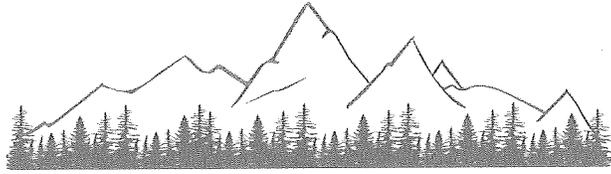
If I were to never go there again I would have nothing to do and nothing more I could learn about farm like. I live in the city. Not only me but other kids in her camps or school field trips.

Willows Edge has taught me respect, compassion, how to work hard and most important confidence. Confidence is a big thing and is very hard to get. The ways the farm showed me confidence in taking care of the horses or Corinnes lessons on hard work and knowing whats right and wrong are important. She also understands the kids and really teaches herself new things every day. I truly believe in how the farm changes lives and also teaches key elements of life in general.

These are the ways Willows Edge has helped my life in my perspective and hopefully this helps to inspire others to help keep Willows Edge alive and strong for so many other kids.

Thank you

By Jenna Shatswell



own boise
keller williams realty boise

June 4, 2019

Prepared in collaboration with Riley Planning Services LLC

To Whom It May Concern:

Below are our comments regarding the City of Kuna designation of the subject site, located at 5055 E Kuna Rd, as Low Density Residential.

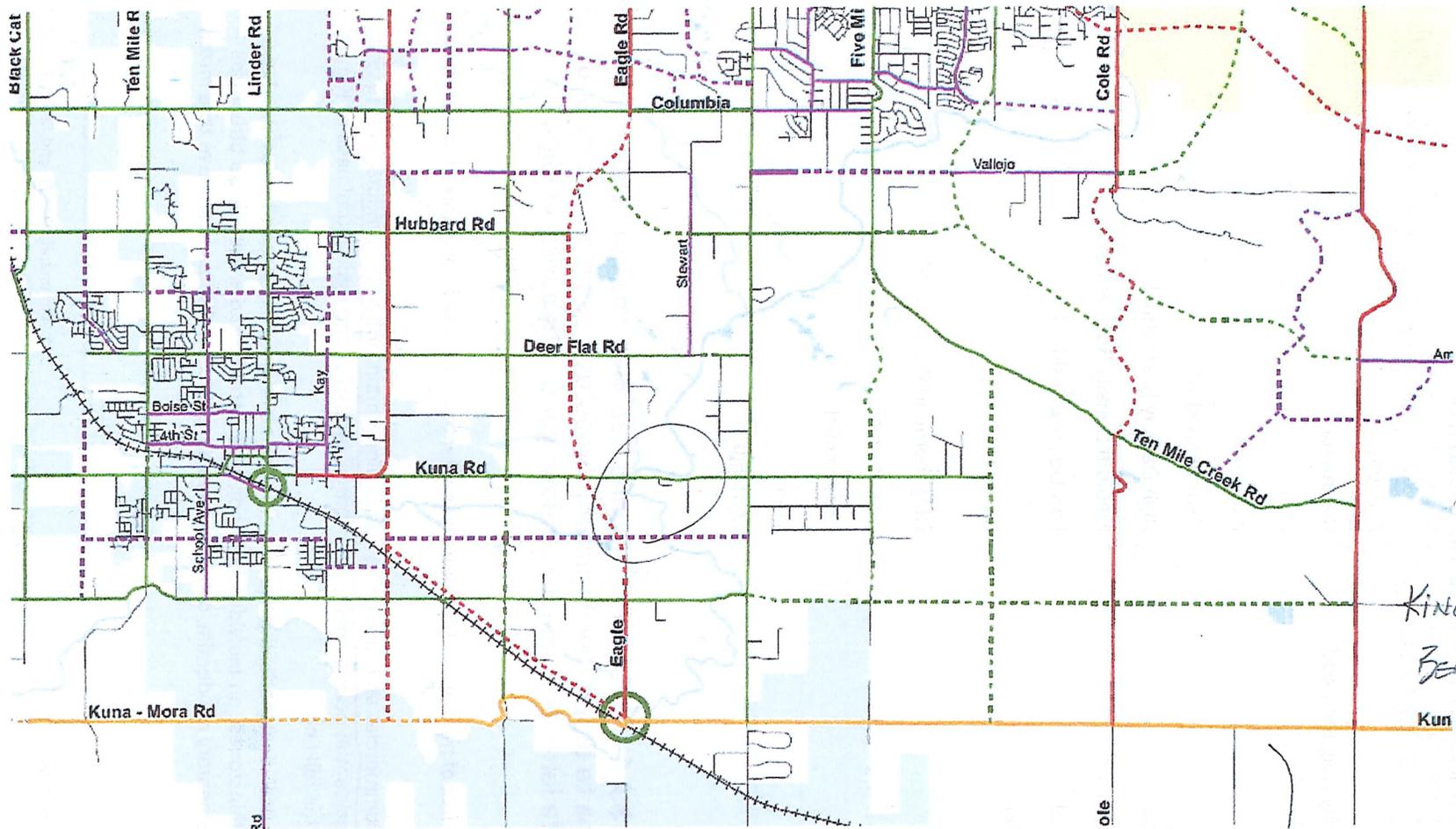
- Land use intensity is traditionally an ascending or descending layout. Low density is normally the function of the interior of a square mile with the higher intensity located on the perimeter, not the exterior.
- For reference, see attached snapshot of the ACHD / COMPASS 2040 Roadway Classification Map. Kuna Road is classified as a Minor Arterial. Traditionally not an ideal place to locate low density residential. See the proximity of the site to the future Eagle Road Expressway connection to Kuna-Mora, which is planned as a lower East West corridor for Ada and Canyon County. This is similar to the connection you can find at Highway 16 connecting Chinden to State Street. To the West at ½ mile is Cloverdale – a Principal Arterial. The snap shot also shows a future location for collector (purple/lavender) at the mid-mile. This collector street is intended to move residential traffic outward to the arterial classified road to the East and West.
- Kuna is in a unique position to truly plan for the long term East of the city. Having higher density at the perimeter helps keep higher traffic on roads that are capable of the trips and protects the lower density residential neighborhoods from the impact of higher intensity use trips traveling through the residential neighborhoods.
- In this instance, the Future Land Use Map (FLUM) is creating an isolated piece of low density abutting higher density potential land uses with a Minor Arterial on the northern boundary and the extension of Indian Creek / irrigation facility. Indian Creek provides an excellent buffer between the subject site and surrounding sites.
- Classifying the subject site as mixed use / medium density would provide an ascending intensity for the already developed parcel to the East. Because the site is bounded on two sides by the extension of Indian Creek, it is an ideal location for

mixed used or medium density as it will be a cross roads for the City of Kuna's planned Greenbelt.

- It's a prime location to add the cities intended greenbelt / pathway. Higher density uses are better able to afford the cost of pathway segments. Keeping the parcel at low density will be a disincentive for development as the number of lots that could be developed will be too low to absorb the cost of greenbelt improvements. This in turn will make the parcel less desirable and more likely to stay vacant thus creating a hole in any future greenbelt development. Creation of an Indian Creek Greenbelt Master Plan is #8 in Kuna's Top Priority Projects list. As we know from Boise's greenbelt, these pathways are highly desirable and facilitate more quality development near or adjacent to the pathways.
- The implications of the pathway infrastructure are regional, not just local to Kuna as the 'creek' meanders all the way to the South Cole Road. Similar to Boise's greenbelt, you will likely have people all over the valley using it.
- See also attached DRAFT comprehensive plan page 57. Objective 3.A.1.b. states:
 - Concentrate commercial and mixed-use areas along main entryway corridors.
- See also a section of Chapter 2 – Zoning Districts and Accompanying Maps. Under B. Residential the following is stated:
 - Low density residential district (R-2) : The purpose of the R-2 zone district is to promote the establishment of low density residential areas that do not exceed 2 dwelling units per net acre. The district is considered semi-rural in nature and intended to preserve residential living arrangements that are rural or semi-agricultural in character.
 - The final page of the Chapter 2 attachment is germane. It is the only residential zoning district that specifically calls for access to arterial roadways.

Sincerely,

Own Boise
Chase Craig – Real Estate Consultant
Chase Craig



KING/
BENNETT
Kun

E/W ADA/CANYON
CORRIDOR

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.

* B. *Residential:*

Low density residential district (R-2): The purpose of the R-2 district is to promote the establishment of low density residential areas that do not exceed two (2) dwelling units per net acre. The district is considered semi-rural in nature and intended to preserve residential living arrangements that are rural or semi-agriculture in character. The district serves as a transitional buffer between rural areas and higher density urban development. The R-2 zone is not intended to provide a full range of urban services. A district requirement is connection to public sewer and water with some limited exceptions found in KCC 5-16-4. The R-2 zone is intended to accommodate accessory dwelling units [ADU], senior housing, bed and breakfast operations, single-family dwellings, duplexes, home occupations, manufactured homes and a limited number of agricultural uses. It is not intended for placement of more intensive type residential uses associated with condominiums, townhouses, apartments, multifamily or group living arrangements.

* *Medium density residential district (R-4):* The purpose of the R-4 district is to promote the development of residential living areas with low to moderate densities, not to exceed four (4) dwelling units per net acre. A district requirement is connection to public sewer and water. The district is intended to accommodate accessory dwelling units, bed and breakfast operations, single-family dwellings, duplexes, senior housing and manufactured homes. There is an opportunity to initiate mixed-use activity in this zone through the planned unit development (PUD) process.

* *Medium density residential district (R-6):* The purpose of the R-6 district is to promote the development of medium density living areas, not to exceed six (6) dwelling units per net acre. A district requirement is connection to public sewer and water. The zone is intended to accommodate single-family dwellings, duplexes, manufactured homes and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process.

* *Medium density residential district (R-8):* The purpose of the R-8 district is to promote the development of medium to high residential densities, not to exceed eight (8) dwelling units per net acre. The district is intended to accommodate residential infill development in the older Kuna neighborhoods and in areas adjacent to light commercial activity. A district requirement is connection to public sewer and water. The R-8 zone is intended to accommodate single-family dwellings, duplexes, multifamily, manufactured homes, and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process. This district is an appropriate designation for a neighborhood center to be established.

High density residential district (R-8): The purpose of the R-8 district is to promote the development of medium to high residential densities, not to exceed eight (8) dwelling units per net acre. The district is intended to accommodate residential infill development in the older Kuna neighborhoods and in areas adjacent to light commercial activity. A district requirement is connection to public sewer and water. The R-8 zone is intended to accommodate single-family dwellings, duplexes, multifamily, manufactured homes and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process. This district is an appropriate designation for a neighborhood center to be established.

High density residential district (R-12): The purpose of the R-12 district is to promote development of higher residential development densities, not to exceed twelve (12) dwelling units per net acre. The R-12 zone is intended to serve, in part, as a transitional buffer between less intensive residential and more intensive commercial uses, as well as to accommodate the placement of higher density development in select areas of the city. A district requirement is connection to public sewer and water. The zone is intended to accommodate multifamily dwellings and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process. This district is an appropriate designation for a neighborhood center to be established.

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High density multifamily residential district (R-20): The purpose of the R-20 district is to define a maximum residential density limit per acre based on factors such as traffic generation, availability of city services and land use

compatibility. Accordingly, the district is established to serve higher density, multi-storied residential development, not to exceed twenty (20) dwelling units per net acre. District requirements include direct access to arterial or collector roadways and connection to public sewer and water. This zone is intended to accommodate multi-storied, multifamily dwellings and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process. This district is an appropriate designation for a neighborhood center to be established.