

MEMBERS

John Laraway Bryan Clark
Robbie Reno Martin Taylor
Jonathan Doyle Beverly Wolf
Cristin Sandu Chad Queen
Larry Menges

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634



**Ad Hoc Future Land Use Map
Advisory Committee
REGULAR MEETING AGENDA
Wednesday October 9, 2024, at 6:00 PM**

For questions, please call Planning and Zoning at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Committee; there will be no separate discussion unless the Chairman, Committee Member, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

A. Regular Committee Meeting Minutes Dated September 11, 2024 – *Action Item*

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

3. BUSINESS ITEMS:

A. Future Land Use Map Work Session

4. BOARD QUESTIONS OR CONCERNS:

5. UPDATES & REPORTS

6. ADJOURNMENT:

MEMBERS

John Laraway Bryan Clark
Robbie Reno Martin Taylor
Jonathan Doyle Beverly Wolf
Cristin Sandu Chad Queen
Larry Menges

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**Ad Hoc Future Land Use Map
Advisory Committee
REGULAR MEETING
MINUTES**

Wednesday September 11, 2024, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:00)

Committee Members Present:

John Laraway - Present
Robbie Reno - Absent
Jonathan Doyle - Present
Cristin Sandu - Present
Larry Menges - Present
Bryan Clark - Present
Martin Taylor - Absent for roll call; Arrived at 6:04PM; Considered present upon arrival
Beverly Wolf - Present
Chad Queen - Absent

City Staff Present:

Planning & Zoning Director Doug Hanson
Economic Development Director Morgan Treasure
Public Works Director Adam Wenger
Deputy City Clerk Garrett Michaelson

A Quorum Of Committee Members Were Present For Business To Be Conducted.

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Committee; there will be no separate discussion unless the Chairman, Committee Member, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

A. Regular Committee Meeting Minutes Dated August 14, 2024 – Action Item

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

(Timestamp 00:00:39)

Motion To: Approve The Agenda

Motion By: Committee Member Laraway

Seconded By: Committee Member Doyle

Further Discussion: None

Members Voting Aye: Committee Members Laraway, Doyle, Sandu, Menges, Clark, Taylor, Wolf

Members Voting Nay: None

Members Absent: Committee Members Reno, Queen

Approved Via: Voice Vote

7-0-2

(Timestamp 00:01:13)

Motion To: Approve The Consent Agenda

Motion By: Committee Member Clark

Seconded By: Committee Member Doyle

Further Discussion: None

Members Voting Aye: Committee Members Laraway, Doyle, Sandu, Menges, Clark, Taylor, Wolf

Members Voting Nay: None

Members Absent: Committee Members Reno, Queen

Approved Via: Voice Vote

7-0-2

3. BUSINESS ITEMS:

(Timestamp 00:01:40)

A. City of Kuna Public Works Department Presentation [*Presentation provided herein as Exhibit A*]

Public Works Director Adam Wenger introduced himself and stated what his presentation topics will cover.

Public Works Director Adam Wenger discussed how Planning & Zoning, Economic Development, and Public Works all have Future Land Use Maps, and how they may differ in concentration while maintaining the same City Future Land Use Map.

Public Works Director Adam Wenger discussed how drinking water and wastewater both have their own future land use map and showed examples of those maps and stated that what drives those maps are the Master Plan sets which are required by the Department of Environmental Quality.

Public Works Director Adam Wenger stated that what drives changes and decisions to the Master Plan are population growth and showed a map of predicated and projected population growth trends through 2050. Public Works Director Adam Wenger stated that knowing where

people are going helps drive where infrastructure should be built, as there is little reason to build it where people are not projected to be. Public Works Director Adam Wenger suggested that the Terrain of a City also impacts how the Master Plan is created, suggesting that gravity plays a tremendous role in how water and wastewater systems and pipes are built. Public Works Director Adam Wenger suggested that letting gravity “do the work” of moving water around is significantly cheaper than building additional lift stations.

*Committee Member Bryan Clark asked about mitigation techniques for PSI.
Public Works Director Adam Wenger responded.*

Public Works Director Adam Wenger continued discussion on PSI and gravity for water and wastewater systems.

*Committee Member Bryan Clark asked about out falls.
Public Works Director Adam Wenger responded.*

*Committee Member Bryan Clark asked about the East Kuna water and wastewater system.
Public Works Director Adam Wenger responded stating that the East Kuna water and wastewater systems do ‘not and shall not comingle’ with the main Kuna water and waste water systems.*

*Committee Member Bryan Clark asked about opportunities to create additional wastewater facilities that facilitate gravity lines.
Public Works Director Adam Wenger responded suggesting that smaller facilities may be able to be implemented; however, most people do not like wastewater facilities near them and so other methods will likely need to be taken into consideration.*

*Committee Member Beverly Wolf asked a clarifying question.
Public Works Director Adam Wenger responded.*

Public Works Director Adam Wenger discussed water and wastewater buildout and Developer constructed infrastructure.

4. BOARD QUESTIONS OR CONCERNS:

(Timestamp 00:25:20)

*Committee Member Bryan Clark asked a question regarding water use in the East Kuna Water and Wastewater system.
Public Works Director Adam Wenger responded.*

Committee Member Bryan Clark asked a question regarding water and wastewater co-mingling.

Public Works Director Adam Wenger responded stating that other facilities can use the East Kuna water and wastewater systems; however, the water and wastewater from the East Kuna System cannot co-mingle with the main Kuna water system.

Committee Member Christin Sandu asked a question regarding anticipated development. Public Works Director Doug Hanson responded suggesting different anticipated growth rates based off of a provided 'infographic' map.

Committee Member John Laraway asked about wastewater capacity. Public Works Director Adam Wenger discussed additional capacity capabilities with current infrastructure and the ability to expand existing infrastructure to meet future demand. Planning & Zoning Director Doug Hanson discussed how capacity is less of an issue, whereas conveyance of water to treatment plants is the current difficulty.

Committee Member John Laraway asked about treatment capacity. Public Works Director Adam Wenger responded that the City's infrastructure can handle roughly triple the amount of wastewater treatment capacity without additional upgrades and suggested that conveyance is the difficulty.

Committee Member Beverly Wolf asked about EDU's in relation to water and wastewater capacity. Public Works Director Adam Wenger responded.

Committee Member John Laraway asked about additional sites for future treatment plants. Public Works Director Adam Wenger responded stating that there is additional sites within the Master Plan identified for another treatment plant. Planning & Zoning Director Doug Hanson suggested that less water and wastewater infrastructure is needed to service higher density developments than lower density developments.

Committee Member Bryan Clark asked about if the City would approve a new development if it was going to be serviced by a leach field or septic. Planning & Zoning Director Doug Hanson stated that the City would not approve a development if it were to be serviced in that manner.

5. UPDATES & REPORTS

(Timestamp 00:58:59)

A. Schedule for Remaining Meetings

Planning & Zoning Director Doug Hanson handed out maps of Kuna to Committee Members including subdivisions and roadways so that Committee Members could use them for reference, to make notes, and to draw upon, as they begin to vote upon the Future Land Use Map.

*Committee Member Beverly Wolf asked a clarifying question.
Planning & Zoning Director Doug Hanson Responded.*

*Committee Member Christin Sandu asked a clarifying question.
Planning & Zoning Director Doug Hanson Responded.*

*Committee Member Beverly Wolf asked a clarifying question.
Planning & Zoning Director Doug Hanson Responded.*

*Committee Member Christin Sandu asked a clarifying question.
Planning & Zoning Director Doug Hanson Responded.*

Planning & Zoning Director Doug Hanson stated that Future Land Use Map Committees within the City of Kuna have not historically focused upon individual parcels. The Parcels included on the provided map are there only to provide additional context for Commissioners.

*Committee Member Beverly Wolf asked a clarifying question.
Planning & Zoning Director Doug Hanson Responded.*

*Committee Member Christin Sandu asked a clarifying question.
Planning & Zoning Director Doug Hanson Responded.*

6. ADJOURNMENT:

(Timestamp 01:06:50)

(Timestamp 01:06:54)

Motion To: Adjourn

Motion By: Committee Member Clark

Seconded By: Committee Member Laraway

Further Discussion: None

Members Voting Aye: Committee Members Laraway, Doyle, Sandu, Menges, Clark, Taylor, Wolf

Members Voting Nay: None

Members Absent: Committee Members Reno, Queen

Approved Via: Voice Vote

7-0-2

Christin Sandu, Committee Chair

ATTEST:

Doug Hanson, Planning & Zoning Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk

Date Approved: Ad Hoc Future Land Use Map Advisory Committee Meeting 10.09.2024



EXHIBIT A

City of Kuna Department of Public Works

Ad Hoc Future Land Use Map Advisory Committee

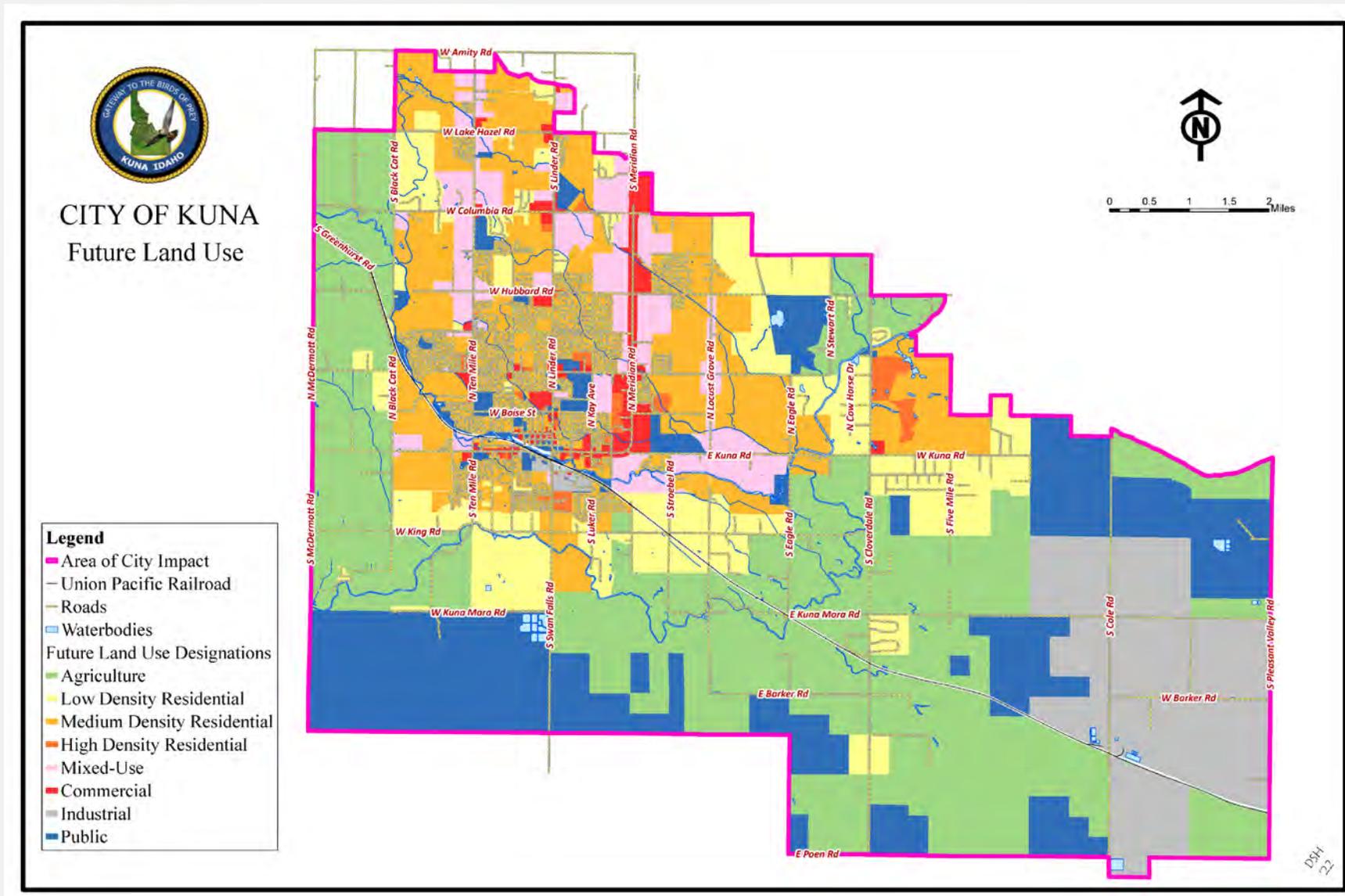
11 September 2024

Presented by
Adam Wenger
Public Works Director
City of Kuna | Public Works

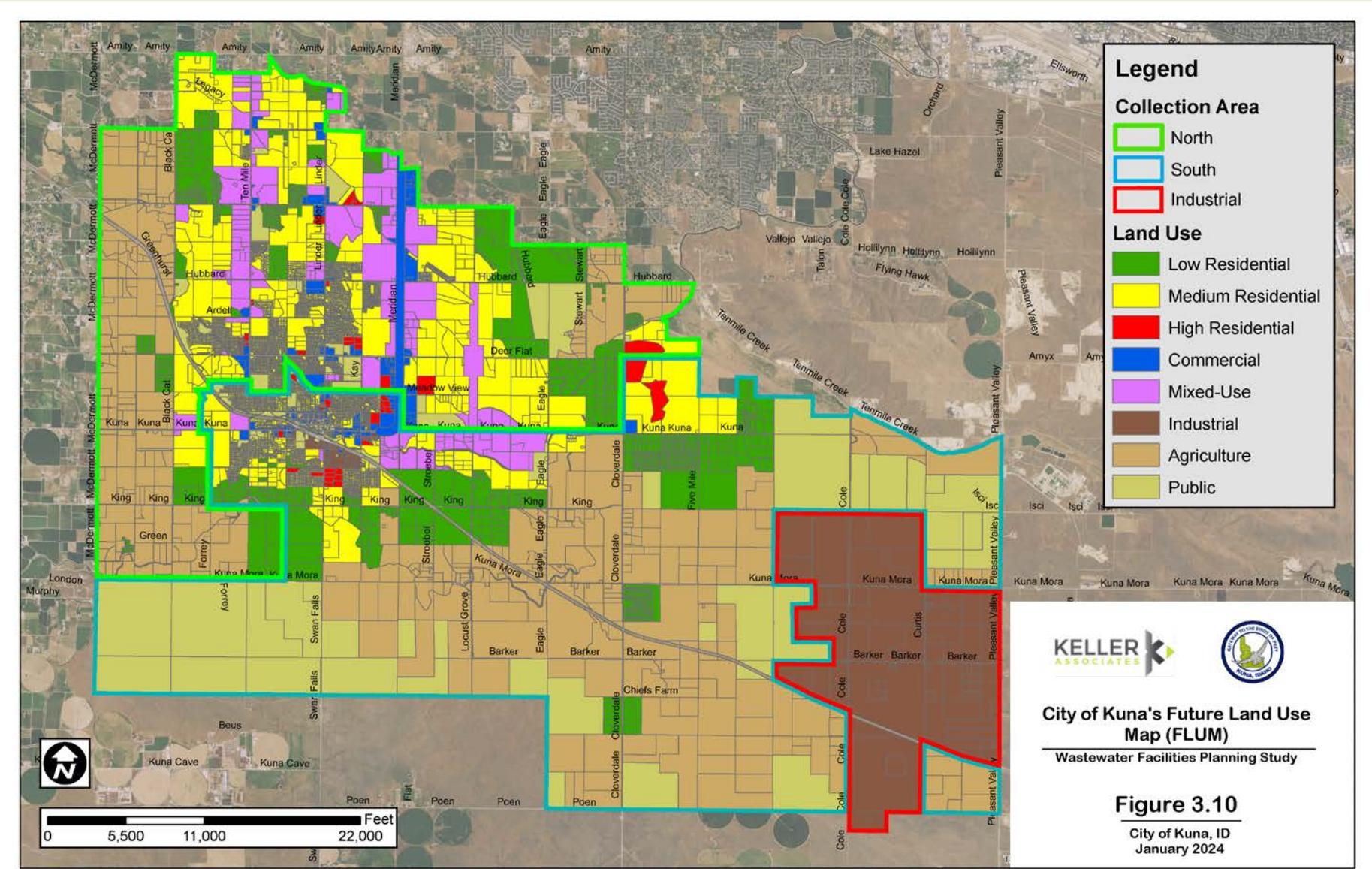
Presentation Overview

- I. Collaborative FLUMs
- II. Facility Master Plans (FMP)
- III. Improvements, Additions, Developments

I. Planning and Zoning FLUM



I. Waste Water FLUM



II. Facility Master Plans (FMP)

- Mandated by Idaho Department of Environmental Quality for any Public Water or Wastewater systems
- Describes the overall system, including water sources, treatment processes and facilities, pumping stations, distribution piping, finished water storage, and waste disposal.
- Comprehensive planning document for infrastructure and addresses the future of the system/facility, including, hydraulic capacity, treatment capacity, standby power, redundancy, fire flows, project financing, and operations and maintenance.
- Updated on a regular basis to accommodate anticipated or unanticipated growth patterns, regulatory requirements, or other infrastructure needs.
- Typical scope for City of Kuna FMP is 20 years, with updates every 2-5 years

II. Components of FMP

Technical Capacity

- 2.1 Technical Operating Requirements
- 2.2 Source Water Adequacy and Consistency
- 2.3 Source Water Protection and Emergency Planning
- 2.4 Asset Inventory and Capital Replacement Plan
- 2.5 Personnel Qualifications and Licensure
- 2.6 Water System Classification

Financial Capacity

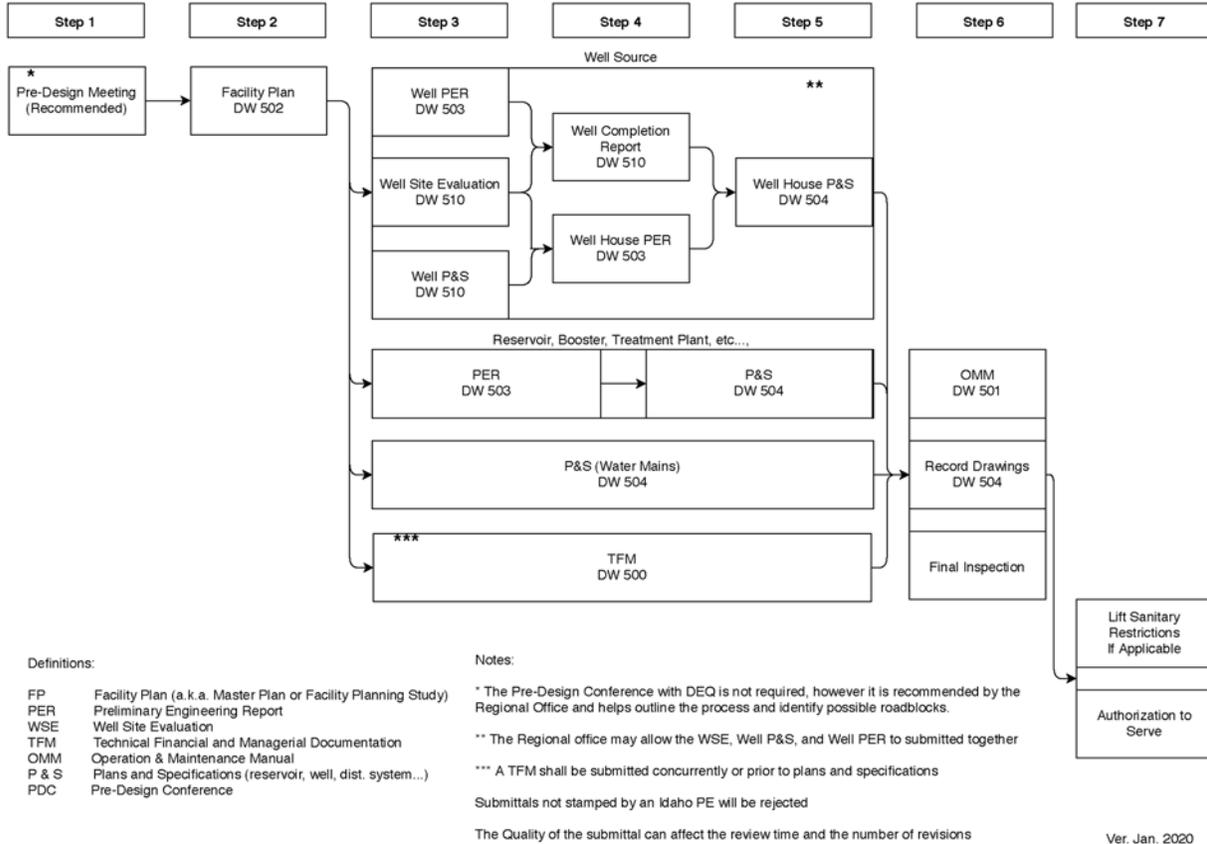
- 3.1 Adequate Construction and Operational Financial Arrangements
- 3.2 Revenue Sufficiency
- 3.3 Adequate Fiscal Controls
- 3.4 Public Utilities Commission

Managerial Capacity

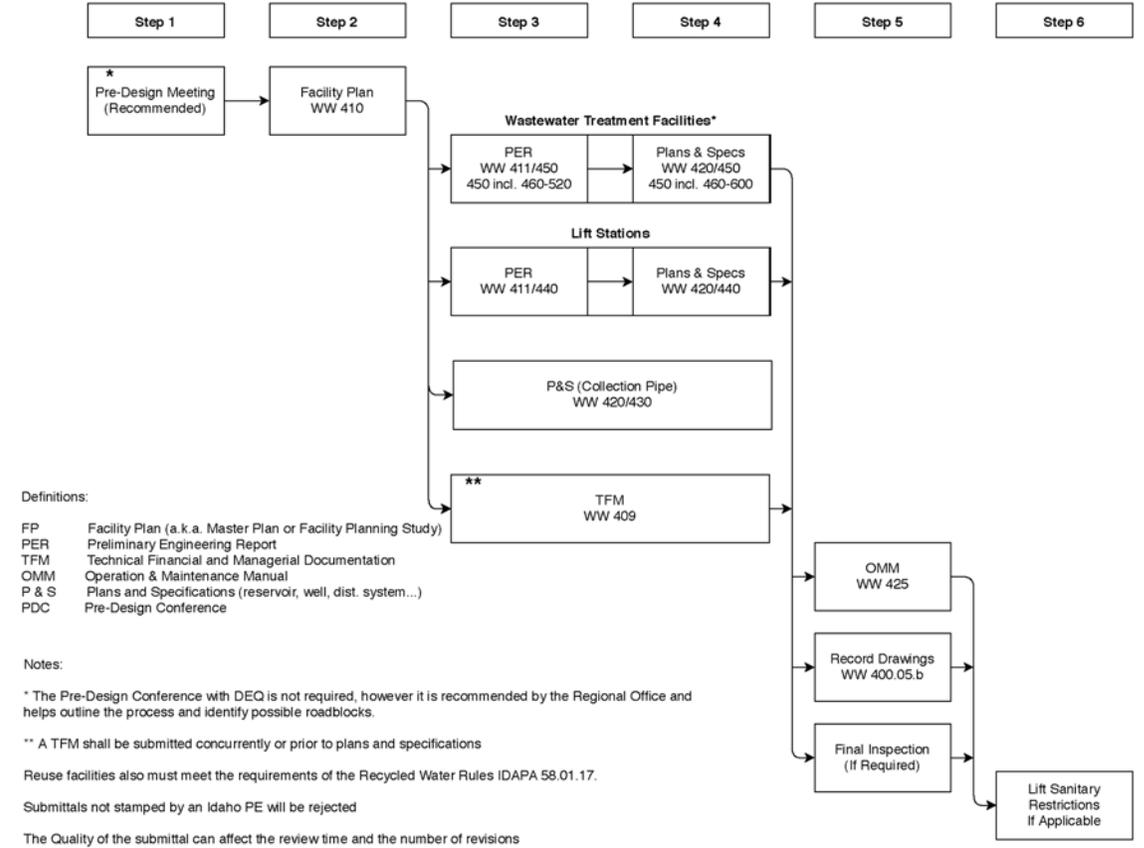
- 4.1 Clear Documentation of Legal Ownership
- 4.2 Compliance Personnel
- 4.3 Responsible Charge Operator
- 4.4 System Management and Organizational Structure
- 4.5 Staffing Requirements
- 4.6 Establishing Effective Communications
- 4.7 Planning for Growth

II. FMP Review Process

Drinking Water System General Submittal and Review Process Idaho DEQ



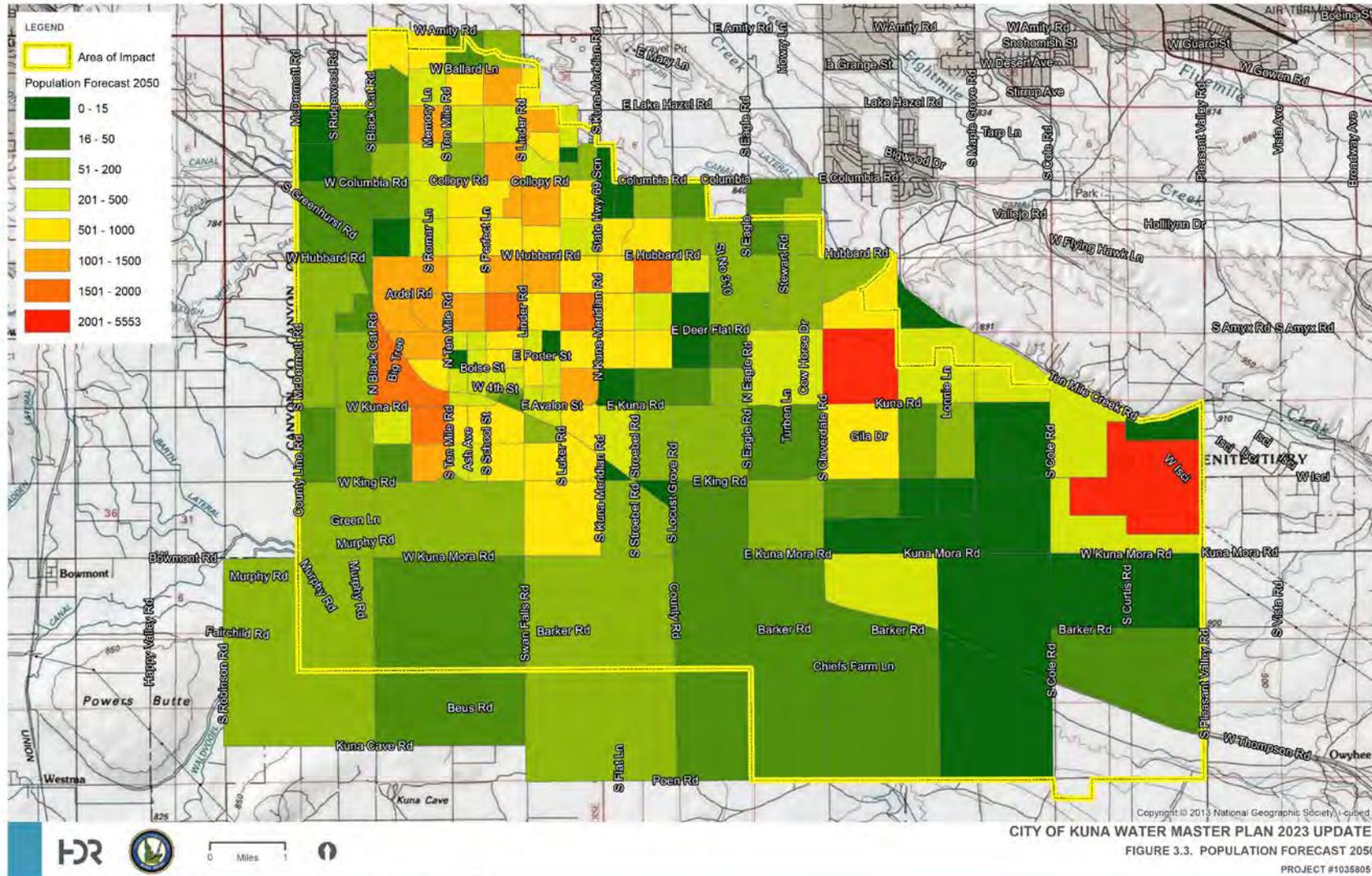
Waste Water System General Submittal and Review Process Idaho DEQ



II.

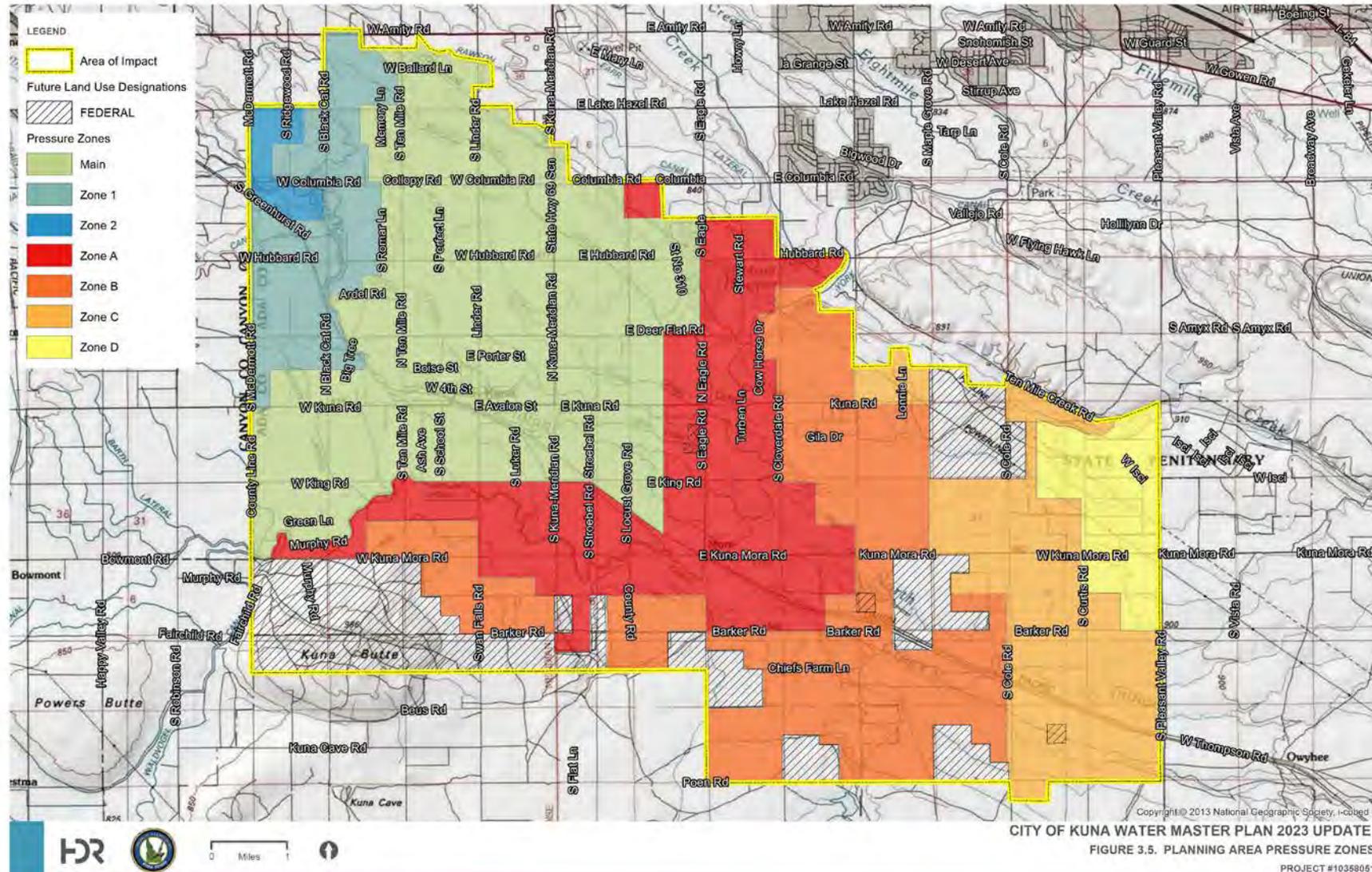
Drivers of FMP Decisions

II. Population Growth



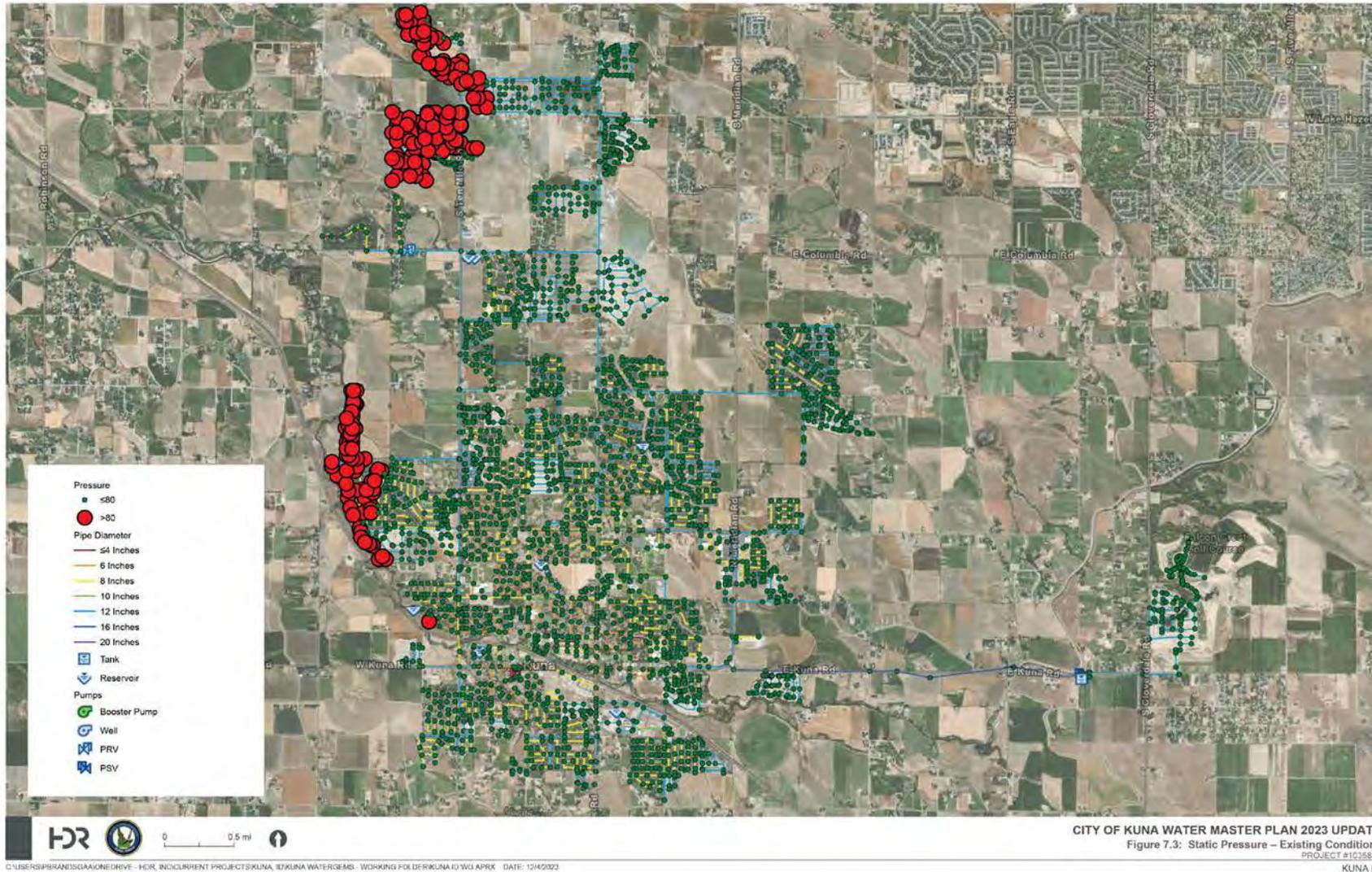
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II. Topology – Pressure Zones



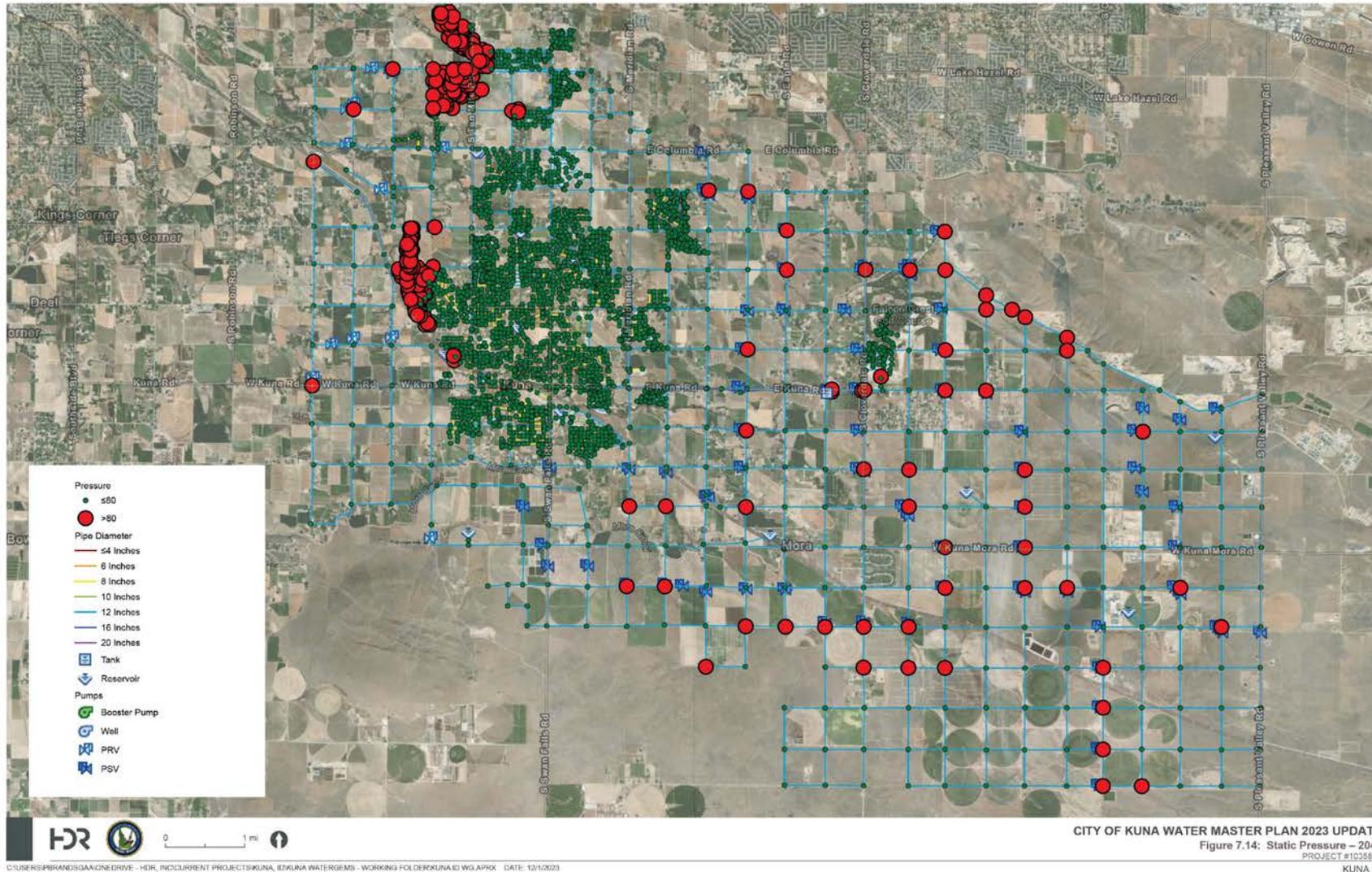
II. Topology – Distribution System

Current modeled pressures



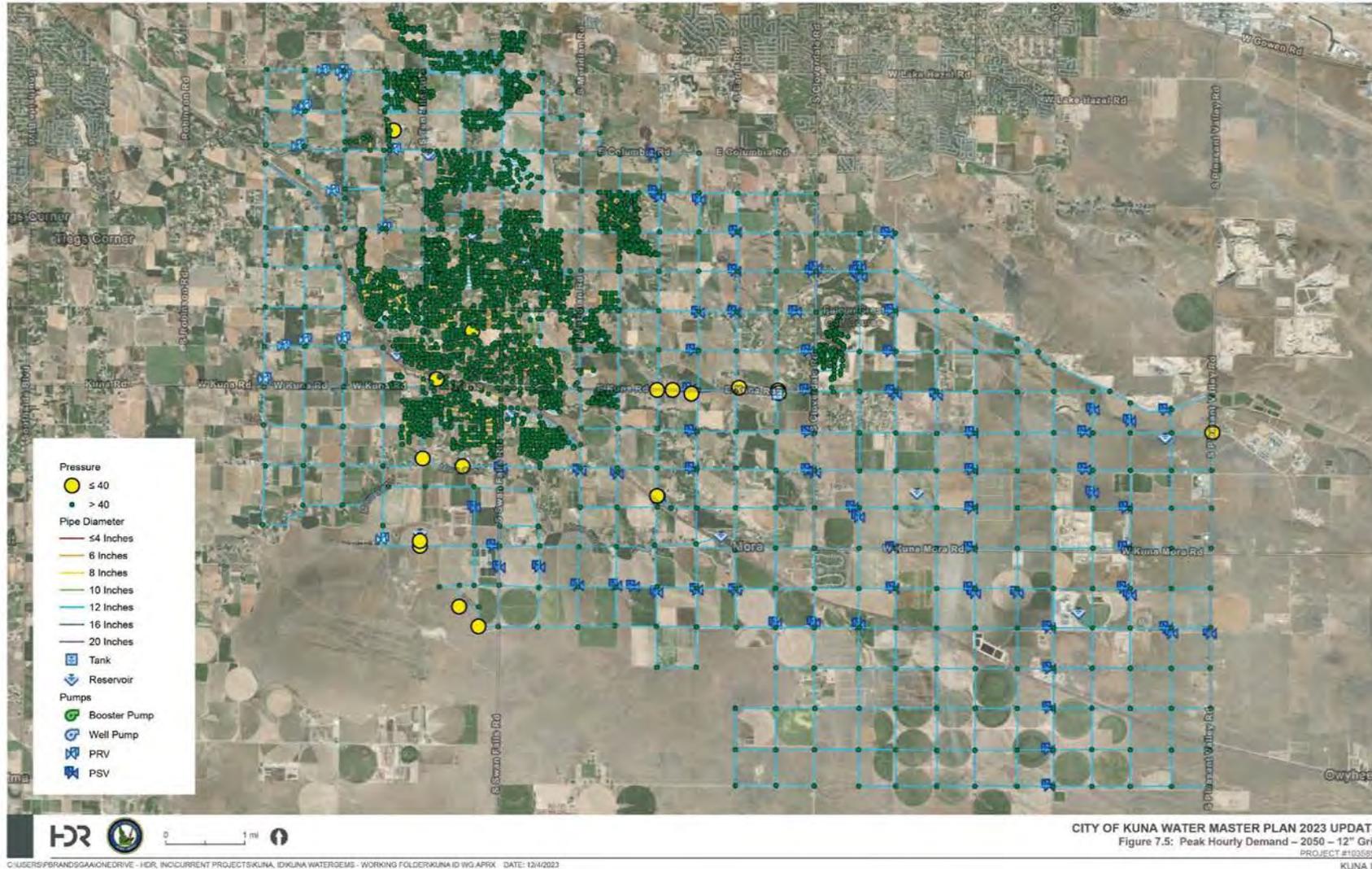
II. Topology – Distribution System

Future modeled pressures



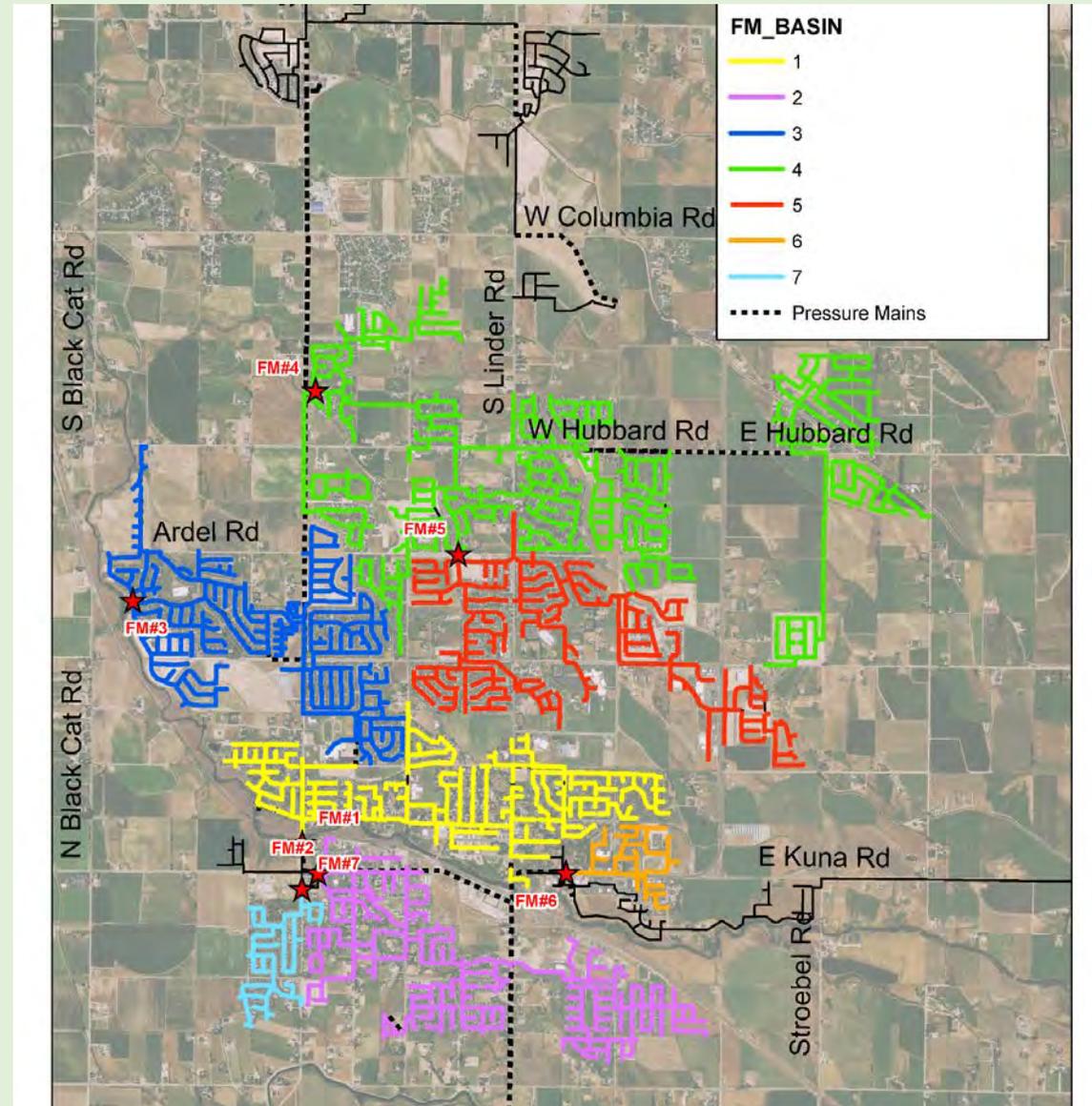
II. Topology – Distribution System

Future modeled pressures



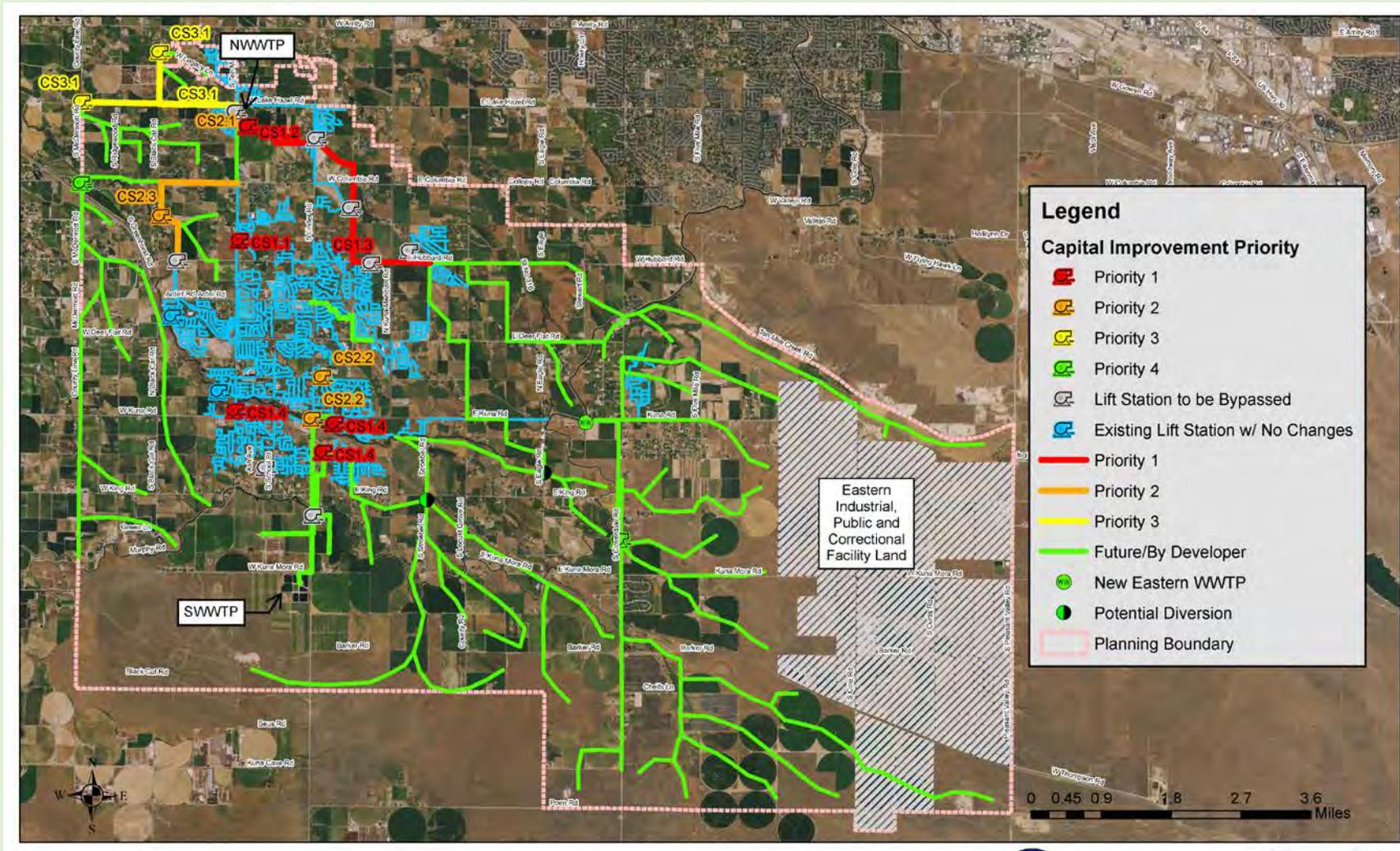
II. Topology – Collections System

Current model
gravity & pressure



II. Topology – Collections System

Future modeled pressures



III.

Improvements,
Additions,
Developments

III. Capital Improvement Plan

Capital Improvement Plan (CIP)

- A working blueprint for maintaining and improving the City's infrastructures.
- Community planning and fiscal management
- Encompasses major, non-recurring physical improvements

Project Considerations

- Costs – initial and maintenance
- Timelines – construction and lifespan
- Revenues – direct and nondescript
- Funding – local, grants, 3rd party
- Prioritization – tied to FMP

Project ID#	Project Name	Project Triggers	Total Estimated Cost (2023 Dollars)
Priority 1 Improvements (2024-2028)			
CS.1.1	Danskin Lift Station Generator Replacement	Stand-by generator on site is undersized	\$268,000
CS.1.2	NWWTP On-site Lift Station	Anticipated development, capacity limitations	\$9,093,000
CS.1.3	Mason Creek Trunkline	Anticipated development, capacity limitations	\$24,705,000
CS.1.4	J&M (Gordon) Lift Station - Phase 1 (including pump replacement at Ten Mile and Orchard)	Orchard and Ten Mile Lift Stations have pumping issues, and anticipated future capacity shortfalls	\$9,211,000
KN.1.1	Miscellaneous MBR Train Components	- Both trains needed for near future capacity (Design MMF is 1.75 MGD per train) and increased nitrification - Operation of east train also needed to perform maintenance and repairs on west train	\$2,181,000
KN.1.2	Headworks Odor Control and Repairs	Odor complaints and operator safety	\$354,000
KN.1.3	Solids Handling Expansion, Backup Power, and Truck	Risk of losing operational control	\$5,288,000
KN.1.4	Class A Reuse Study	Complete prior to preliminary design of reuse storage and pump station	\$140,000
KS.1.1	Replace Liners in Lagoons 1, 2, and 4	Risk of failing seepage tests since beyond their useful life	\$5,856,000
KS.1.2	Replace Blowers for Lagoon 1	Risk of blowers failing since beyond their useful lives	\$3,420,000
KS.1.3	Additional Lagoon Storage Capacity (Future Lagoon 8)	Capacity Limitations in Existing Lagoons	\$9,900,000
Total Priority 1 Improvements (rounded)			\$70,420,000
Priority 2 Improvements (2029-2033)			
2.1	Facility Plan Update	10-year FPS Update	\$350,000
CS.2.1	Memory Ranch Gravity Bypass	20-Year Capacity limitations, Anticipated Growth	\$2,393,000
CS.2.2	Indian Creek and Hubbard Flow Meter Installation	Lift stations in system do not have discharge flow meters	\$71,000
CS.2.3	Black Cat Lift Station	Service for Anticipated Growth	By Developer
KN.2.1	Headworks Expansion	Capacity of headworks equipment (bandscreen PHF capacity of 8.6 MGD, drum screen PHF capacity of 4.3 MGD, grit removal PHF capacity of 6.7 MGD)	\$14,279,000
Total Priority 2 Improvements (rounded)			\$17,100,000
Priority 3 Improvements (2034 - 2043)			
CS.3.1	Northwest Lift Station	Service for Anticipated Growth	By Developer
KN.3.1	Additional Capacity - MBR Expansion (Including Membranes, Blowers, Pumps, and New Biological Train), UV Disinfection, and Dewatering	Capacity limitations in existing trains (Total biological treatment capacity of 3.5 MGD MMF)	\$58,610,000
KN.3.2	NWWTP Class A Recycled Water Improvements	Future temperature limits for Indian Creek discharge, and increased water resiliency.	\$31,180,000
KS.3.1	Additional Lagoon Storage Capacity	Capacity limitations in existing lagoons	\$9,900,000
KS.3.2	Additional Aeration for Lagoon 7	Capacity limitations in existing blowers	\$3,060,000
KE.3.1	New Eastern WWTP	Service for Anticipated Growth	To be determined in future
Total Priority 3 Improvements (rounded)			\$102,750,000
TOTAL WASTEWATER SYSTEM IMPROVEMENTS COSTS (rounded)			\$190,270,000

III. Infrastructure Improvements

2023 Master Plan Update - Capital Improvement Plan Projects

Project Name: Indian Creek Elementary Pipeline
Project Number: 1.1 - A
Project Description: New Pipeline

Objective: Increase fire flow to Indian Creek Elementary.

Potential Construction Issues:

- Construction in road with heavy traffic
- Work limited to when school not in session
- Potential for high groundwater needing dewatering
- Lack of valves resulting in significant loss of water service to City
- Old unrestrained piping

Project Map:



Construction Items	Unit	Unit Price	Estimated Quantity	Cost (2023 Dollars)
10-inch PVC Pipe - Excavation, Backfill, Valves, Hydrants	LF	\$ 84	860	\$ 72,240
Connect to Existing Water Main	EA	\$ 7,200	2	\$ 14,400
Existing Utility Protection	LF	\$ 12	860	\$ 10,320
Reconnect Services	LF	\$ 10	250	\$ 2,500
Traffic Control - With Flagging	LF	\$ 10	860	\$ 8,600
Half Lane Pavement Repair	LF	\$ 30	860	\$ 25,800
Rock Excavation	CY	\$ 120	129	\$ 15,480
			Subtotal	\$ 149,340
Mobilization - % of Construction Subtotal	%	10%		\$ 14,934
Contingency - % of Total Construction Cost	%	30%		\$ 49,282
			Total Construction Cost	\$ 213,556
Engineering and CMS - % of Total Cost w Contingency	%	20%		\$ 42,711
			Total Project Cost (Rounded)	\$ 256,000

III. Facility Additions

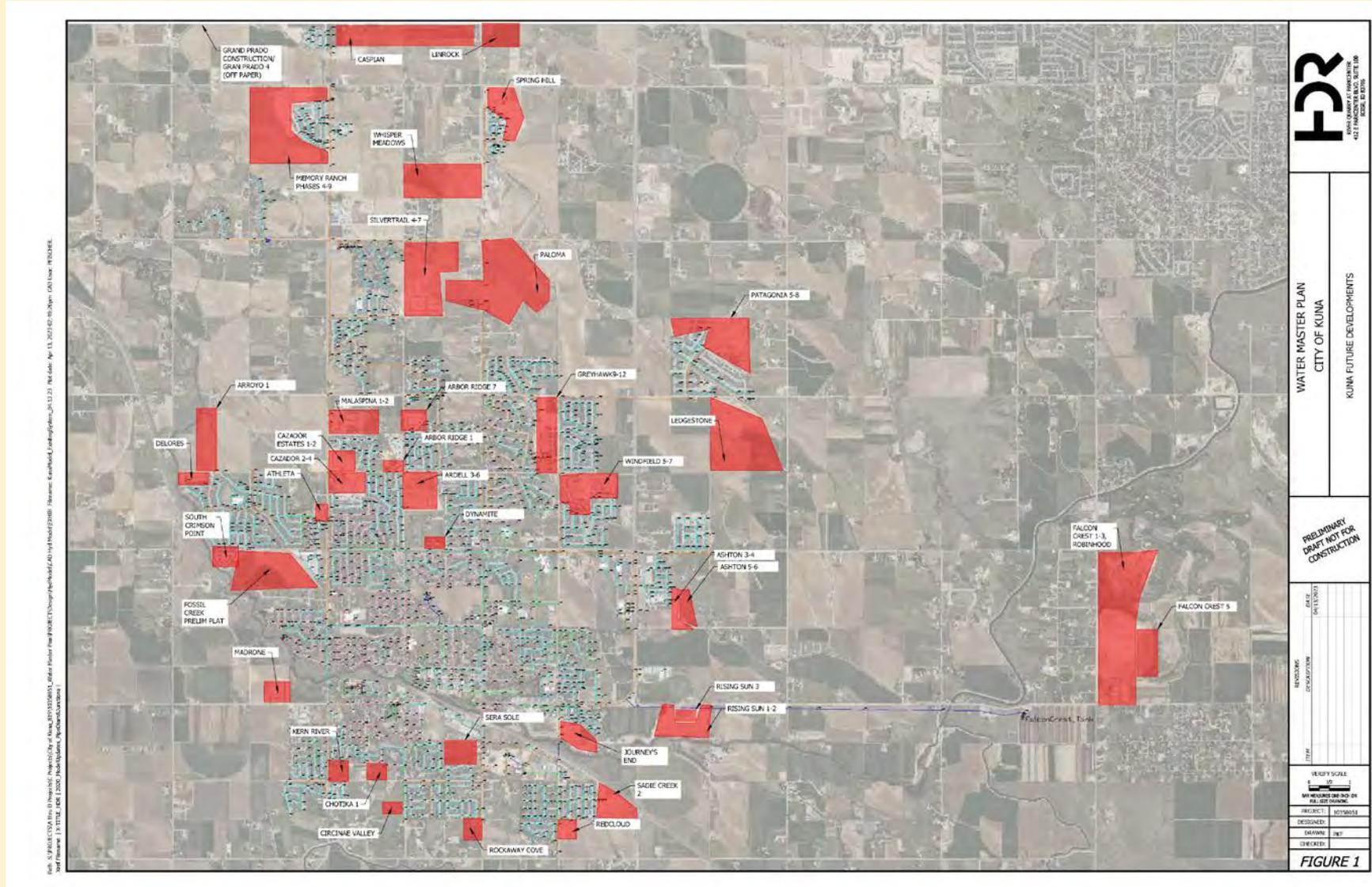
FIGURE 8-1: EXPAND HEADWORKS PRELIMINARY LAYOUT



Additional Lagoon Storage Capacity		Location: SWWTP			
<p>KS.1.3</p> <p>storage at the SWWTP will be nearing capacity, and an additional facultative lagoon should be constructed.</p> <p>Additional facultative lagoon to increase winter storage capacity.</p> <p>Considerations: The design of the lagoon, wave action and its effect on the lagoon liner should be taken into account. The lagoon cell should be designed with bypass options to allow maintenance and access to the liner.</p>					
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2023 Dollars)
Gravel	10	AC	\$ 2,100	\$ 21,000	
Gravel	162,000	CY	\$ 7	\$ 1,085,000	
Gravel	300	MG	\$ 36	\$ 11,000	
Gravel	10,000	CY	\$ 8	\$ 81,000	
Gravel Liner	49,000	SY	\$ 11	\$ 525,000	
Gravel	1	LS	\$ 56,000	\$ 56,000	
Gravel	49,000	SY	\$ 8	\$ 394,000	
Gravel Cover	3,000	CY	\$ 17	\$ 53,000	
Gravel	3,000	SY	\$ 4	\$ 13,000	
Gravel Riprap	7,500	TON	\$ 63	\$ 473,000	
Gravel	10,500	SY	\$ 17	\$ 183,000	
Gravel	2	EA	\$ 118,583	\$ 238,000	
Gravel	2,500	LF	\$ 210	\$ 526,000	
Gravel Surfacing	1,360	CY	\$ 56	\$ 77,000	
Gravel	1	EA	\$ 20,927	\$ 21,000	
Gravel	1	LS	\$ 14,731	\$ 15,000	
Gravel	1	LS	-	\$ 414,000	

III. Development outside FMP scope

III. Future Development



III. Developer Constructed Infrastructure

- Inspection fee for Water, Sewer, Irrigation, Facilities
- Retain qualified responsible, Idaho registered professional engineer to certify to DEQ that project is completed in accordance to approved specifications
- Flow models to verify adequate supply without detrimental impact on other users
- Installation of streetlights
- Fire suppression approved by KRFD
- Fiber designed and constructed on all mile and mid-mile roads
- RoW for planned and future access to City and ACHD
- Construct and deed sufficient water/wastewater infrastructure to serve the development
- Construct and deed conveyance infrastructure
- Provide connectivity to current and future developments
- Pay connection fees for each occupied lot
- **Conform to the FMP to the approval of City of Kuna**

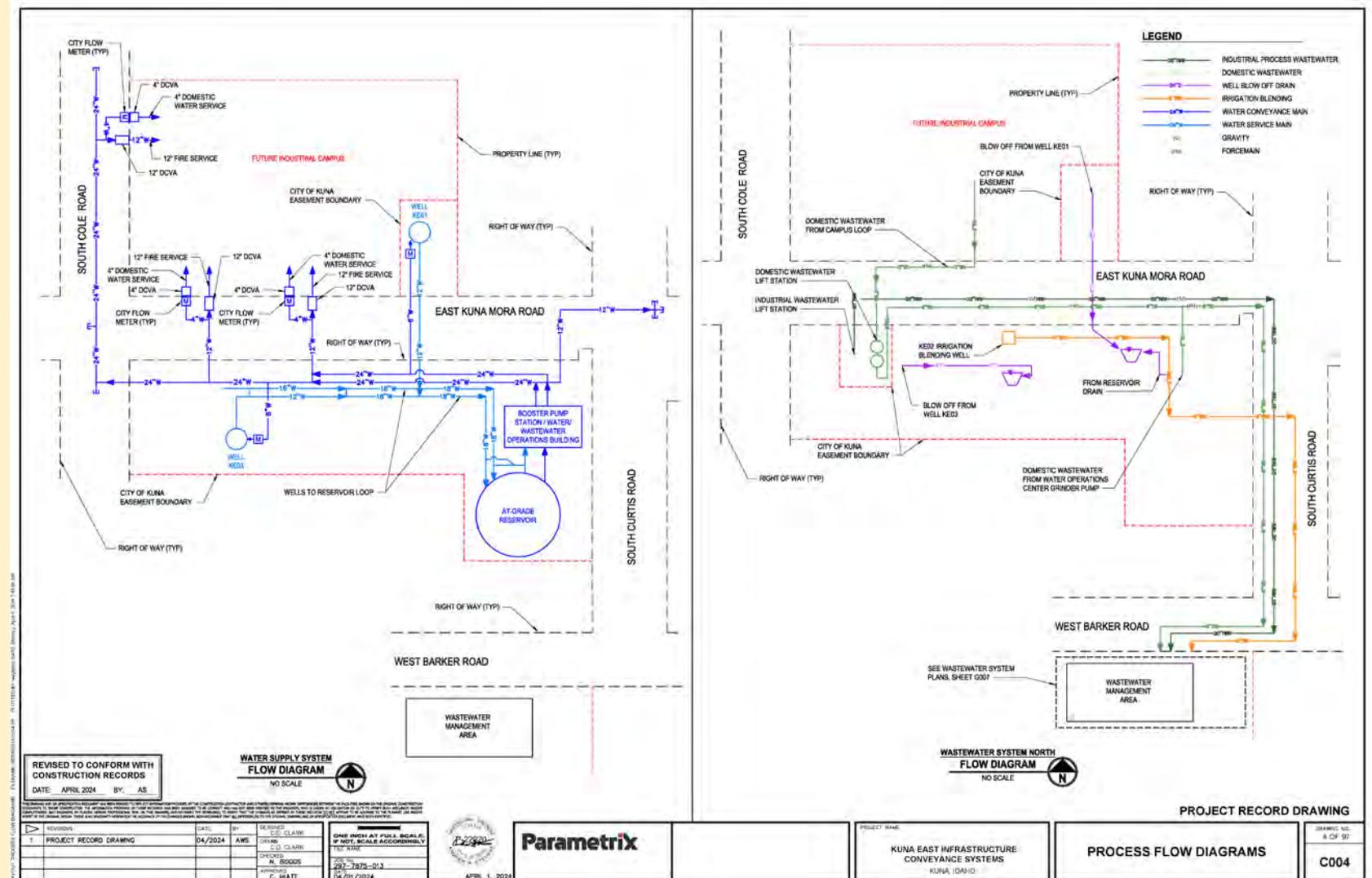
Project Name: W Syrup Ct Pipeline Project Number: 1.2 Project Description: New Pipeline Objective: Increase fire flow to homes on W Syrup Ct. Potential Construction Issues: - Obtaining easement across private property - Interruptions to water service - Site accessibility	Project Map:
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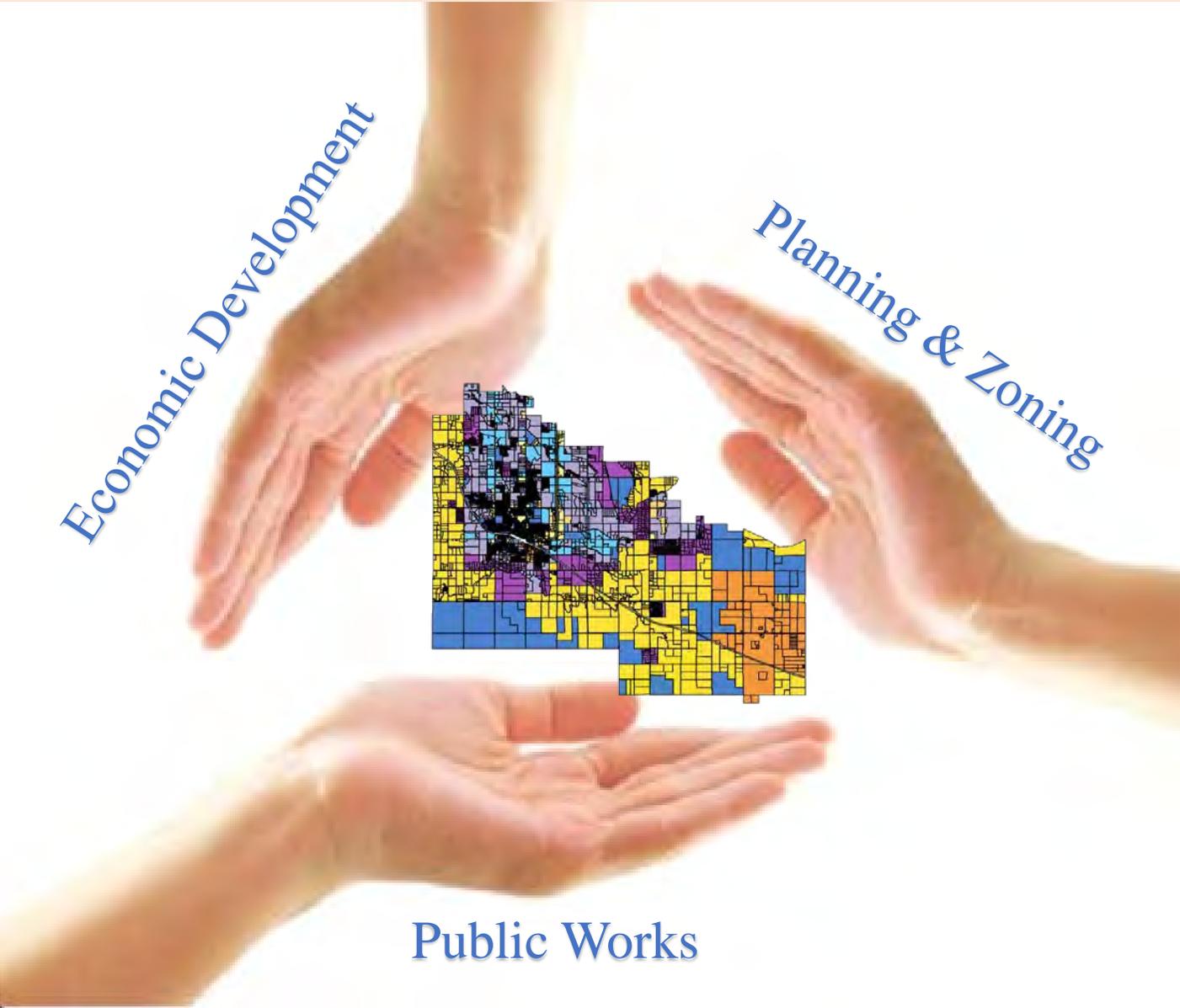
Construction Items	Unit	Unit Price	Estimated Quantity	Cost (2023 Dollars)
6-inch PVC Pipe - Excavation, Backfill, Valves, Hydrants	LF	\$ 66	400	\$ 26,400
Connect to Existing Water Main	EA	\$ 7,200	2	\$ 14,400
Existing Utility Protection	LF	\$ 12	400	\$ 4,800
Half Lane Pavement Repair	LF	\$ 30	135	\$ 4,050
Miscellaneous Surface Repair	LF	\$ 6	265	\$ 1,590
Rock Excavation	CY	\$ 120	60	\$ 7,200
			Subtotal	\$ 68,440
Mobilization - % of Construction Subtotal	%	10%		\$ 5,844
Contingency - % of Total Construction Cost	%	30%		\$ 19,285
			Total Construction Cost	\$ 83,569
Easement per Parcel	LS	\$ 8,000	3	\$ 24,000
Engineering and CMS - % of Total Cost w Contingency	%	20%		\$ 16,714
			Total Project Cost (Rounded)	\$ 124,000

III. Developer Constructed Infrastructure

Meta's East Kuna Water and Wastewater Improvement Plan

- 3 Wells
- 5 Lagoons
- >10 miles of conveyance
- 1.3M Gal/day water
- 14M Gal sewer capacity
- \$101M value of infrastructure





Economic Development

Planning & Zoning

Public Works