



ENVISION KUNA

City of Kuna 2019
Comprehensive Plan
Amended November 2022



JULY 16, 2019

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Acknowledgements

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

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

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



Council Resolution

RESOLUTION NO. R88-2022 CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- PROVIDING CERTAIN FINDINGS; AND
- ADOPTING, APPROVING AND ENACTING THE ENVISION KUNA - 2019 COMPREHENSIVE PLAN (MAPS) AMENDMENT INCLUDING THE FUTURE LAND USE MAP FOR THE CITY OF KUNA, IDAHO; AND
- DIRECTING THE CITY CLERK ; AND
- ESTABLISHING AN EFFECTIVE DATE.

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Kuna, Ada County, state of Idaho (the “City”):

Section No. 1. Findings:

- 1.1 The City is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code; and
- 1.2 The City has and is exercising all the powers required and authorized by the Local Land Use Planning Act [Chapter 65 of Title 67, Idaho Code], which includes comprehensive planning designed to prepare, implement, and review and update a comprehensive plan in compliance with Idaho Code Sections 67-6508 and 67-6509; and
- 1.3 On December 6, 1977, the City Council approved and adopted the City’s Comprehensive Plan entitled the “KUNA COMPREHENSIVE PLAN” (the 1977 Comprehensive Plan) by Resolution Number 85; and
- 1.4 On October 25, 1979, the City Council adopted an amendment to the City’s 1977 Comprehensive Plan by Resolution Number 90; and
- 1.5 On July 1, 1980, the City Council adopted an amendment to the City’s 1977 Comprehensive Plan by Resolution Number 93; and
- 1.6 On July 21, 1998, the City Council adopted a revision to the City’s Comprehensive Plan entitled “A COMPREHENSIVE PLAN CITY OF KUNA, IDAHO”, as the new Comprehensive Plan (the 1988 Comprehensive Plan) by Resolution Number 165; and
- 1.7 On September 8, 2003, the City Council adopted a revision to the City’s Comprehensive Plan entitled “A COMPREHENSIVE PLAN for the CITY OF KUNA, IDAHO” as the new Comprehensive Plan (the 2003 Comprehensive Plan) by Resolution Number 205; and

- 1.8 On January 19, 2016, the City Council adopted an amendment to the City’s Comprehensive Plan entitled “2015 COMPREHENSIVE PLAN” as the new Comprehensive Plan by Resolution Number R04-2016; and
- 1.9 On June 16, 2019, the City Council approved and adopted the City’s Comprehensive Plan entitled the “ENVISION KUNA” (the 2019 Comprehensive Plan) as the new Comprehensive Plan by Resolution Number R49-2019; and
- 1.10 On February 14, 2022, pursuant to Kuna City Code 5-1A-3-B and Idaho Code §67-6509(a) the City provided notice to the agencies and political subdivisions regarding the public hearing scheduled for March 22, 2022 before the Kuna Planning and Zoning Commission to review the 2022 Amended and Reformed Comprehensive Plan; and
- 1.11 On September 27, 2022, after multiple public hearings and pursuant to Idaho Code §67-6509(a), the Kuna Planning and Zoning Commission conducted its final public hearing to consider the 2022 Amended and Reformed Comprehensive Plan, after providing legal notice, transmitting notice to jurisdictions, agencies and entities, to consider a recommendation for adoption of the 2022 Amended and Reformed Comprehensive Plan by the City Council; and
- 1.12 On September 27, 2022, pursuant to Idaho Code § 67-6509(a), the Kuna Planning and Zoning Commission recommended to the City Council approval of the 2022 Amended and Reformed Comprehensive Plan; and
- 1.13 On October 5, 2022 and October 12, 2022 pursuant to Kuna City Code 5-1A-4-D2 and Idaho Code §67-6509(a) the City Council caused to be published in the Kuna Melba News, legal notice of the public hearing scheduled for November 1, 2022 to consider the 2022 Amended and Reformed Comprehensive Plan; and
- 1.14 On November 1, 2022, after multiple public hearings and pursuant to Idaho Code §67-6509(b), the Kuna City Council conducted its final public hearing, after providing legal notice to consider approval of the 2022 Amended and Reformed Comprehensive Plan; and
- 1.15 On November 1, 2022, the City Council adopted an amendment to the City’s Comprehensive Plan entitled “*Envision Kuna - 2019 Comprehensive Plan*” as the new Comprehensive Plan; and
- 1.16 Idaho Code Section 67-6509 (c) provides that comprehensive plans in order to become effective must be adopted by a resolution of the City Council which resolution must also include a copy of the adopted or amended plan and which shall be kept on file with the City Clerk; and
- 1.17 It being the City Council’s intent and purpose in approving this Resolution to establish the 2022 Amended and Reformed Comprehensive Plan, as the effective comprehensive plan of the City upon the effective date of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO:

Section 2: Action:

2.1 The City Council hereby adopts, approves and enacts the amended *Envision Kuna - 2019 Comprehensive Plan* (Text and Maps) including the Future Land Use Map for the City of Kuna, Idaho, attached hereto as **Exhibit "A"**, which amends and reforms and is henceforth the City of Kuna's Comprehensive Plan.

Section 3: Directing the City Clerk


3.1 The City Clerk is directed to file this Resolution forthwith in the official records of the City.

Section 4. Effective Date

4.1 This Resolution shall be in full force and effect as of the 6th day of December, 2022.

ADOPTED by the Council for the City of Kuna, Idaho this 6th day of December, 2022.

CITY OF KUNA
Ada County, Idaho



Joe L. Stear, Mayor

ATTEST:


Chris Engels, City Clerk



Table of Acronyms

AAA – American Automobile Association

AASHTO – American Association of State Highway and Transportation Officials

ACCEM – Ada City-County Emergency Management

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

ACHD – Ada County Highway District

ADA – Americans with Disabilities Act

ALS – Advanced Life Support

BAC – Bicycle Advisory Committee

BID – Business Improvement District

BLM – Bureau of Land Management

BOI – Boise Airport

BVEP – Boise Valley Economic Partnership

CID – Community Infrastructure District

CIM – Communities in Motion

COMPASS – Community Planning Association of Southwest Idaho

EPA – Environmental Protection Agency

FEMA – Federal Emergency Management Agency

FERC – Federal Energy Regulatory Commission

FFA – Future Farmers of America

FHWA – Federal Highway Administration

FLUM – Future Land Use Map

HOA – Home Owner’s Association

IFYWP – Integrated Five-Year Work Program

IHFA – Idaho Housing and Finance Association

IPUC – Idaho Public Utilities Commission

ITD – Idaho Transportation Department

KRFD – Kuna Rural Fire District

KSD – Kuna School District

LED – Light Emitting Diode

LEED – Leadership in Environmental and Energy Design

LIHTC – Low Income Housing Tax Credit

LLC – Limited Liability Corporation

MPO – Metropolitan Planning Organization

NIETC – National Interest Electric Transmission Corridors

NPDES – National Pollutant Discharge Elimination System

RTP – Recreational Trails Program

SWOT – Strengths, Weaknesses, Opportunities and Threats

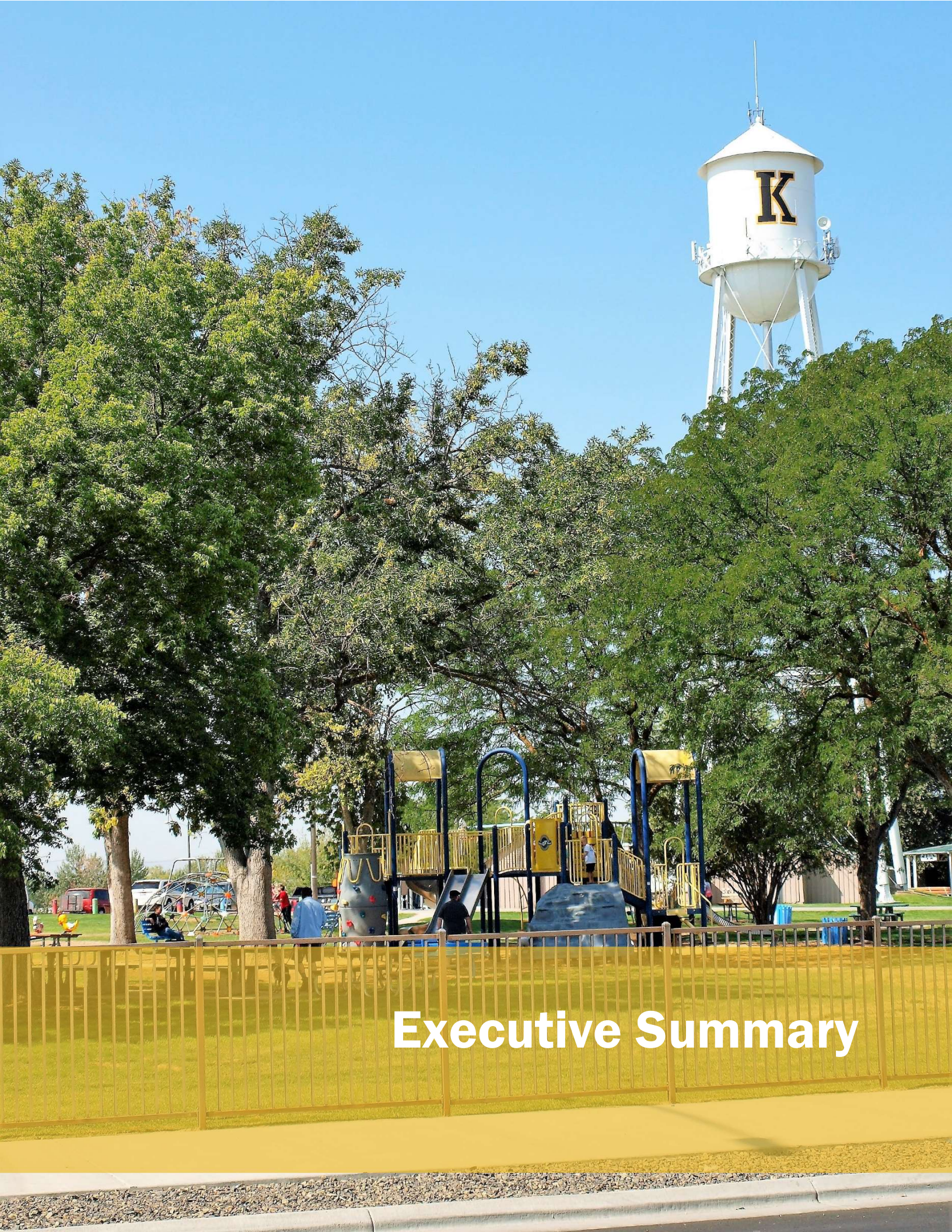
TAP – Transportation Alternatives Program

TND – Traditional Neighborhood Development

URA – Urban Renewal Agency

VRT – Valley Regional Transit

YMCA – Young Men’s Christian Association



Executive Summary

Executive Summary

Preface

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

A Comprehensive Plan is a document that cities are required to adopt and utilize for land use development within their area of jurisdiction according to Idaho State statute. The Local Land Use Planning Act: Idaho Code §67-6508¹ provides:

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

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

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

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

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



Comprehensive Plan Updates

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

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

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

Project Timeline

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

Figure 1: Project Timeline



Vison, Goals and Strategies

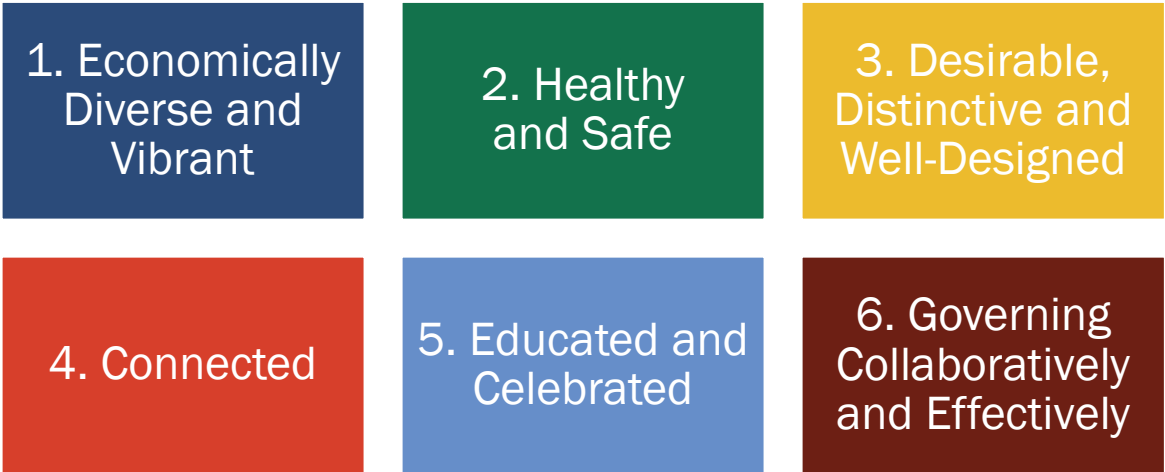


The vision, goals and strategies represented throughout the Comprehensive Plan identify community values and the long-term aspirations of the Plan. The Plan ties those aspirations to specific focus areas, policies and systems that help achieve the vision. This section sets long-term direction and forms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

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

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

Figure 2: Plan Focus Areas



Vision Statement

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

We Envision Kuna as...

Economically Diverse and Vibrant

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

Healthy and Safe

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

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

Desirable, Distinctive and Well-Designed

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

Connected

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

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

Educated and Celebrated

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

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

Governing Collaboratively and Effectively

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

Goals

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

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

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

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

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

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

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

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

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

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

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

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

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

Plan Implementation

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

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

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



Top Priority Projects for Implementation

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

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

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

Document Organization – How to Use the Comprehensive Plan

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

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

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



Figure 3: Guide to Navigating the Comprehensive Plan

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

History of Kuna

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

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

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

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

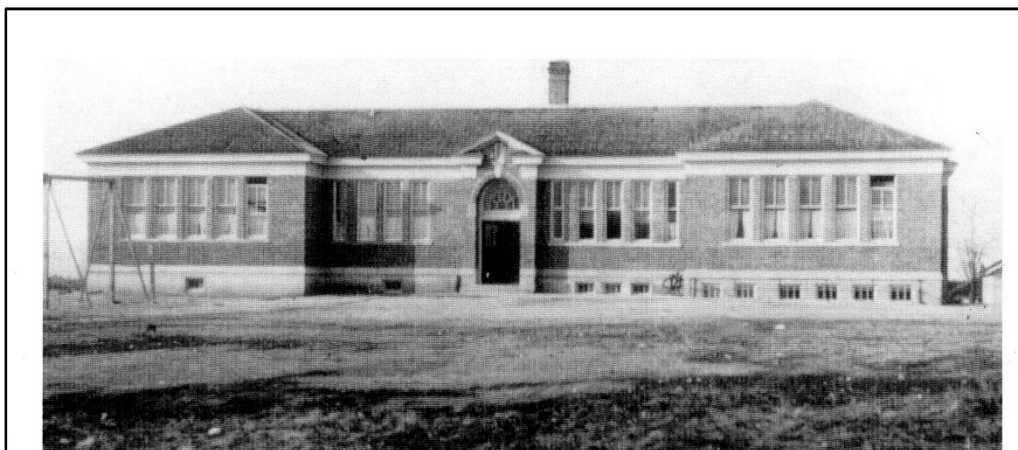
Agriculture

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

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

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

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



A photograph of an outdoor patio area. In the foreground, there is a tall, black street lamp with a white light fixture. To the left, a large, leafy green tree stands in front of a building with a stone facade. Several large, yellow patio umbrellas are open, providing shade for the outdoor seating area. The sky is a clear, bright blue with a few wispy clouds. A dark blue semi-transparent banner is overlaid across the bottom half of the image, containing the number '1' and the text 'Kuna Will Be Economically Diverse and Vibrant'.

1

**Kuna Will Be
Economically
Diverse and Vibrant**

Goal Area 1: Kuna will be Economically Diverse and Vibrant.

Economic Development: Planning Principles

Kuna measures economic development and resiliency by its ability to:

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

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

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

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

Economic Development AT-A-GLANCE:



Goal 1.A Ensure land use in Kuna will support economic development.

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

Fast Facts: Economic Development

In 2016, Kuna established an Idaho Economic Development Committee to provide advisory input to economic development matters, as well as to promote and develop economic expansion in Kuna. The committee consists of nine members, including the Mayor of Kuna.

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

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



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

Policies:

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

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

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

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

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

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

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

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

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

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

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

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

Policies:

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

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

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

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





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

Policies:

- 1.A.3.a.** Designate a sufficient quantity of land on the Future Land Use Map for industrial use.
- 1.A.3.b.** Identify a large tract of land in proximity to the Union Pacific Railroad Line that is sufficient in size and scope to accommodate a variety of light and heavy industrial land uses that will also have adequate access to Meridian Road/Highway 69, and Kuna-Mora Road and I-84 to the south and east.
- 1.A.3.c.** Assure future industrial lands have sufficient buffer widths to mitigate adjacent or nearby incompatible uses.
- 1.A.3.d.** Work with Union Pacific Railroad to identify and market potential industrial lands along the rail line.
- 1.A.3.e.** Encourage investment in a railroad spur south of Shortline Street, east of Luker Road, for the industrial area that would connect industrial uses with the Union Pacific Railroad Line.
- 1.A.3.f.** Inventory and identify other key parcels for industrial development and poise them to be shovel-ready for development, with access to the City's public facilities, utilities, and services.
- 1.A.3.g.** Proactively focus on future planning around public infrastructure to increase the chances of new industrial projects locating to the City of Kuna.
- 1.A.3.h.** Inventory and identify key parcels for industrial development/use and poise them to be shovel-ready for agritourism, agri-tainment, healthcare, technology and manufacturing development, with access to the City's public facilities, utilities, and services.^{vi}



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

Policies:

- 1.A.4.a.** Develop materials to educate developers and builders on land use, entitlement and building permit application processes.
- 1.A.4.b.** Encourage pre-application meetings with developers and builders to clarify expectations and increase understanding of relevant plans, policies, codes and development requirements.
- 1.A.4.c.** Continue to circulate land use applications and building permit applications (when applicable) to internal city departments.
- 1.A.4.d.** Consider initiating electronic land use entitlement and building permit systems to provide flexibility, improve record-keeping, create efficiencies and foster transparency.
- 1.A.4.e.** Provide up-to-date maps and permitting information to the public through web-based programs.

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

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



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

Policies:

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

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

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

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

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

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



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

Policies:

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

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

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

Policies:

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

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

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

Policies:

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

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

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



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

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



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

Policies:

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

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

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

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

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

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



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

Policies:

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

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

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

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

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

Policies:

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

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

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

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

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

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

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

Policies:

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

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

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

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

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

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



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

Policies:

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

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

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

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

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

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



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

Policies:

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

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

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

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

Economically Diverse and Vibrant: Implementation

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

Top Priority Economic Development Projects and Actions

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

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

Key Economically Diverse and Vibrant Policy Focus Areas:

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

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

Projects and Actions Table 1: Economically Diverse and Vibrant

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



2

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

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

Health and Safety: Planning Principles

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

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

Healthy and Safe Community AT-A-GLANCE:



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

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

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

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

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

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



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

Policies:

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

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

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

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

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

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

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

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



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

Policies:

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

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

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

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

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

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

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

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

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

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

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



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

Policies:

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

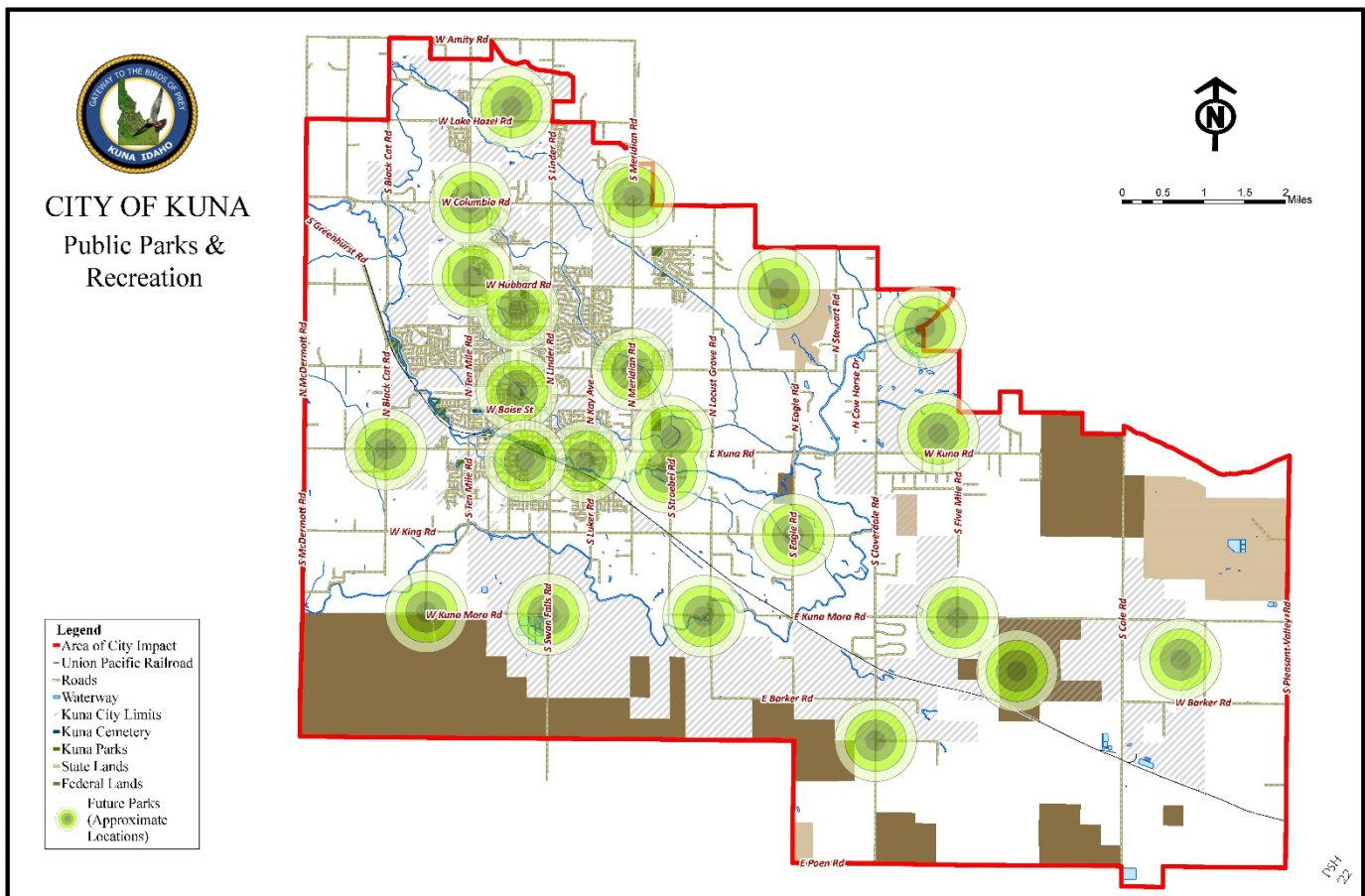
- Are in areas with high recreation and natural resource value^{xiv}
- Are in different areas of Kuna, to provide benefits throughout the community,
- Contribute to a system of regional, local and neighborhood parks,
- Leverage public and private investments and seed desired development.

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

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

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

Figure 4: Parks and Recreation Map



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

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

Policies:

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

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

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

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

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



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

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



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

Policies:

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

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



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

Policies:

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

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

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



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

Policies:

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

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

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

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

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

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

Policies:

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

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

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

Policies:

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

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

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

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

Policies:

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

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

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

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

Policies:

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

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

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

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

Policies:

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

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

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

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





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

Policies:

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

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

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

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



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

Policies:

2.E.4.a. Support efforts to pursue renewable energy production alternatives such as solar electricity, wind power, geothermal and other alternative energy sources.

2.E.4.b. Work with partner agencies and other city departments to develop waste reduction programs such as a city-wide compost program, improved recycling, or energy efficiency incentives.

2.E.4.c. Encourage non-motorized forms of transportation.

2.E.4.d. Encourage sustainable building practices and energy conservation techniques for all new construction and rehabilitation of buildings and other facilities.

2.E.4.e. Promote and educate the public about existing programs to minimize waste.



Objective 2.E.5. Ensure development and business activity does not negatively impact natural resources, wildlife, open spaces and agricultural lands.

Policies:

2.E.5.a. Work with existing and future businesses to implement sustainable business practices.

2.E.5.b. Ensure new business and commercial uses meet local, state and federal standards for environmental impact.

2.E.5.c. Develop watershed plans that reduce erosion and road hazards, do not increase natural runoff rates, and maintain the area's water quality and recharge capabilities.

2.E.5.d. Require lighting plans comply with dark sky principles by developing lighting and advertising policies which minimize light pollution and impact on wildlife.

Goal 2.F Provide public safety and emergency services (Police, Fire, Ambulance).

The city of Kuna contracts with the Ada County Sherriff's office to provide police services, and maintains 17 full-time staff members, including a police chief, two field supervisors, eight deputies, and two detectives, who are designated to serving the city of Kuna. The City aims to have one officer per 1,000 residents of Kuna.

The Kuna Rural Fire District provides fire protection, 911 Advanced Life Support (ALS) ambulance service, rescue services and wildland fire protection to the city of Kuna and surrounding areas. The Fire District operates one fire station in Kuna and maintains 10 emergency service vehicles, including ambulances, fire engines and brush trucks. The Fire District provides life support transport to area hospitals in both Ada and Canyon counties. Air ambulance support service is provided by Saint Alphonsus and Saint Luke's Medical Centers. The Fire District is the primary ALS (paramedic) provider within the District boundaries. In 2014, the average emergency response time was three minutes and 29 seconds for high-priority emergency calls.

A significant safety hazard results from the Union Pacific Railroad Line physically separating north and south Kuna with few at-grade railroad separations, and more than 30 trains a day passing through the community and halting traffic. The perception from the community is that trains often block both in town crossings at the same time preventing emergency vehicles from accessing the area south of the tracks for several minutes at a time and negatively impacting emergency response times.





Objective 2.F.1. Provide safety and emergency services that meet the need of all Kuna residents.

Policies:

2.F.1.a. Plan for future growth and ensure funding and resources are available to increase emergency response staff and construct capital projects.

2.F.1.b. Prepare to accommodate service demands without unnecessary delays by coordinating the design and delivery of services with the rate and type of population growth. Obtain the tools necessary to fund needed increases in operations and capital.

2.F.1.c. Support the Kuna Rural Fire District in locating sites for construction of new facilities necessary to retain or improve emergency response time.

2.F.1.d. Work with the Ada County Sheriff's Department to locate and construct additional police stations as needed to meet the demand of a growing population.

2.F.1.e. Work with the Idaho Transportation Department and Ada County Highway District (ACHD) to evaluate the potential to create additional connectivity and emergency medical service access to residents south of the Union Pacific Railroad Line.

Goal 2.G Engage and invest in planning and maintenance of emergency preparedness and disaster response systems.

The 2017 Ada County Hazard Mitigation Plan identifies Kuna as being at high risk for severe weather conditions, at medium risk for earthquakes, floods, and wildfires, and at low risk of drought, volcano and dam inundation. Kuna is actively working with Ada County on the Ada County Hazard Mitigation Plan and has identified action items pursuant with improving the resilience of the community in the face of natural disasters and hazards.

The entire city lies within a zone that has a one percent annual chance of stream flooding with areas lying directly along Indian Creek having a 26 percent likely chance of flooding in a 30-year time period. Another natural emergency risk results from the fire combustibility potential inherent at the wildland-urban interface areas that abound all sides of the City.

Kuna is covered under the Ada City-County Emergency Management (ACCEM) agency. The agency helps communities mitigate, prepare, respond and recover from disasters and emergencies. The ACCEM is a key partner in Kuna's overall disaster preparedness and emergency management.



Objective 2.G.1. Minimize the potential harm and damage associated with natural hazards such as severe weather, earthquakes, flooding, wildfires and other hazards and emergencies.

Policies:

2.G.1.a. Continue to implement actions identified in the 2017 Ada County Hazard Mitigation Plan.

2.G.1.b. Require geologic reports for new projects sited in areas subject to geological hazard.

2.G.1.c. Ensure buildings are designed and constructed to reduce the risks of geological hazards.

2.G.1.d. Update and maintain flood hazard information and share information with the public.

2.G.1.e. Utilize and work with FEMA flood assessment and mitigation analysis.

2.G.1.f. Regulate development with respect to water diversion, vegetation removal, grading and fills to minimize flood potential.

2.G.1.g. Provide educational materials and information to residents and homeowners on how to protect their persons and property from the impacts of natural hazards and disasters.

2.G.1.h. Ensure emergency vehicle access, water availability and fire-wise home construction.

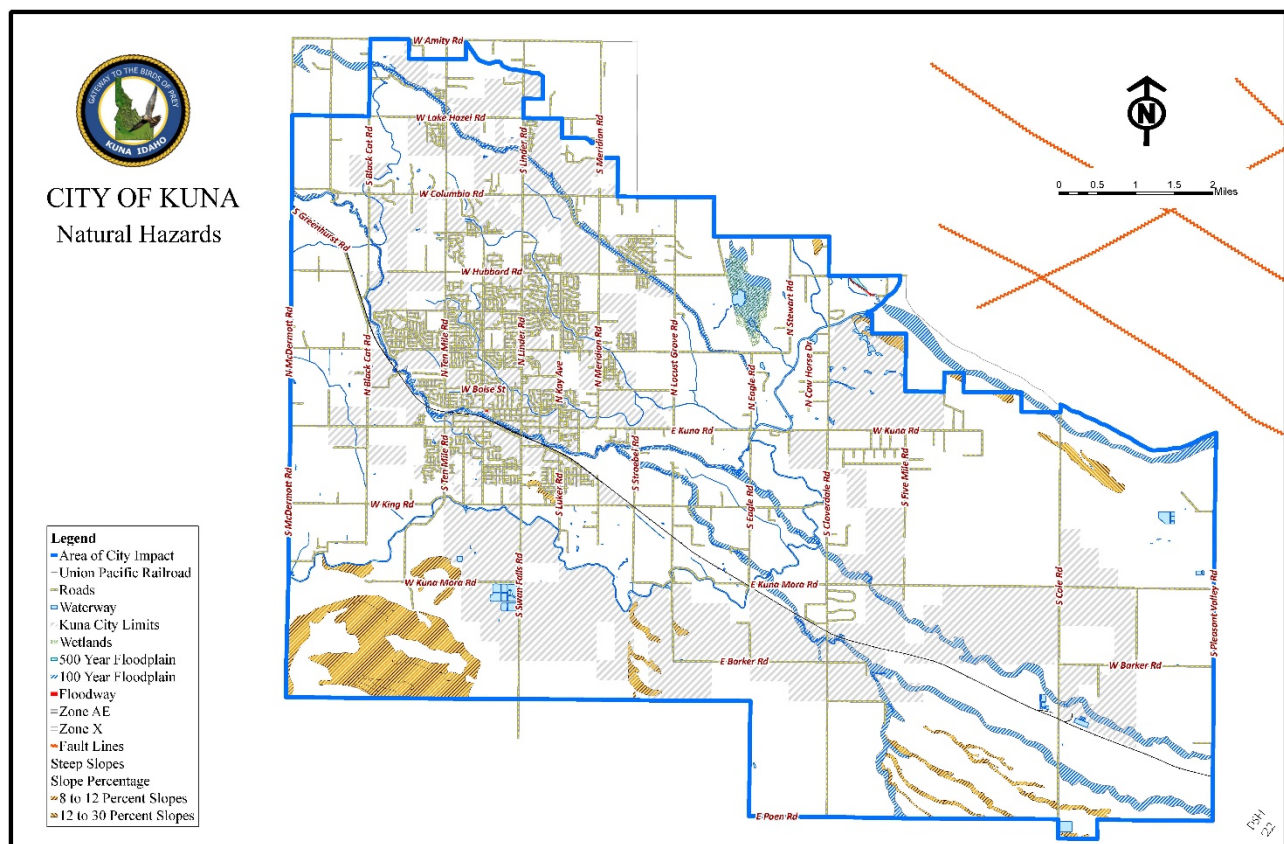
2.G.1.i. Utilize development policies and practices that reduce flood potential and impacts to water quality in the event of a flood.

2.G.1.j. Require developers to notify prospective buyers that properties are within the 100-year floodplain or by using a deed restriction or similar method.

2.G.1.k. Utilize the 100-year floodplain as farmland, open space and wildlife habitat.

2.G.1.l. Do not permit schools, hospitals, or other immediate care facilities within the 100-year floodplain, unless a Letter of Map Revision can be obtained.

Figure 5: Natural Hazards Map





Objective 2.G.2. Ensure the safety of all city residents in the event of a disaster or emergency.

Policies:

2.G.2.a. Ensure that emergency response plan standards are easily utilized and understood by the community.

2.G.2.b. Ensure adequate funding and resources are available to quickly respond in the event of a disaster or emergency.

2.G.2.c. Prominently display and make accessible online a public disasters map that identifies known hazard potential, evacuation routes and emergency shelters.

2.G.2.d. Identify individuals and groups of individuals in the community at greater risk during an emergency and ensure adequate resources are devoted to protecting them.

2.G.2.e. Update emergency response plan actions based on future population growth areas and anticipated developments.

2.G.2.f. Anticipate circumstances that would impede emergency responses and establish contingency plans to alleviate these impediments.

2.G.2.g. Manage and maintain evacuation plans for all potential hazards and natural disasters.

2.G.2.h. Coordinate emergency management plans with surrounding jurisdictions and the Ada City County Emergency Management (ACCEM)

2.G.2.i. Provide assistance and materials to citizens to take responsibility for their safety and the safety of others.

2.G.2.j. Provide trainings to citizens in first aid, evacuation efforts, and other topics relevant to safety and response to hazards and natural disasters.

2.G.2.k. Work with media outlets to coordinate emergency information.

2.G.2.l. Regularly test and ensure warning systems and other evacuation tools remain operable.



Goal 2.H. Provide services to special populations within Kuna (seniors, youth, individuals with disabilities).

Kuna is home to a diverse population with a wide variety of health service needs. 34.6 percent of Kuna’s population is under the age of 19 and 8.1 percent is over the age of 65, which means there are likely large groups of seniors and youth who could benefit from tailored city services. Roughly 10 percent of Kuna’s population has some form of disability, which includes difficulty with hearing, vision, cognition, moving independently, self-care and/or living independently. ^{xvii}

Objective 2.H.1. Ensure that Kuna is designed and built for individuals to age in place.

Policies:

2.H.1.a. Expand affordable housing options for seniors through zoning for Attached Dwelling Units, and accessible design requirements in new construction and remodeling.

2.H.1.b. Support the funding and construction of affordable housing for seniors.

2.H.1.c. Expand opportunities for assisted-living options for seniors that are neither low-income nor in-home care.

2.H.1.d. Coordinate transportation efforts to improve mobility and access for seniors.

2.H.1.e. Support existing and proposed activity centers for senior citizens.

2.H.1.f. Consider the creation of an aging improvement district or an age-friendly initiative aimed at working with businesses and offering small quality of life improvements for seniors. ^{xviii}

Objective 2.H.2. Ensure the needs of children, youth and families are considered in city programming, development and facility design.

Policies:

2.H.2.a. Support the development of a youth/community center.

2.H.2.b. Support the development of new athletic fields that are accessible for youth and adult athletic league programming and field regulations.

2.H.2.c. Ensure playgrounds are included in new parks, subdivisions, and neighborhoods.

2.H.2.d. Promote public gathering spaces with accessible design and play elements for children and adults.



Objective 2.H.3. Ensure the needs of individuals with disabilities are considered in city programming, development and facility design.

Policies:

2.H.3.a. Ensure new developments, facilities, and public amenities meet Americans with Disabilities Act standards.

2.H.3.b. Promote opportunities for individuals with disabilities to participate in city functions and programming through adaptive technologies and design.

2.H.3.c. Work with partner agencies to provide additional mobility options including public transportation.

2.H.3.d Ensure adequate and supportive housing for individuals with disabilities and promote incentives for new housing development to be inclusive.

Goal 2.I Ensure Kuna’s residents are food secure and have access to readily available healthy foods.

Ada County as a whole is relatively food secure and received a 7.6 out of ten for healthy food access with 10 being the best.^{xix} Two full-service grocery stores sell fresh produce and two corner stores offer some healthy food choices. The Kuna Farmers Market opens in the spring and runs every Saturday until fall. The Market provides opportunities to purchase local produce and home-made goods. Additional grocery stores in adjacent cities have a broader variety of available healthy foods that Kuna residents can access. The city of Kuna established a community garden in 2012 that features programming and opportunities for citizen use.



Objective 2.I.1. Ensure healthy, nutritious foods are available to Kuna residents without the need to drive outside of the community.

Policies:

2.I.1.a. Support the development of stores, corner markets and restaurants that sell healthy and affordable food options.

2.I.1.b. Support the creation of a healthy corner store initiative.

Objective 2.1.2. Encourage the production of local produce and agricultural products.

Policies:

2.1.2.a. Ensure zoning ordinances allow for personal agricultural production, community gardens, small scale farms and larger industrial agricultural ventures.

2.1.2.b. Work with city departments and private land owners to create edible landscaping available to the public.

2.1.2.c. Identify and protect open space that provides food production potential.

2.1.2.d. Manage competing and conflicting land uses through compatible land use designations.

2.1.2.e. Establish joint-use agreements for agriculture on publicly owned sites.

2.1.2.f. Consider the creation of incentive programs for agricultural uses. This could include tax credits through Ada County, expedited permit review, reduced application fees, etc.

Objective 2.1.3. Support the regional food economy.

2.1.3.a. Promote regional food procurement for city sponsored events.

2.1.3.b. Ensure zoning ordinances allow for agri-tainment and agritourism business ventures.



Health and Safety: Implementation

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

Top Priority Health and Safety Projects and Actions

1. Work with ACHD, ITD and the Union Pacific Railroad to conduct an overpass feasibility study at major road crossings.
2. Develop an Indian Creek Greenbelt Master Plan.
3. Build a Greenbelt extension from Orchard to Crimson Point Elementary.
4. Create parks or preserves at Hubbard Reservoir, Kuna Butte, Initial Point, and other open space areas of significance in cooperation with the appropriate agencies.
5. Create an emergency response plan.
6. Develop a community center, recreation center and/or swimming pool.

Projects and Actions Table 2 on the following page highlights the projects and actions that have been identified to implement the objectives and policies in this goal area and includes the top priority projects listed above. Other health and safety projects and policies that are priorities for the City may not be listed in the table as they are less likely to be actionable implementation items.

Key Health and Safety Policy Focus Areas:

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

1. Trail, pathway, parks and open spaces
2. Emergency services and preparedness
3. Public health and wellness
4. Special needs populations
5. Natural resource protection

Projects and Actions Table 2

Health and Safety

Goals	Projects and Actions
2.A Maintain and expand an interconnected greenbelt, pathways and trail system.	<ul style="list-style-type: none"> • Develop an Indian Creek Greenbelt Master Plan. • Build a Greenbelt extension from Orchard to Crimson Point Elementary. • Review and revise greenbelt ordinance.
2.B Maintain and expand parks and public gathering spaces.	<ul style="list-style-type: none"> • Develop a Parks Master Plan. • Apply for state and federal grants to improve access to facilities around open spaces and areas of significance. • Create parks or preserves at Hubbard Reservoir, Kuna Butte, Initial Point, and other open space areas of significance in cooperation with the appropriate agencies.
2.C Support the development of community recreation facilities	<ul style="list-style-type: none"> • Update the community recreation center feasibility study. • Develop a unified recreation plan. • Develop a sports complex with baseball/softball and soccer fields. • Develop a community center, recreation center, and swimming pool.
2.D Maintain and increase citizen access to health and wellness services	<ul style="list-style-type: none"> • Conduct a community health needs assessment. • Work with partner agencies to develop an emergency medical center south of the Union Pacific Railroad line.
2.E Ensure Kuna’s clean air, water and soil through natural resource management and watershed protection	<ul style="list-style-type: none"> • Conduct an environmental conditions assessment. • Develop a protected areas map. • Develop a natural resources management plan. • Establish conservation district boundaries and ordinance.
2.F Provide public safety and emergency services (police, fire, ambulance)	<ul style="list-style-type: none"> • Work with ACHD, ITD and the Union Pacific Railroad to conduct an overpass feasibility study at major railroad crossings. • Conduct a community safety needs assessment. • Support Kuna Rural Fire District special tax levy or other funding mechanism.

Projects and Actions Table 2

Health and Safety

Goals	Projects and Actions
<p>2.G Engage and invest in planning and maintenance of emergency preparedness and disaster response systems</p>	<ul style="list-style-type: none"> • Continue to work with Ada County to complete actions identified in the 2017 Ada County Multi-Hazard Mitigation Plan. • Create an emergency response plan. • Adopt State and County-wide emergency preparedness plans and incorporate them into Kuna’s local emergency management system. • Organize a Community Emergency Response Team training, response committees, and neighborhood watches. • Develop and maintain a geological hazards map. • Adopt a wildland-urban fire interface overlay district. • Conduct a flood hazards and drainage impacts assessment for the City’s watersheds. • Incorporate the fire safety standards from the Ada County Wildfire Protection Plan. • Implement a stream system management ordinance. • Adopt the National Fire Protection Association (NFPA) Code 1144, Standard for Protection of Life and Property from Wildfire. • Install signage throughout the community that offer escape routes and directions to emergency shelters.
<p>2.H. Provide services to special populations within Kuna (seniors, youth, individuals with disabilities).</p>	<ul style="list-style-type: none"> • Create an aging improvement district or an age-friendly city run program initiative. • Develop a youth community center.
<p>2.I Ensure Kuna’s residents are food secure and have access to readily available healthy foods</p>	<ul style="list-style-type: none"> • Establish a healthy corner store initiative.



3

Kuna's land use will support a desirable, distinct and well-designed community

Goal Area 3: Kuna’s Land Uses will Support a Desirable, Distinct and Well-Designed Community.

Land Use and Community Design: Planning Principles

Community design and character encompasses the principles by which the City manages land use and regulates new and existing development. Community character and design seek to make Kuna a desirable place to live, work, and play, while simultaneously providing opportunities for present and future economic development, room for growth and preservation of land resources. Community design and character planning includes:

- Encouraging a sustainable land use pattern and sensible mix of commercial, agricultural, industrial, public facilities and residential development that meet community demands.
- Providing a variety of housing options and strengthening neighborhoods.
- Maintaining and enhancing special places that are treasured within the community and reflect Kuna’s values and culture.
- Protecting private property rights.

The goals and policies described in this chapter serve as the basis for how community design and character are encouraged and perpetuated in Kuna.

This section also contains descriptions of land use categories identified on the Future Land Use Map (FLUM), with examples of the types of uses generally intended in each category. The land use designations on the FLUM are correlated to existing city of Kuna zoning categories, for ease of cross-reference.

Land Use and Community Design AT-A-GLANCE:

<i>Sustainable Land Use</i>	<i>Areas of Interest</i>	<i>Commercial Areas</i>	<i>Housing Options</i>	<i>Industrial Areas</i>	<i>Hazardous Areas</i>	<i>Private Property Rights</i>
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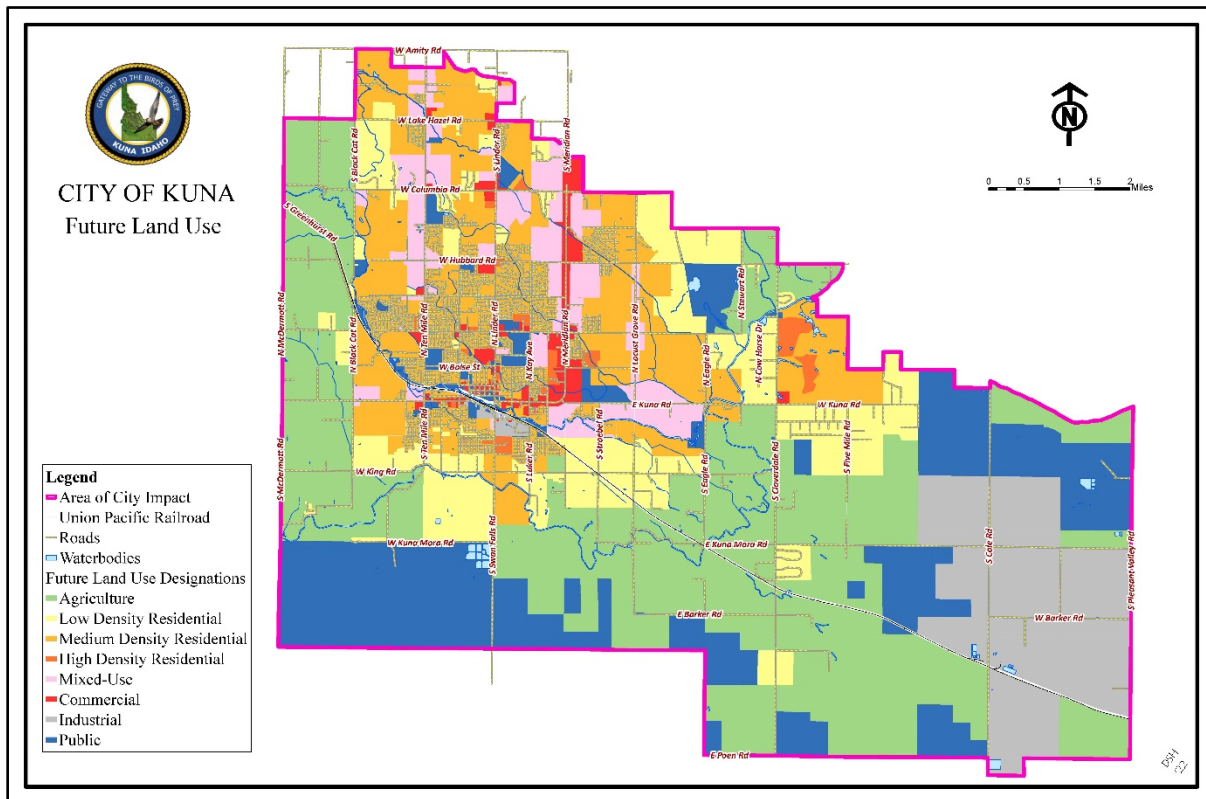
Goal 3.A. Ensure community design directs growth and implements sustainable land use patterns.

Community design is concerned with the appearance, function, and compatibility of land uses within a community. Successful community design recognizes the importance of shaping and managing the built environment in a way that compliments the topography and natural features of the area, preserves existing land uses and creates inviting places. Good community design also meets the needs of the community in terms of commercial, housing, recreation, employment demands and contributes to a tax base that is in line with the demand for public infrastructure and services. Community design should reflect what the community values about Kuna and strengthen Kuna’s unique sense of place.

Future Land Use Map

In this Comprehensive Plan, the City intentionally streamlined its land use category designations to more easily communicate the intent of the Future Land Use Map, create more flexibility for development, and simplify correlation with the City’s zoning structure. A full scale and detailed version of the FLUM can be found in Appendix A.

Figure 6: City of Kuna Future Land Use Map



A full-scale version of the FLUM to be used in conjunction with the Future Land Use Interpretive Table, both can be found in Appendix A.

The following tables compares the 2015 Future Land Use categories verses the updated version in this Plan.

Figure 7: 2015 Land Use Categories and Proposed Future Land Use Categories

2015 Future Land Use Map	Current 2019 Future Land Use Map
Agriculture	Agriculture
Commercial (Community Neighborhood)	Commercial
Community Center	-
Light Industrial	Industrial
Heavy Industrial	Heavy Industrial
High Density Residential	High Density Residential
Medium Density Residential	Medium Density Residential
Low Density Residential	Low Density Residential
Mixed Use – City Center	Mixed-Use
Mixed Use – General	
Neighborhood Center	Neighborhood Commercial
Neighborhood District	Commercial
Professional Office	Commercial
Public	Public
Rural Cluster	Agriculture

 **Objective 3.A.1. Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.**

Policies:

3.A.1.a. Concentrate a mix of medium-to-high density residential, commercial and mixed-use areas in Kuna’s core.^{xx}

3.A.1.b. Concentrate commercial and mixed-use areas along main entryway corridors, and reserve areas for low-density residential development, open space, industrial and agricultural uses at Kuna’s outer areas and along the rail line.

3.A.1.c. Define “mixed-use” designations in Kuna’s adopted zoning code to encourage a mix of uses at several scales – within zones, on individual and adjacent parcels, and within single structures – that encourage complementary residential, commercial and industrial activities to achieve true mixed uses.

3.A.1.d. Use design standards such as facades, streetscaping, building orientation, setbacks, buffers and parking requirements to encourage pedestrian-friendly environments and improve connectivity.

3.A.1.e. Identify and implement mechanisms to preserve and encourage agricultural land uses at small and large scales in both urban/suburban areas and create policy that supports agricultural activities.

3.A.1.f. Create specific overlay district zoning ordinances along designated commercial corridors; in particular, Meridian Road/Highway 69 (review and update existing ordinance), Ten Mile Road, Linder Road, Cloverdale Road, and Kuna Road (new ordinances needed) to influence compatible and improved design, as well as regulate access, parking, setbacks, densities and other corridor characteristics (see also Goal Area 4).

How do communities integrate with urban agriculture?	
<i>Within urban and suburban areas (in city limits), encouraging:</i>	<ul style="list-style-type: none"> • Livestock such as chickens, pigs or bees • Access to vacant land for gardening (e.g., community gardens or plots) • School gardens or teaching gardens • Availability of irrigation infrastructure • Rooftop gardens • Farmers markets, produce stands and seasonal markets • Nurseries and commercial farms under a certain size • Agri-tainment and agritourism-based businesses
<i>Within rural areas and on agricultural lands, allowing and encouraging:</i>	<ul style="list-style-type: none"> • Retention of available land for commercial farms, dairies, and aquaculture • Formation of agricultural or preservation land trusts and community land trusts • Farm to market access and events



Objective 3.A.2. Encourage development in priority areas.

Policies:

3.A.2.a. Promote development and concentrate mixed land uses to create and support strong commercial activity centers.

3.A.2.b. Encourage infill development to maximize the use of developable land, minimize infrastructure costs and preserve agricultural and open spaces.

3.A.2.c. Develop flexible design standards to encourage infill that preserves valued characteristics of surrounding area and promotes compatible uses.

3.A.2.d. Regularly inventory developable and/or re-developable lands within non-agricultural/non-open space designated areas to assess infill opportunities.

Priority Areas		
<p>Areas Identified in the Comprehensive Plan to be developed to support strong community activity and commercial centers.</p>	<ul style="list-style-type: none"> • Downtown • Entryway Corridors <ul style="list-style-type: none"> ○ Meridian Road/Highway 69 ○ Ten Mile Road ○ Linder Road ○ Kuna-Mora Road ○ Kuna Road ○ McDermott Road, ○ Lake Hazel Road 	<ul style="list-style-type: none"> • Swan Falls Road • Cloverdale Road • Rail line • Indian Creek Greenbelt

Goal 3.B Preserve and enhance areas of interest within the community.

Special places help define Kuna’s character and promote community vibrancy and activity. Many of these places offer opportunities to engage with friends, family and the larger community, and strengthen important social connections. The city of Kuna strives to enhance special areas in Kuna that are already serving this role in the community and seek opportunities to create new locations as growth occurs. Special places include activity centers and gathering locations, natural features, and places of historical or cultural significance.

Goal 3.B Focuses mainly on Kuna’s “activity centers and gathering spaces;” objectives and policies related to “cultural assets” can be found in Goal Area 5 (Educated and Cultured), and “natural resources” are addressed in Goal Area 2 (Health and Safety).





Objective 3.B.1. Ensure Kuna’s downtown is distinct, vibrant, and walkable.

Policies:

3.B.1.a. Continue to implement the 2016 *Kuna Downtown Revitalization Plan* and 2012 *Kuna Downtown Corridor Plan*.

3.B.1.b. Establish a downtown “welcome” theme, particularly along designated entryway streets into downtown.

3.B.1.c. Highlight areas of cultural and social significance within downtown.

3.B.1.d. Expand downtown boundaries to include the residential area north of W 4th Street, and South of W Shortline Street. See Downtown Overlay Map in Appendix A.

3.B.1.e. When possible, connect other activity centers and recreational opportunities to downtown through additional pedestrian and bicycle facilities and through wayfinding signage. (see *also Goal Area 4*)

3.B.1.f. Integrate mixed use/light industrial/commercial development around the edge of downtown and along Indian Creek to create opportunities for a brewery/dining/retail district that will serve as community gathering locations and draw visitation to downtown.

3.B.1.g. Review zoning ordinances to promote continuous downtown revitalization for existing and future improvements and developments.

3.B.1.h. Continue to promote City-sponsored activities in downtown Kuna and ensure City policies encourage activities by downtown businesses and organizations (parades, festivals, entertainment activities, markets, concerts, etc.).



Kuna's Areas of Interest

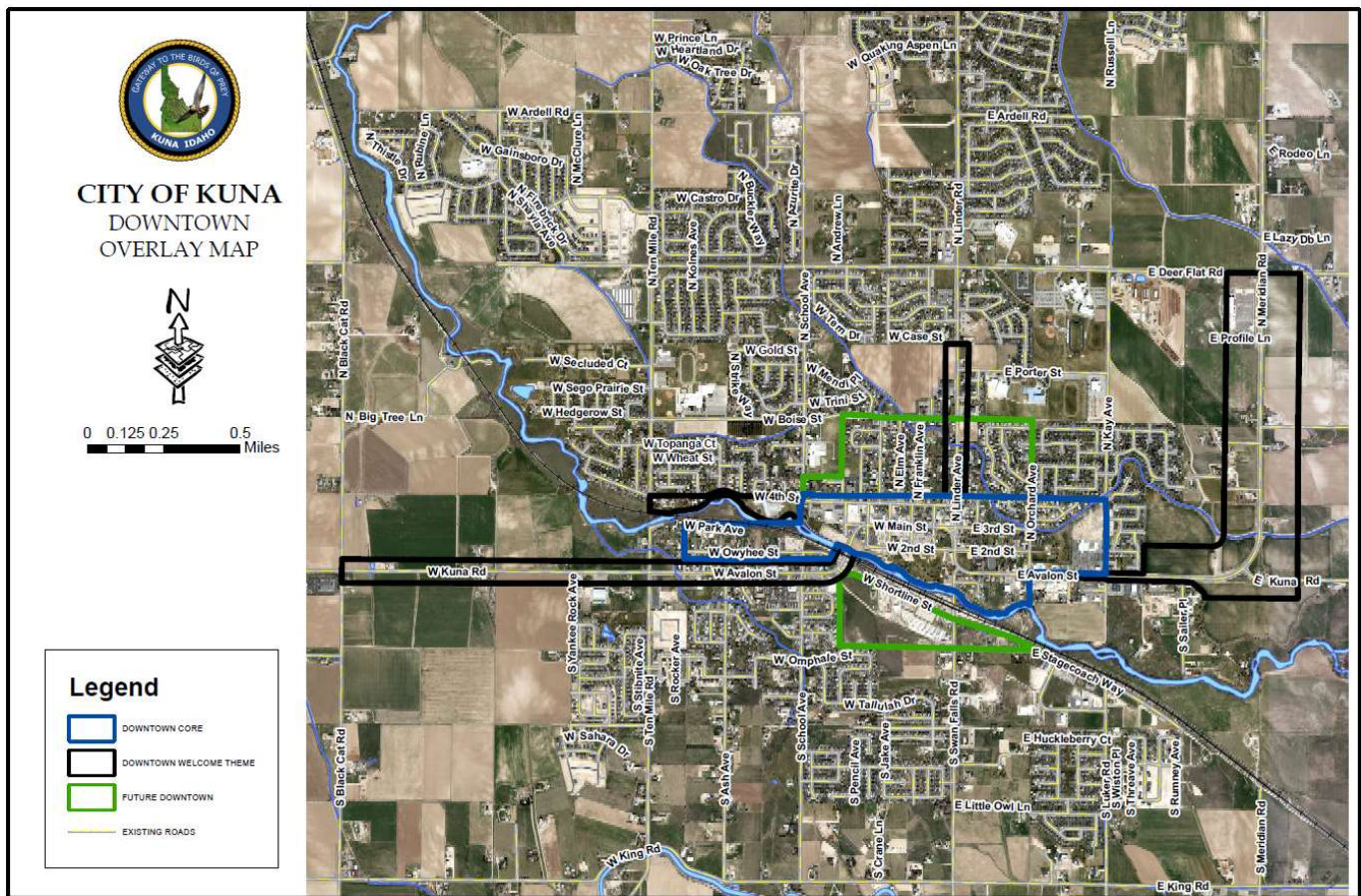
<p>Activity Centers and Gathering Spaces</p>	<ul style="list-style-type: none"> • 4th Street Gym • Downtown • Kuna Event Center • Kuna Senior Center • School Facilities • Wineries (Indian Creek Winery, Sandstone Vineyards, Vizcaya Winery)
<p>Cultural Assets</p>	<ul style="list-style-type: none"> • Kuna Cemetery • Kuna Community Hall • Kuna History Center • Kuna Grange Hall • Kuna Library • Kuna Performing Arts Center • Kuna Visitor Center • Pioneer Cemetery • Swan Falls Dam • Western Heritage Historic Byway
<p>Natural Resources</p>	<ul style="list-style-type: none"> • Arbor Ridge Park • Bernie Fisher Park • Butler Park • Chapparosa Park • Crimson Point Park • Dedication Point • Farm Estates • Hubbard Reservoir • Indian Creek Greenbelt • Initial Pointe • Kuna Butte • Kuna Caves • Morley Nelson Snake River Birds of Prey National Conservation Area • Nicholson Park • Sadie Creek Park (Dog Park) • Swan Falls Dam • Winchester Park

Kuna Downtown

To facilitate the community’s vision, three areas have been identified on the “Downtown Overlay Map” see Appendix A for a full-scale version of the map. Each area (described in the table below) has its own distinct contribution to the vitality of the vibrancy and of downtown Kuna. Efforts should be made to promote connectivity to the Indian Creek Greenbelt in all of these areas.

Downtown Areas	
Downtown Core	<p>The purpose of the downtown core area is to preserve the character and enhance the historic downtown district. Within the downtown core area, streetscape improvements would include elements consistent with the Kuna Main Street project, such as decorative street lighting, wider sidewalks, visual appeal, stamped and colored concrete, public art, bike racks, benches, new buildings, building renovations, roadway work, sidewalks, etc.</p> <p>The downtown core should embrace the history of Kuna, whenever possible, and include pedestrian and bicycle-accessible facilities to promote non-motorized transportation in downtown Kuna. Additional design elements to be incorporated include building orientation, mixed uses, upgraded façades, driveways, etc. conducive to the downtown feel (i.e., alley-loaded parking, buildings up to the sidewalk, etc.). Efforts should be made to promote connectivity to the Indian Creek Greenbelt.</p>
Downtown Welcome Theme	<p>The purpose of the downtown welcome theme is to provide visual reference to the traveling public along the main entrances into downtown Kuna. Within the downtown welcome theme area, streetscape improvements would include elements consistent with the Main Street project, such as decorative street lighting, wider sidewalks, visual appeal, stamped and colored concrete, public art, bike racks, benches, etc. “Welcome to Downtown Kuna” (or similar) signage with artistic elements should be incorporated where appropriate.</p>
Future Downtown	<p>The purpose of the future downtown area is to preserve areas adjacent to the downtown core for possible inclusion in the downtown core as Kuna grows. This area should promote and be compatible with downtown Kuna through site improvements, frontage improvements, uses, etc. Mixed residential and commercial uses are strongly encouraged in this area.</p>

Figure 8: Downtown Areas Map



A full-scale map of Kuna’s downtown areas can be found in Appendix A.

Objective 3.B.2. Actively engage in placemaking activities that enhance Kuna’s culture and character.

Policies:

3.B.2.a. Develop citywide branding elements which could include logos, signage, public art or other similar features. Integrate the brand into wayfinding and interpretive signage programs.

3.B.2.b. Activate underutilized spaces – such as parking lots or low-traffic areas downtown – within the community through events and temporary uses and installations. Identify targeted places in Kuna where development is desired and support pop-ups to test and call attention to the potential of these spaces.

3.B.2.c. Seek opportunities for assistance and funding in placemaking efforts, such as the Main Street Program.

3.B.2.d. Encourage landscaping and beautification efforts throughout the community particularly along major corridors and in mixed-use activity centers.

3.B.2.e. Where appropriate, utilize historical protection designations to preserve historic structures and locations of cultural and historical significance that contribute to the broader character of Kuna.

Goal 3.C Encourage development of commercial areas with good connectivity and character.

Mixed-use areas accommodate a variety of uses at several scales within mixed-use zones, on individual parcels and within single structures including retail, residential, commercial and in some cases, light industrial uses. These areas should be complemented by access to sufficient transportation options and intentionally designed to create activity centers where residents and visitors can live, work and play.

Objective 3.C.1. Create well-planned regional commercial centers that provide employment and services.

Policies:

3.C.1.a. Concentrate regional commercial centers in proximity to entryway corridors for good visibility and access. Whenever possible, ensure access to commercial centers is from mid-mile collectors to prevent added congestion on entryway corridors. Use overlays to control access

3.C.1.b. Use overlays to regulate regional commercial center design to ensure attractiveness and consistency of form and identify, desired locations for parking, delivery access and related site design considerations.

3.C.1.c. Support commercial centers with high- and medium-density residential and mixed-use designations in surrounding areas, while providing transitions and buffers between commercial and residential development. Require integration of bike and pedestrian access to commercial centers from nearby neighborhoods.

3.C.1.d. Ensure that commercial centers have multi-modal transportation access.

3.C.1.e. Work to attract a mix of regional and small-business employers to commercial centers.



➔ **Objective 3.C.2. Create neighborhood-serving mixed-use centers that incorporate commercial activities.**

Policies:

3.C.2.a. Integrate neighborhood-serving mixed-use centers both vertically and horizontally.^{xxi}

3.C.2.b. Use placemaking principles in neighborhood-serving mixed-use center design.

3.C.2.c. Integrate light industrial and commercial into mixed-use areas and activity centers where appropriate to create a mix of available services that match the intended development goals of the area.

Mixed-Use Development Overview

Land parcel or combination of parcels that contain at least two types of complimentary and integrated uses, e.g., residential, commercial or office uses (with an emphasis on residential components) intentionally clustered with recreation/public spaces and other public service uses. Some industrial uses such as breweries or light manufacturing are compatible.

Mixed-use areas can be developed in two ways:

Horizontal Mixed-Use consists of single-use buildings within a mixed-use zone/parcel

Vertical Mixed-Use combines uses within the same building, e.g., ground floor retail and restaurants and upper floors residential and office

➔ **Objective 3.C.3. Develop activity centers along Indian Creek Greenbelt in designated areas.**

Policies:

3.C.3.a. Concentrate appropriate uses and development in designated Indian Creek Greenbelt activity centers. (See Appendix A for Pathways Master Plan Map.)

3.C.3.b. Encourage intensive recreational and retail use along activity centers near Indian Creek.

3.C.3.c. Acknowledge that strong activity centers along the Indian Creek Greenbelt will come in a variety of shapes and sizes. Work with developers to ensure appropriate uses can be accommodated in the overlay zone.



Goal 3.D Encourage development of housing options and strong neighborhoods.

➔ Objective 3.D.1. Encourage development of housing options for all citizens.

Policies:

3.D.1.a. Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.

3.D.1.b. Encourage scale and location of housing that provides opportunities for Kuna’s older citizens to age-in-place, with walkable neighborhoods served by transit and easy access to food stores, health and assisted living services and community amenities such as parks and libraries.

3.D.1.c. Encourage preservation and development of housing that meets demand for all economic segments, including rental and owner-occupied options for households earning less than 120 percent area medium income^{xxii}.

3.D.1.d. Provide incentives to encourage desired types of housing such as density bonuses, expedited application processes and parking reductions.

3.D.1.e. Work with housing developers and partners to develop projects that include below-market-rate housing, including utilizing financing opportunities such as the federal Low-Income Housing Tax Credit (LIHTC) program administered by Idaho Housing and Finance Association (IHFA).

3.D.1.f. Evaluate the housing demand and supply and adjust policies and regulations, as needed, to encourage development of diverse housing types and densities to accommodate Kuna’s economic groups, lifestyles and ages.

3.D.1.g. Work with community partners to ensure needed housing services are provided in the community, including homelessness prevention and rapid re-housing services.





Objective 3.D.2. Create strong neighborhoods through preservation, new development, connectivity and programming.

Policies:

3.D.2.a. Maintain small block pattern with sidewalks and streetscaping in downtown to sustain and support development of walkable neighborhoods.

3.D.2.b. In urban and suburban residential areas, encourage development of neighborhood-serving mixed-use and commercial activity centers that allow residents to play, shop, eat and interact with neighbors without leaving their neighborhood. Utilize mechanisms such as planned unit developments, subdivision ordinances, development agreements, payment and use of impact fees for needed infrastructure and amenities or other regulatory means or incentives to achieve this result.

3.D.2.c. Ensure that Kuna’s land use and zoning designations allow for and encourage “traditional neighborhood development”^{xxiii} in mixed-used areas.

3.D.2.d. Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure. (see also Goal Area 4 “Connected”)

3.D.2.d. Develop tools that allow and encourage neighborhoods to invest in placemaking and character-building such as historic preservation or character conservation districts, neighborhood investment funding for small projects, and requiring developers to include neighborhood amenities such as public spaces, landscaping and art with new development.

3.D.2.e. Ensure that neighborhood-level programming (e.g., festivals, block parties, parade of homes, etc.) is encouraged through city-sponsored neighborhood events and programming. To the extent possible, ensure that the permitting and application processes for neighborhood events in city-owned spaces is easy for residents and provide information about other agency and partner processes and resources (e.g., street closure requests through ACHD).

3.D.2.f. As neighborhoods in Kuna grow in size and develop distinct character, consider creating and implementing neighborhood sub-area plans.

Traditional Neighborhood Development Overview

Traditional Neighborhood Development (TND) is also known as village-style development and includes a variety of housing types, land uses and features activity centers and walkable areas. Some core elements of TND include:

- A range of housing types
- A network of well-connected streets and blocks
- A variety of public spaces such as parks or plazas
- Amenities such as stores, schools and places of worship within walking distance of residences
- Should be implemented at a neighborhood scale

Goal 3.E Strategically locate and develop industrial areas.

Objective 3.E.1. Establish areas sufficient in size and scope for industrial uses and locate so they are protected from incompatible land uses.

Policies:

3.E.1.a. Review and evaluate applications for industrial developments to ensure conformance with health, safety, and environmental standards.

3.E.1.b. Provide adequate space for industrial developments, so they may benefit from economies of scale and proximity to one another.

3.E.1.c. Encourage the development of industrial land uses in areas that are not averse to neighboring areas.

3.E.1.d. Locate industrial areas within proximity to major utility, road and rail transportation, and future service facilities. Water pressure and water supply in industrial areas should be adequate for fire protection.

3.E.1.e. Evaluate infrastructure needs to support expansion of existing industrial uses and development of new industrial areas.

3.E.1.f. Evaluate benefits of creating specialized industrial areas such as “innovation centers,” “technology parks” or “economic expansion zones” to encourage rapid investment and business growth in targeted areas. These specialized zones can be enhanced through expedited development approval processes, joint marketing, and small area and strategic plans specific to the site.

3.E.1.g. Establish infrastructure plans and provide services to industrial areas to encourage development.

Objective 3.E.2. Encourage industrial development or relocation within Kuna by promoting the Union Pacific Railroad Line.

Policies:

3.E.2.a. Locate industrial uses along the Union Pacific Railroad Line to facilitate manufacturer’s transportation access to the marketplace from Kuna Mora Road, South Cole Road and Highway 69.

3.E.2.b. Promote industrial development that allows for the utilization of the rail line.

3.E.2.c. Network with Union Pacific Railroad representatives regarding the availability of future industrial lands and possible expansion of existing industrial uses along the rail line.

Goal 3.F Identify and manage hazardous areas.



Objective 3.F.1. Reduce the risks of damage and injury from natural hazards such as earthquakes, landslides, flooding, and wildland/structure fires.

Policies:

3.F.1.a. Regulate development, with respect to water diversion, vegetation removal, grading and fills to minimize flooding potential.

3.F.1.b. Incorporate safety standards recommended in the *Ada County Wildfire Protection Plan*.

3.F.1.c. Ensure developments are designed to reduce the risks of damage and injury from geological hazards.

3.F.1.d. Rely upon Federal Emergency Management Agency (FEMA) maps for flood assessment and mitigation purpose.

3.F.1.e. Participate in hazard mitigation planning with Ada County.

3.F.1.f. Seek FEMA funding for flood mitigation projects to protect surrounding properties and enhance the community.



Objective 3.F.2 Establish a public information database to assist in identification of hazardous areas or potentially hazardous conditions.

Policies:

3.F.2.a. Provide flood hazard information to the public.

3.F.2.b. Educate homeowners in techniques for protecting their homes from known perils. Require all new homes constructed within the City's wildfire-urban interface area to have sufficient defensible space.

3.F.2.c. Work with the Kuna Rural Fire District (KRFD) to establish best practices for farmers, homeowners and businesses in regulating vegetation buildup and disposal in an effort to reduce wildfire risk.

3.F.2.d. Communicate with the public in conjunction with ACHD during heavy snow and rain events.

3.F.2.e. Provide public access to Ada County's digital hazardous areas maps.

3.F.2.f. Review hazardous area maps with proposed developments to ensure appropriate mitigation measures and permitting requirements are met.

Goal 3.G Respect and protect private property rights.

The protection and consideration of private property rights is mandated at both the federal and state level. Idaho State Code requires that local land use regulations and policies do not adversely impact property values or create unnecessary technical limitations of the use of property and analysis as prescribed under the declarations of purpose established in Chapter 80, Title 67 of Idaho Code.

The city of Kuna Comprehensive Plan was created with the intention of being consistent with state law and protecting private property rights. The Plan strives to balance the needs of the community with the private interests of individuals.

Objective 3.G.1. Ensure land use policies, restrictions, and fees do not violate private property rights.

Policies:

3.G.1.a. Utilize a consistent review process for proposed actions that may result in private property “takings.”^{xxiv}

3.G.1.b. Ensure City land use actions, decisions, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.

3.G.1.c. Ensure City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

3.G.1.d. Closely review land use actions, decisions, and regulations that have the potential to meet the criterion of a property taking.

3.G.1.e. Ensure land use regulations are designed in the interest of health, safety and welfare of the community.



Community Design and Character Implementation

Table 3 shows specific projects and actions identified during the Comprehensive Plan process that would help achieve the goals, objectives, and policies identified in the Plan. The top projects and actions for this goal area are listed below. For the purposes of the Comprehensive Plan, a priority project is any project or action the City has identified as actionable within the next one to three years and is anticipated to receive resource allocation to help achieve its implementation. These priority projects will help guide short-term implementation of the Plan; however, if a project is not included on the priority projects list that does not preclude it from implementation or resource allocation.

Top Community Design and Character Projects and Actions

1. Define “mixed-use” designations in Kuna’s adopted zoning code.
2. Develop a city of Kuna housing needs analysis to address future housing demand, inventory and strategies to increase diverse housing options.
3. Seek funding opportunities to develop specific infrastructure plans (i.e., water, sewer, roads, utilities) to enhance services for existing and new industrial areas and development.
4. Implement the City of Kuna Downtown Revitalization Plan.
5. Identify and implement mechanisms to preserve and encourage agricultural land uses at small and large scales and create policy that supports agriculture.
6. Consider the creation of an innovation district that supports technology clusters.

Projects and Actions Table 3 on the following page highlights all the projects and actions identified to implement the objectives and policies in this goal area and includes the top priority projects listed above. Other health and safety projects and policies that are priorities for the City may not be listed in the table as they are less likely to be actionable implementation items.

Key Community Design and Character Focus Areas

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

1. Growth and land use management
2. Neighborhoods and areas of interest
3. Commercial and industrial development
4. Housing
5. Property rights

Projects and Actions Table 3

Distinctive and Well Designed

Goals	Potential Projects and Actions
<p>3.A Ensure Community Design directs growth and implement sustainable land use patterns.</p>	<ul style="list-style-type: none"> ● Define “mixed-use” designations in Kuna’s adopted zoning code. ● Create and implement design standards to encourage pedestrian-friendly environments and maintain and improve Kuna’s built environment. ● Implement overlay districts along designated entryway commercial corridors. ● Conduct inventory of developable and/or re-developable lands. ● Review and revise Kuna’s zoning ordinance to reflect the intent of the Comprehensive Plan and Future Land Use Map ● Identify and implement mechanisms to preserve and encourage agricultural land uses at small and large scales and create policy that supports agriculture.
<p>3.B Preserve and enhance areas of interest within the community.</p>	<ul style="list-style-type: none"> ● Implement the City of Kuna Downtown Revitalization Plan. ● Develop a citywide wayfinding program that provides signage for vehicles, bicyclists and pedestrians. ● Develop a citywide placemaking plan that identifies strategies and opportunities to activate and transform spaces within the community. ● Seek opportunities for assistance and funding in placemaking efforts. ● Consider options to accelerate redevelopment of the downtown, including the creation of a Rails to Ales Creekside District. Potentially establish a business improvement district or an urban renewal district.
<p>3.C Encourage development of commercial areas with good connectivity and character.</p>	<ul style="list-style-type: none"> ● Use overlays to regulate regional commercial center design, access and connectivity, and integration with adjacent land uses. ● Consider the creation of an innovation district or technology cluster.
<p>3.D Encourage development of housing options and strong neighborhoods.</p>	<ul style="list-style-type: none"> ● Review Kuna’s land use and zoning designations to ensure they allow for and encourage “traditional neighborhood development patterns” in mixed-used areas. ● Develop a city of Kuna housing needs analysis to address future housing demand, inventory and strategies to increase diverse housing options. ● Evaluate the City’s ability to fund and manage a neighborhood investment grant.

Projects and Actions Table 3

Distinctive and Well Designed

<p>3.E Strategically locate and develop industrial areas.</p>	<ul style="list-style-type: none"> • Seek funding opportunities to develop specific infrastructure plans (i.e., water, sewer, roads, utilities) to enhance services for existing and new industrial areas and development. • Provide future land use map and plan information to the Union Pacific Railroad. • Keep in contact with existing industrial businesses for potential expansion.
<p>3.F Identify and manage hazardous areas.</p>	<ul style="list-style-type: none"> • Work with Ada County to incorporate hazardous areas maps into online interactive map. • Improve communication channels with the public in conjunction with ACHD to share information related to heavy snow, flooding and storm events. • Seek grant funding opportunities through the Department of Homeland Security and FEMA for hazard mitigation projects. • Share evacuation and emergency preparedness information with the public.
<p>3.G Respect and protect private property rights</p>	<ul style="list-style-type: none"> • Develop and implement a consistent taking review process that is transparent and easily accessible to all interested parties.



4

**Kuna will be a
connected community
through strong
transportation and
infrastructure systems**

Goal Area 4: Kuna will be a Connected Community through Strong Transportation and Infrastructure Systems.

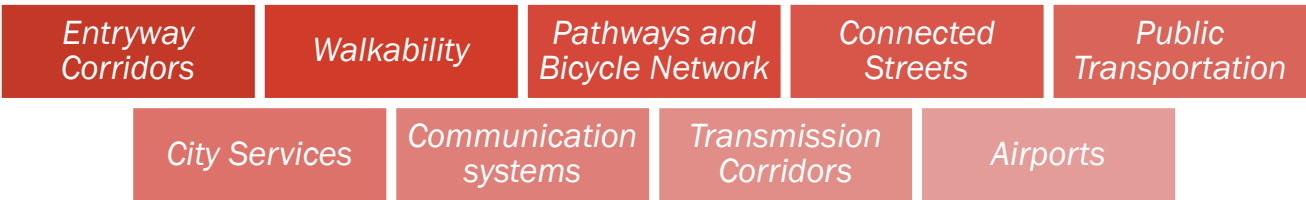
Connected: Planning Principles

This goal is aimed at building upon the community’s connected transportation and infrastructure systems and developing policies to support expansion in a sustainable and responsible manner. Kuna’s current transportation system is standard in many ways, with arterial roads located essentially every mile, but unique in other ways compared to surrounding communities, with the addition of mid-mile collectors as development occurs. Several canals, railroad and natural features create challenges for transportation and infrastructure connectivity; however, these challenges also create opportunities for trail systems and other community amenities. Kuna plans to capitalize on these opportunities, and address connectivity issues, including improving access across the railroad tracks, Indian Creek and canals via planned road connections, utility extensions, overpasses and footbridges.

Connected: Goals, Objectives and Policies

The following goals, objectives and policies are intended to guide Kuna toward a connected and strong transportation and infrastructure systems future.

Connected AT-A-GLANCE:



Goal 4.A Use overlay districts to create mixed-use entryway corridors with strong character and managed access.

The purpose of corridor overlay districts is to incorporate aesthetic features, promote consistent street frontage improvements, improve and extend bicycle and pedestrian facilities and manage access. The intent of this policy existed in the last version of the Kuna Comprehensive Plan; however, *Envision Kuna* incorporates additional elements including an updated Entryway Corridor Overlay map, framework for each corridor type, and direction for implementation.

Rapid growth is not only increasing demand on entryway corridors and commuter routes (e.g., Meridian Road/Highway 69, Ten Mile Road, etc.), it is also perceived as creating a lack of connectivity and inconsistent improvements along street frontages. Improving roadway functionality, controlling access and incorporating aesthetics will require the city of Kuna, ACHD and ITD to collaborate along key priority corridors and develop clear guidelines for developers.



Transportation Agencies

Successful implementation of the goals, policies and objectives in this chapter relies upon the coordination of resources and partnerships between the City and state/local transportation agencies. The table below highlights the four agencies that have influence and project authority throughout the planning area.

Transportation Agencies	
State	Idaho Transportation Department (ITD) – statewide transportation department with jurisdiction over state roads throughout Idaho, including jurisdiction over Meridian Road/State Highway 69 in Kuna.
Metropolitan Planning Organization	Community Planning Association of Southwest Idaho (COMPASS) – Metropolitan Planning Organization (MPO) for Ada County and Canyon County. COMPASS develops, or updates, a regional long-range transportation plan (Communities in Motion) for Ada and Canyon Counties every four years. Communities in Motion 2040 (CIM) looks 20+ years into the future to help ensure roads, bridges, and transportation services (buses, etc.) are ready by helping prioritize projects based on public input and how the region is likely to grow. COMPASS also offers technical and financial assistance for funding transportation projects.
Local	Ada County Highway District (ACHD) – roadway jurisdiction for Kuna, including unincorporated Ada County and all the cities within the county. ACHD is governed by five commissioners responsible for maintenance and construction of Kuna’s roadways. ACHD receives funding from gas taxes, vehicle registration fees, property tax and impact fees. The Integrated Five-Year Work Program (IFYWP) identifies projects that are programmed to be funded. On an annual basis, Kuna provides transportation project priority lists to ACHD for potential inclusion in the IFYWP. ACHD also operates CommuterRide offering commuter and employer services to expand transportation options for the Treasure Valley.
Transit	Valley Regional Transit (VRT) – transit authority for Kuna, Ada and Canyon counties. The VRT Board of Directors is composed of 29 members comprised of publicly elected or appointed officials from each jurisdiction.



Objective 4.A.1. Preserve Meridian Road/Highway 69, Ten Mile Road, McDermott Road, Cloverdale Road, Lake Hazel Road, Swan Falls Road, Columbia Road, Linder Road, Kuna Road and Kuna Mora Road as Commuter Entryway Corridors using a coordinated, planned approach

Policies:

4.A.1.a. Ensure high speeds are maintainable along Meridian Road/Highway 69 to preserve its function as a commuter route.

4.A.1.b. Ensure access is reasonably controlled along Meridian Road/Highway 69 to maintain safety.

4.A.1.c. Ensure corridor width is preserved along Ten Mile Road, McDermott Road, Cloverdale Road, Lake Hazel Road, Columbia Road, Swan Falls Road, Linder Road, Kuna Mora Road and Kuna Road to support future widening and capacity improvements.

4.A.1.d. Develop corridor-specific design guidelines (i.e., typical sections) for all Commuter Entryway Corridors, particularly Meridian Road/Highway 69 and Ten-Mile Road to ensure consistency in developer-initiated and agency-initiated improvements.

4.A.1.e Develop corridors specific guidelines for second tier development corridor areas including Kuna Road.

4.A.1.e. Ensure improvements to and along Meridian Road/Highway 69, Ten Mile Road and Kuna Road include community value elements such as: art, aesthetically pleasing, or welcoming theme.

4.A.1.f. Incorporate safe bicycle and pedestrian routes (i.e., protected, detached, wider, or parallel) along commuter entryway corridors with land use planning decisions and capital improvements.

4.A.1.g. Consider public transportation opportunities and needs along all commuter routes with land use planning decisions and capital improvements.

4.A.1.h. Collaborate with ACHD and ITD on local, state and federal funding opportunities to implement capital improvements along all Commuter Entryway Corridors especially Meridian Road/Highway 69 and Ten-Mile Road.

Kuna Transportation Fast Facts

- Average Commute Time - 24.4 minutes compared to the 21 minutes for Meridian City residents and 17 minutes for City of Boise residents.
- According to the American Automobile Association (AAA), this increased commute time translates to 29 percent of a Kuna household income expended on transportation costs.
- The Federal Highway Administration (FHWA) indicates that an average American household spends roughly 19 percent of their income on transportation, and the average automotive dependent suburban resident spends roughly 25 percent on transportation costs.

Objective 4.A.2. Preserve Linder Road as a Neighborhood Entryway Corridor using a coordinated, planned approach.

Policies:

4.A.2.a. Ensure adequate corridor width along Linder Road to support neighborhood connectivity, school bus routes and alternative bicycle and pedestrian routes (serves as a central north-west route between Meridian Road/Highway 69 and Ten-Mile Road).

4.A.2.b. Develop corridor-specific design guidelines (i.e., typical section) for Linder Road to ensure consistency in developer-initiated and agency-initiated improvements.

4.A.2.c. Ensure improvements to and along Linder Road incorporate community value elements (i.e., art, aesthetically pleasing, welcoming theme).

4.A.2.d. Create distinct downtown connections through enhanced bicycle and pedestrian facilities, wayfinding and welcoming theme improvements.

4.A.2.e. Collaborate with ACHD and ITD on local, state and federal funding opportunities to implement capital improvements along Linder Road.

Objective 4.A.3. Preserve Kuna Mora Road as a Freight/Truck Corridor using a coordinated, planned approach.

Policies:

4.A.4.a. Ensure corridor width is preserved along Kuna Mora Road to support future widening, capacity, and geometric improvements.

4.A.4.b. Develop corridor-specific design guidelines (i.e., typical section) for Kuna Mora Road to ensure consistency in developer-initiated and agency-initiated improvements.

4.A.4.c. Collaborate with ACHD and ITD on local, state and federal funding opportunities to implement capital improvements along Kuna Mora Road, as the demand increases with agricultural and industrial growth.



Goal 4.B Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.

Kuna has emphasized the importance of pedestrian connectivity through wider sidewalk requirements, greenbelts and pathway expansions. Despite these efforts, and due to growth occurring in many different parts of the city, a portion of the community is not well-connected, and the pedestrian network needs to be strengthened.

The City requires a minimum of 8' wide sidewalks along arterial roads, as opposed to 7' attached or 5' detached sidewalks required by ACHD. Current efforts in downtown Kuna include sidewalk widening to promote walkability and enhancing the Main Street pedestrian corridor. *Envision Kuna* proposes to continue these efforts through further corridor planning efforts and street frontage design standards. This will greatly improve pedestrian connectivity and facility functionality.

Kuna requires new developments to meet Americans with Disabilities Act (ADA) standards. A Section 504 Self-Evaluation plan that identifies projects to improve ADA accessibility on city-owned properties, facilities and buildings was recently conducted.

On a regular basis, Kuna coordinates with ACHD to identify and prioritize pedestrian and bicycle improvements. Through these coordinated efforts and ACHD's Community Programs, neighborhood pedestrian enhancement projects are made possible.

Increasing sidewalk connectivity and walkability is a top community priority. The community has expressed that, in order to access major destinations, pedestrians (and cyclists) have to utilize highly trafficked arterials that are uncomfortable to travel on. Alternative and protected pedestrian and bicycle routes/facilities and pedestrian crossing facilities are also essential for neighborhood connectivity and safety.



Objective 4.B.1. Maintain widened sidewalks along arterials and collectors throughout the city.

Policies:

4.B.1.a. Expand sidewalk width on arterial and key collector roads such as: School Street, Kay Avenue, Ardell Road, and existing and new collector roads surrounding schools through implementation of developments and capital projects.

4.B.1.b. Expand widened sidewalks throughout downtown Kuna along Main Street, all side streets that connect to Main Street, 4th Street, Avalon Street and Linder Road.



Objective 4.B.2. Maintain and expand sidewalks and pedestrian facilities within the community.

Policies:

4.B.2.a. Collaborate with ACHD to maintain and repair existing sidewalks and off-system pedestrian facilities throughout the community.

4.B.2.b. Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.

4.B.2.c. Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.

4.B.2.d. Reinvent and improve underutilized alleyways to create key pedestrian connections.

4.B.2.e. Create pedestrian connections from downtown Kuna to the Indian Creek Greenbelt.

4.B.2.f. Work with ACHD to develop and implement a pedestrian wayfinding signage plan.

4.B.2.g. Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.

4.B.2.h. Evaluate all capital projects for the ability to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.

4.B.2.i. Consider other pedestrian-related elements (i.e., lighting, benches, mile markers, trash receptacles, water fountains, “you are here” maps, restrooms, etc.) when pedestrian facilities are installed with developments and/or capital projects.

4.B.2.j. Consider equestrian needs when designing trails and pathways.

4.B.2.k. Work with ACHD and COMPASS to identify and pursue local, state and federal funding sources for pedestrian facilities and pathway expansion.

4.B.2.l. Rely upon American Association of State Highway and Transportation Officials (AASHTO) and ADA design standards for construction of multi-use pathways.

Goal 4.C Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network.

This goal has similarities with Goal 2.A in the Health and Safety Goal Area of *Envision Kuna*; however, this goal is more focused towards on-system bicycle routes and facilities.

The Kuna's Pathways Master Plan (Appendix A) primarily identifies off-system routes, with the addition of some on- system bike routes. In addition to the Kuna Pathways Master Plan, the city of Kuna recognizes the ACHD Roadways to Bikeways Plan for additional on-system and future roadway bicycle route connections. As updates are completed to the ACHD Roadways to Bikeways Plan, Kuna will continue to recognize the identified routes and aim to implement improvements through the land use development process as well as capital improvements.

Objective 4.C.1. Maintain and enhance existing pathways, trails and on-street bicycle facilities.

Policies:

4.C.1.a. Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.

4.C.1.b. Expand the bicycle wayfinding signage throughout the community.

4.C.1.c. Coordinate with ACHD to maintain, restripe and enhance existing bicycle lanes throughout the community.

4.C.1.d. Work with ACHD to evaluate feasibility of adding bicycle lanes, bicycle routes and facilities into all roadway maintenance and capital projects.

4.C.1.e. Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.

4.C.1.f. Evaluate maintenance and capital projects for the ability to connect to and/or enhance bicycle facility connections, including on and off-system pathways, canal crossings, road bridges and wayfinding signage.

Objective 4.C.2. Ensure expansion of pathways, trails and on-street bicycle routes.

Policies:

4.C.2.a. Install protected bicycle facilities along high trafficked roads.

4.C.2.b. Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.

4.C.2.c. Create bicycle connections from downtown Kuna to the Indian Creek Greenbelt.

4.C.2.d. Consider other bicycle-related elements (i.e., bike stations, lighting, benches, mile markers, trash receptacles, water fountains, “you are here” maps, restrooms, etc.) when new bicycle facilities are installed with developments and/or capital projects.

4.C.2.e. Work with ACHD and COMPASS to identify and pursue local, state and federal funding sources for bicycle facilities and pathway expansion.

4.C.2.f. Continue to represent Kuna on the ACHD Bicycle Advisory Committee (BAC).

4.C.2.g. Rely upon ACHD standards and AASHTO for construction of bicycle facilities and multi-use pathways.’



Goal 4.D Promote a connected street network that incorporates mid-mile collectors and crossings for improved neighborhood connectivity.

Although Kuna's transportation system has arterial roads essentially every mile, the addition of mid-mile collectors as the community develops has been critical to improving connectivity throughout Kuna. Mid-mile collectors reduce trip length by reducing the need to travel through several local roads to get to the arterial roadway system.

School Street, Kay Avenue and Ardell Road are examples of mid-mile collectors that have been successfully expanded as growth occurs. Kay Avenue runs parallel to Meridian Road/Highway 69 on the west side, serving as a critical route to help facilitate reduced access points along the highway. As growth occurs on the east side of Meridian Road/Highway 69, Strobel Road will serve the same function. *Envision Kuna* proposes to further enhance connectivity and preserve the commuter function of Meridian Road/Highway 69 through mid-mile collectors, and frontage or backage roads that run parallel to the highway.

An expanded collector roadway system comes with some challenges, as parcel lines and property ownership can block or inhibit the ability to provide through connections and/or property development. Ongoing collaboration between Kuna, ITD, ACHD and developers will be crucial to working through these issues to come up with solutions that meet the intent of:

1. Reducing access to Meridian Road/Highway 69;
2. Improving connectivity, and
3. Providing viable access to the growing commercial/mixed-use corridor.

Other connectivity challenges include the active railroad tracks and several large canals, creeks and laterals. In some cases, canal crossings may not be built with new developments, but are considered on a case by case basis. A plan to try to determine the most feasible railroad overpass location was completed by ACHD and the city of Kuna in 2014. The need for an overpass was the most requested transportation enhancement through the *Envision Kuna* process.



Objective 4.D.1. Encourage expansion and continuation of section line roads.

Policies:

4.D.1.a. Extend and expand section line roads as growth occurs.

4.D.1.b. Preserve adequate right-of-way along all section line road alignments.

4.D.1.c. Initiate capital projects, including roadway segments and canal crossings, to fill gaps in the section line roadway system.

4.D.1.d. Continue to represent Kuna on COMPASS Boards.

4.D.1.e. Continue to work with ACHD on all transportation-related matters to improve planning efforts and collaboration.

 **Objective 4.D.2. Ensure the continued expansion/development of a mid-mile collector system throughout the community.**

Policies:

4.D.2.a. Extend and expand mid-mile roads as growth occurs.

4.D.2.b. Preserve adequate right-of-way along all mid-mile roads or other approved alternative locations to align roads.

4.D.2.c. Initiate capital projects, including roadway segments and canal crossings, to fill gaps in the mid-mile collector roadway system.

4.D.2.d. Coordinate traffic control needs (i.e., signalization, stop-controls, crossings, etc.) where mid-mile collectors connect to other roadways.

4.D.2.e. Include enhanced bicycle and pedestrian facilities whenever possible.





Objective 4.D.3. Preserve commuter function of Kuna Meridian Road/ Highway 69, Ten Mile Road and other key section line roads.

Policies:

- 4.D.3.a.** Enhance connectivity and preserve commuter function of Meridian Road/Highway 69- and Ten-Mile Road through construction of mid-mile collectors, frontage or backage roads.
- 4.D.3.b.** Develop a detailed roadway corridor plan for Meridian Road/Highway 69- and Ten-Mile Road to address future roadway connections between section line roads, access, traffic controls, bicycle and pedestrian access and frontage improvements.
- 4.D.3.c.** Enforce Kuna’s Highway 69 overlay district ordinance as development occurs and capital projects are proposed.
- 4.D.3.d.** Collaborate with ITD on implementing Kuna’s overlay district ordinance as development occurs and capital projects are proposed.
- 4.D.3.e.** Develop overlay district ordinance for Ten Mile Road and other key section line roads to address access, street network circulation and frontage improvements.
- 4.D.3.f.** Require shared driveway access where possible.
- 4.D.3.g.** Interconnect building entries, parking lots, parks, transit stops, schools and similar facilities with pedestrian routes to reduce the need to travel along high traffic roads.



Objective 4.D.4. Pursue overpass across Indian Creek and the Union Pacific Railroad to improve safety and meet the needs of the community.

Policies:

- 4.D.4.a.** Work with ITD, ACHD and COMPASS to identify the preferred location for an overpass.
- 4.D.4.b.** Work with ITD, ACHD and COMPASS to identify and pursue possible local, state and federal funding sources for an overpass.
- 4.D.4.c.** Preserve corridors in potential overpass locations as development occurs and as capital projects are completed.
- 4.D.4.d.** Incorporate aesthetics and community input into the overpass design.
- 4.D.4.e.** Involve emergency service agencies in overpass planning and design efforts.

Goal 4.E Increase opportunities for public transportation and ride share commuting.

Currently, there are no transit services in Kuna. As Kuna grows, public transportation options should continue to be explored. The closest access to bus transit services are located at the junction of Highway 69 and Interstate 84- and Ten-Mile Road and Interstate 84, approximately seven miles north of Kuna. Both locations include park and ride lots and bus stop facilities. Valleyconnect 2.0, VRT's most recent plan, shows a possible future transit route through Kuna. Currently, ACHD operates CommuterRide vanpool service out of three park and ride lot locations:

1. City park parking lot at Linder and Deer Flat Roads,
2. Albertson's parking lot at Avalon Street and Kay Avenue, and
3. Ridley's at Meridian Road/Highway 69 and Deer Flat Road.

There are currently seven vans operating out of Kuna that each accommodate 10 to 13 commuters during the weekday AM and PM peak periods. Vanpools are a demand driven program and new vanpools can form anytime, when 10 to 13 commuters, with like commutes, decide to vanpool. ACHD CommuterRide maintains a stock of at least five vans for immediate deployment of new vanpools. ACHD also manages four park and ride facilities located between Kuna and key employment centers, as well as an online ridematching program. The ridematching program identifies all vanpool, carpool, bus and bicycling options that may be available to Kuna residents.

The Kuna Senior Center currently operates a bus that accommodates up to 12 senior passengers with a wheel chair lift that can accommodate up to two wheelchairs. There is a set bus schedule that can be adjusted as needs evolve. Through the *Envision Kuna* outreach process, seniors expressed the need for public transportation services in Kuna.



Objective 4.E.1. Enhance opportunities for public transportation options, vanpooling and ride share commuting.

Policies:

4.E.1.a. Consider public transportation needs in land use planning decisions, maintenance and capital projects.

4.E.1.b. Seek input from VRT, COMPASS and ACHD on land use applications along commuter routes, future transit routes and planned park and ride locations.

4.E.1.c. Evaluate public transportation needs with land use applications, particularly for medical facilities, hospitals, recreation centers, higher education and employment center developments.

4.E.1.d. Pursue future park and ride locations.

4.E.1.e. Continue to represent Kuna on VRT Board.

4.E.1.f. Continue to collaborate with ACHD on expanding CommuterRide services.

 **Objective 4.E.2. Ensure continuation of Kuna Senior Center’s transportation services.**

Policies:

4.E.2.a. Support Kuna Senior Center’s transportation service.

4.E.2.b. Evaluate local, state and federal funding sources to support senior bus maintenance and capital costs.

4.E.2.c. Collaborate with Kuna Senior Center’s representatives on expanding senior transportation service as demands increase.



Goal 4.F Ensure water, sewer, irrigation, street lighting, storm water and solid waste systems are capable of serving the current and future population.

The city of Kuna provides potable (drinking) water, sewer and irrigation services to the community.

Kuna's potable water system consists of the following components:

- 10 active groundwater wells
- 2 storage reservoirs
- 2 booster pump stations
- 106 miles of distribution pipelines

Kuna's Water Master Plan was last updated in 2017. Potable water challenges/capacity issues include keeping up with demand, water supply and being strategic on well placement to ensure a viable potable water system.

The Kuna sewer system is comprised of the following components:

- 2 treatment plants to include the membrane sewer lagoons located south of town and a wastewater treatment plant located on the north side of town.
- 5 regional pumping stations - Ten Mile, Crimson Point, Danskin, Memory Ranch, Springhill, with the new Orchard lift station.
- 8 satellite pumping stations.
- 402 acres of land application irrigated property adjacent to the sewer lagoons.
- 30 miles of force main.

Kuna's Sewer Master Plan was last updated in 2017. Sewer challenges/capacity issues include the Ten Mile lift station nearing capacity, keeping up with demand and accommodating steady growth.

The city of Kuna owns and operates a municipal pressurized irrigation system. Irrigation water is provided through a separate pressure irrigation system and a gravity irrigation system. Surface water is diverted from the New York Canal, and its laterals. The major irrigation canals include the Teed Lateral, Kuna Canal, Kuna Mora Canal and Ramsey Lateral on the north side of Indian Creek, and the South Lateral on the south side of Indian Creek. The Boise-Kuna Irrigation District, Nampa-Meridian Irrigation District, and New York Irrigation District control the surface water; however, all of the system is controlled by the City once the water flow is diverted from the irrigation canals or laterals.

Kuna's Irrigation Master Plan was last updated in 2017. Irrigation challenges/capacity issues include ensuring there is a source and supply for every square mile, system looping and securing water rights with annexation.

Street lighting is managed by the city of Kuna. Kuna has adopted Light Emitting Diode (LED) and Dark Sky street lighting standards for both standard lighting and upgraded/decorative lighting. Standard street lighting is installed by the developer and ultimately owned and maintained by the city of Kuna. Decorative street lighting installed by developers are typically owned and maintained by a private entity and/or homeowner's association.

Kuna is covered under ACHD's National Pollutant Discharge Elimination System (NPDES) permits issued by the Environmental Protection Agency (EPA). These permits require ACHD to implement

programs to ensure water flowing off the roads and through the storm drain system is cleaned before entering receiving surface waters. For proposed developments, ACHD typically requires drainage to be retained on-site with underground and above-ground seepage beds.

Solid waste management services are provided by J&M Sanitation. J&M Sanitation has a multi-year franchise agreement (expires in 2024) with Kuna to provide solid waste management services. Solid waste is disposed of at the Hidden Hollow Landfill, located on Seaman’s Gulch Road in Ada County. A curbside recycling program is also provided by J&M Sanitation as part of Kuna’s solid waste management services. J&M hosts “Kuna Clean-up” events annually, allowing for the disposal of chemicals, appliances and large items.

 **Objective 4.F.1. Provide adequate water, sewer and irrigation services for all Kuna residents and businesses.**

Policies:

4.F.1.a. Update master plans regularly to evaluate needs for the current system through capital projects and routine maintenance.

4.F.1.b. Conduct utility user fee studies that coincide with master plan updates.

4.F.1.c. Expand pressurized irrigation services to older parts of town.

 **Objective 4.F.2. Plan for growth in advance of demands for water, sewer and irrigation services.**

Policies:

4.F.2.a. Update master plans regularly to evaluate future system needs to accommodate growth.

4.F.2.b. Re-evaluate master plans with any Future Land Use Map (FLUM) change.

4.F.2.c. Conduct utility connection fee studies that coincide with master plan updates.

4.F.2.d. Develop cost sharing/reimbursement agreements with developers for system upgrades and/or expansions, when practicable.

4.F.2.e. Continue to implement “To and Through” policy which require developments to carry utilities to the furthest extent of their development and facilitate connection to subsequent additions to the city.

4.F.2.f. Satisfy KRFD requirements for fire hydrant connections and placement.

4.F.2.g. Comply with the most current zoning and engineering development requirements.

4.F.2.h. Serve only annexed properties with city utility services.

4.F.2.i. Ensure that development within City limits connects into the City’s sewer, potable water and irrigation systems.

 **Objective 4.F.3. Provide improved street lighting throughout the community.**

Policies:

4.F.3.a. Install street lighting in accordance with most current city requirements.

4.F.3.b. Provide upgraded/decorative street lighting in downtown Kuna and along the Indian Creek Greenbelt and pathway systems in accordance with the most current city requirements.

4.F.3.c. Provide upgraded street lighting within entryway corridor overlays in accordance with the most current city requirements.

4.F.3.d. Comply with most recent street lighting inventory-related requirements.

4.F.3.e. Maintain street lighting inventory system.

4.F.3.f. Maintain and fix city street lights as needed.

 **Objective 4.F.4. Accommodate stormwater demands and improve water quality.**

Policies:

4.F.4.a. Preserve natural/historic surface drainage channels through properties as they redevelop.

4.F.4.b. Develop a stormwater drainage plan for downtown Kuna.

4.F.4.c. Ensure developers employ stormwater mitigation strategies that retain storm waters onsite, except for natural/historic pass through flows.

4.F.4.d. Follow ACHD's stormwater policy for developments and capital projects.

4.F.4.e. Incorporate green infrastructure elements into developments and capital projects whenever possible.

4.F.4.f. Work with ACHD and Idaho Department of Environmental Quality to develop and obtain funding for stormwater improvement projects.





Objective 4.F.5. Maintain solid waste service for Kuna residents and evaluate needs as the city grows.

Policies:

4.F.5.a. Plan for future solid waste needs as the community grows.

4.F.5.b. Evaluate solid waste disposal needs, facilities and methods with land use applications.

4.F.5.c. Continue providing recycling options for Kuna residents.

4.F.5.d. Work with the Kuna School District (KSD) on educational clean-up opportunities.

4.F.5.e. Maintain adequate access to commercial and multi-family trash enclosures.

4.F.5.f. Provide screening for trash receptacles/enclosures in commercial, industrial, mixed-use and multi-family developments.

4.F.5.g. Seek input from J&M Sanitation on land use planning applications when trash collection services will need to be provided.



Goal 4.G Maintain serviceability of communication systems including broadband internet, phone and cable.

Current communication systems providers within Kuna include:

- Broadband Internet: Cable One, CenturyLink, Hugh's Net, Safelink
- Phone: Verizon, Sprint, T-Mobile, AT&T, CenturyLink, Cable One
- Cable: Direct TV, Dish Network, Cable One

There are several cell phone companies with service areas in Kuna. Kuna has one cell tower, owned by Spectrasite Communications LLC through American Towers LLC, located off Shortline Road between W Avalon Street and S Swan Falls Road. There's also a number of antenna towers throughout Kuna.

Kuna currently has a franchise agreement with Cable One that is set to expire in 2025.



Objective 4.G.1. Provide adequate communications services to all Kuna residents and businesses.

Policies:

4.G.1.a. Maintain and re-evaluate franchise agreements with existing and new communication companies/service providers on a regular basis.

4.G.1.b. Coordinate with service providers to expand broadband internet service to areas not currently served.



Objective 4.G.2. Plan for growth and demand for cell towers, broadband internet, phone and cable.

Policies:

4.G.2.a. Coordinate with service providers to expand broadband internet service to growing areas, particularly commercial and industrial areas.

4.G.2.b. Encourage proposed cell tower design and placement to blend in with the surrounding environment.

4.G.2.c. Provide adequate distance separation from residences for cell towers or other tall utilities.

4.G.2.d. Encourage utility company (retail, commercial, warehouses, call centers, etc.) placement/expansion to and within Kuna.

Goal 4.H Ensure National Interest Electric Transmission Corridors (NIETC), as well as power and gas transmission corridors, are considered in land use planning decisions, and minimize the adverse impacts of transmission corridors in the community.

Idaho Power Co., a subsidiary of IDACORP, Inc., is the electrical utility which provides power to the city of Kuna and Ada County. The company was established in 1916 and is engaged in the generation, transmission, distribution, sale and purchase of electric energy. The company is regulated by the Federal Energy Regulatory Commission (FERC) and the Idaho Public Utilities Commission (IPUC). In general, Idaho Power serves 24,000 square miles of service territory and over 1,000,000 people in southern Idaho and eastern Oregon. In the city of Kuna, the company serves approximately 21,000 customers in residential, commercial, industrial, irrigation and other customer classes. Kuna currently has a franchise agreement with Idaho Power that is set to expire in 2025.

There are no existing or known proposed NIETC's in Kuna's Area of Impact (AOI). Idaho Power's Eastern Treasure Valley Electrical Plan (2012) shows the following existing and planned facilities:

- Existing 138kv transmission line proposed to be upgraded to 230kv that parallels Cloverdale Road from the city of Meridian to the Snake River Birds of Prey.
- Existing 138 kV transmission line extending from E Avalon Street south down S Swan Falls Road.
- Primary 138 kV transmission line located along W King Road.
- Secondary alternative transmission line shown extending along the existing S Swan Falls Road transmission corridor.

Kuna is interested in expanding renewable energy opportunities. Idaho's first utility-scale solar farm, Idaho Solar 1, came to Kuna in 2016, located at the southeast corner of Cloverdale Road and Barker Road in south Kuna. The facility is sized to supply enough electricity for 9,000 homes a year.

Intermountain Gas Company is the sole distributor of natural gas in southern Idaho and provides natural gas services to the city. Kuna currently has a franchise agreement with Intermountain Gas that is set to expire in 2023.





Objective 4.H.1. Consider location of current and future electric transmission corridors as part of land use planning decisions.

Policies:

4.H.1.a. Promote the development of energy services and public utility facilities to meet public needs.

4.H.1.b. Encourage electrical transmission corridors to be located away from urban development.

4.H.1.c. Require adequate buffer widths of electrical transmission line corridors to minimize impacts to surrounding neighborhoods, business, etc.

4.H.1.d. Collaborate with Idaho Power to ensure National Interest Electric Transmission Corridors (NIETC) do not traverse through the city of Kuna.

4.H.1.e. Participate with Idaho Power as updates are made to the Eastern Treasure Valley Electrical Plan to continually address current and future energy and utility needs.

4.H.1.f. Comply with Idaho State Code in regard to NIETC planning.



Objective 4.H.2. Promote renewable sources of energy and energy efficient design.

Policies:

4.H.2.a. Support efforts to bring solar and wind facilities to Kuna, in appropriate locations.

4.H.2.b. Partner with Idaho Power to develop and promote energy efficiency programs for new construction and development as well as for existing businesses and homes.

4.H.2.c. Encourage the enhancement of the capacity and reliability of renewable energy resources.

4.H.2.d. Promote conservation of energy through support of public education, incentives and other tools.

4.H.2.e. Develop guidelines, standards and incentives for energy conservation practices and energy efficient designs.

4.H.2.f. Incorporate energy conservation approaches to planned unit developments, public and mixed-use projects.

4.H.2.g. Encourage LEED™ (Leadership in Environmental and Energy Design) certification for public buildings.

Goal 4.I Encourage public or private airports, airstrips and heliports to strengthen connectivity and to meet the needs of the community.

The city of Kuna does not currently have a public airport within the Area of Impact. The nearest public airport with scheduled airline service is the Boise Airport (BOI) located approximately 10 miles northeast of Kuna. The BOI airport is served by 15 different airlines, charters and commuters. Kuna has three private airstrips located near the following locations:

- Kuna-Mora Road and Eagle Road (FAA approved)
- West Ambrosia Lane and South Blackcat Road
- Hubbard Road and Linder Road

It is anticipated that additional airstrips/heliports will be needed east of Meridian Road/Highway 69 to accommodate future commercial/industrial growth, health care facilities and agricultural land uses.



Objective 4.I.1. Prepare to accommodate new/proposed public or private airports.

Policies:

4.I.1.a. Identify future land use and zoning designations that support public or private airports.

4.I.1.b. Develop guidelines and standards for public or private airports.



Objective 4.I.2. Support the preservation, expansion and addition of new airstrips and heliports.

Policies:

4.I.2.a. Consider existing airstrips in land use planning decisions.

4.I.2.b. Encourage preservation and expansion of existing airstrips.

4.I.2.c. Work with emergency service agencies and incoming healthcare industries to identify possible heliport locations.

Connected Implementation

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

Top Connected Projects and Actions

1. Apply for Idaho Department of Parks and Recreation Recreational Trails Program (RTP) and other grants to implement pathway extensions, trailhead improvements and footbridge crossings.
2. Develop a wayfinding system plan for key areas such as downtown Kuna, Indian Creek Greenbelt, and expanded pathways systems.
3. Design and implement Indian Creek Greenbelt extension projects.
4. Develop a map showing sidewalk gaps to be filled, sidewalk repairs needed, sidewalk expansion areas and pedestrian crossing improvement locations.
5. Develop new overlay ordinance(s) including design guidelines for select entryway corridors.
6. Develop standards to implement welcoming districts or areas along entryway corridors by incorporating art, aesthetically pleasing elements and welcoming theme into entryway corridors.
7. Design and implement sidewalk capital improvement projects in coordination with ACHD.
8. Work with VRT and ACHD to apply for grants to incorporate park and ride facilities and senior bus upgrades.

Projects and Actions Table 4 on the following page highlights all of the projects and actions that have been identified to implement the objectives and policies in this goal area and includes the top priority projects listed above. Other connected projects and policies that are priorities for the City may not be listed in the table as they are less likely to be actionable implementation items.

Connected Policy Focus Areas:

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

1. Entryway corridors and character improvements
2. Pedestrian and bicycle facilities and connectivity
3. Neighborhood connectivity
4. Infrastructure development and improvements
5. Public and alternative transportation

Projects and Actions Table 4: Connected

Goals	Potential Projects and Actions
<p>4.A Use overlay districts to create mixed-use entryway corridors with strong character and managed access.</p>	<ul style="list-style-type: none"> • Review and revise Meridian Road/Highway 69 overlay ordinance. • Develop design guidelines for all or select entryway corridors. • Develop new overlay ordinance(s) for select entryway corridors. • Design and implement capital improvement projects along Meridian Road/Highway 69, Ten Mile Road and Linder Road. • Develop standards to implement welcoming districts or areas along entryway corridors by incorporating art, aesthetically pleasing elements and welcoming theme into entryway corridors.
<p>4.B Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.</p>	<ul style="list-style-type: none"> • Develop a wayfinding system plan for key areas such as downtown Kuna, Indian Creek Greenbelt, and expanded pathways systems. • Develop a map showing sidewalk gaps to be filled, sidewalk repairs needed, sidewalk expansion areas and pedestrian crossing improvement locations. • Design and implement sidewalk capital improvement projects in coordination with ACHD. • Select an alley to convert/transition to a pedestrian place/corridor. • Apply for grants such as the State Transportation Alternatives Program (TAP) grant to implement sidewalk projects.
<p>4.C Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network.</p>	<ul style="list-style-type: none"> • Design and implement Indian Creek Greenbelt extension projects. • Fill pathway gaps with capital improvement projects. • Apply for Idaho Department of Parks and Recreation Recreational Trails Program (RTP) grants to implement pathway extensions, trailhead improvements and bicycle/pedestrian crossings. • Conduct a Kuna specific industry analysis that highlights market demand, assets and risks. • Create standards for bicycle and pedestrian connectivity evaluation from developments to existing and proposed school sites.
<p>4.D Promote a connected street network that incorporates mid-mile collectors/crossings for improved neighborhood connectivity.</p>	<ul style="list-style-type: none"> • Collaborate with ACHD to design and implement capital projects that fill mid-mile collector gaps. • Develop detailed plan showing proposed crossing locations to connect all section line roads in Kuna. • Apply for grants to implement transportation capital projects, overpass, bridges, etc.
<p>4.E Increase opportunities for public transportation and ride share commuting.</p>	<ul style="list-style-type: none"> • Provide information on the city of Kuna website and/or social media outlining vanpooling and ride sharing options for Kuna residents. • Work with VRT and ACHD to apply for grants to incorporate park and ride facilities and senior bus upgrades. • Establish public transportation routes to and from higher education facilities for Kuna residents.

Projects and Actions Table 4: Connected

Goals	Potential Projects and Actions
<p>4.F Ensure water, sewer, storm water, irrigation and solid waste systems are capable of serving the current and future population.</p>	<ul style="list-style-type: none"> • Develop street lighting standards for entryway corridor overlays, Indian Creek Greenbelt and downtown Kuna. • Design and implement capital projects to bring pressurized irrigation service to older parts of town.
<p>4.G Maintain serviceability of communication systems including broadband internet, phone and cable.</p>	<ul style="list-style-type: none"> • Re-evaluate and update franchise agreements with utility companies. • Collaborate with the appropriate agencies to increase the availability of high-speed internet in Kuna. • Evaluate options to implement a public WIFI program in downtown Kuna and other select areas.
<p>4.H Ensure National Interest Electric Transmission Corridors, as well as power and gas transmission corridors, are considered in land use planning decisions, and minimize the adverse impacts of transmission corridors in the community.</p>	<ul style="list-style-type: none"> • Create guidelines, standards and incentives for energy conservation practices and energy efficient designs.
<p>4.I Encourage public or private airports, airstrips and heliports to strengthen connectivity and to meet the needs of the community.</p>	<ul style="list-style-type: none"> • Create guidelines and standards for public or private airports and heliports.



5

Kuna will invest appropriately in education, community facilities and cultural heritage

Goal Area 5: Kuna will Invest Appropriately in Education, Community Facilities and Cultural Heritage.

Educated and Celebrated: Planning Principles

The city of Kuna prides itself in providing high-quality educational opportunities in collaboration with the Kuna School District (KSD), while creating a vibrant, small-town culture enriched with an agricultural presence. As the city continues to grow in population, it is important to plan for future infrastructure to accommodate the increased population, while preserving open-space that provides for the agricultural heritage that citizens hold near and dear.

With the population increase within the city of Kuna, a statistic was published stating that for each new home built in Kuna, an average of 0.76 additional individuals between the ages of 5 to 19 will be added to the Kuna population.^{xxv}

The city of Kuna is anticipating approximately 580 homes to be built over the next year (October 2018 - October 2019) which would equate to approximately 440 new students being added to the KSD within that timeframe. The KSD is readily prepared for the increase in students while strategizing for higher educational opportunities for those seeking postsecondary education within Kuna.

While the City is well celebrated through community events such as Kuna Days, Mayor’s events and Farmer’s Market, the city lacks specific and diverse cultural and community facilities that could assist in creating a better sense of unity. Additionally, it is necessary to strategize an efficient way to prioritize agricultural preservation in the midst of anticipated community expansion.

The following goals are intended to help guide Kuna with development of future educational opportunities, growth, preservation of community facilities, and cultural heritage.

Education and Culture AT-A-GLANCE:



Goal 5.A Provide support to Kuna’s schools and pre-K education opportunities to meet population demands.

The Kuna School District (KSD) offers quality programs in varying academic areas to over 5,000 students. The KSD boundary encompasses the entire city of Kuna, as well as some unincorporated areas of Ada and Canyon Counties. The boundaries stretch as far northwest as Airport Road and Robinson Road in Canyon County, and as far southeast as W. Barker Road and S. Cloverdale Road to Swan Falls Dam in Ada County.

There are ten existing schools located within KSD. The ten schools include six elementary schools: Hubbard, Reed, Indian Creek, Ross, Crimson Point, and Silver Trail; two middle schools: Kuna Middle and Fremont Middle; and two high schools: Kuna High and Initial Point High, which serves as an alternative high school for the community. A third high school is planned to be located near the intersection of Columbia Road and Linder Road and is anticipated to be opened for the 2020-2021 school year. Their main focus will be professional technology education.

The KSD illustrates their preparedness to meet population demands as they anticipate the openings of a new high school by 2021, additions to Reed and Silver Trail Elementary Schools completed in early 2019, and an expansion of middle schools by Fall of 2019.^{xxvi}

The Performing Arts Center is located on the Kuna High School campus and provides a venue for a wide variety of events. The Performing Arts Center is dedicated to the promotion of the performing arts for both students and residents within the community.

The city of Kuna’s AOI transects with the West Ada School District to the north and southeast of City limits. The West Ada School District is located in the AOI north of the city from Amity Road to Lake Hazel Road, and southeast along W. Kuna Mora Road from S. Five Mile Road to Kuna Mora Road.

The city of Kuna is also home to two charter schools. These schools are public, though attendees are chosen by a lottery. Falcon Ridge Public Charter School provides a curriculum for children in kindergarten through eighth grade. The PIStem academy opened their doors for the first time for the 2018-2019 school year, and will eventually provide a curriculum extending from kindergarten through 12th grade.

Objective 5.A.1. Help ensure Kuna’s school facilities meet increasing population demands.

Policies:

5.A.1.a. Support KSD in planning for adequate school capacity for present and future enrollment through regular demographic updates and notifications regarding additional residential development, etc.

5.A.1.b. Work with the KSD and Charter School(s) to address future program and facility needs.

5.A.1.c. Consider access and bus stop safety when developing school sites to make travel to school safe and efficient.

5.A.1.d. Ensure developments include features that provide safe and connected bicycle, pedestrian, bus stop and vehicular access to schools.

5.A.1.e. Incentivize developments for providing land and/or school-related facilities.

5.A.1.f. Continue to seek input from KSD on proposed developments for consideration of transportation, school facility and connectivity needs.

5.A.1.g. Coordinate with West Ada School District as new facilities are required to meet population demands.

 **Objective 5.A 2. Provide framework for varying pre-K educational opportunities to be developed for Kuna citizens.**

Policies:

5.A.2.a. Work with KSD and Charter Schools to consider providing educational resources to pre-K students.

5.A.2.b. Identify areas on Zoning and Future Land Use maps that would best serve as development areas for future pre-K facilities.



Goal 5.B Attract opportunities for higher education and training in Kuna.

While the city of Kuna and the KSD consider primary and secondary education top priorities, the city lacks the framework for postsecondary education as well as the transportation resources to and from higher education facilities (College of Western Idaho, Boise State University, University of Idaho and Idaho State University, etc.) located in neighboring cities.

Currently there is a lack of technical trade facilities in Kuna. The technical trade programs offered at Kuna High School are facilitated through neighboring school districts (i.e., Boise School District and Meridian School District). Students must travel off-site to access these programs. However, with the opening of the new high school in 2020, Kuna students will have access to local professional technology facilities and programs.

Located on the east side of Meridian Road/Highway 69 in Kuna's AOI, the Northwest Lineman College is a postsecondary private vocational college offering training programs for the power delivery industry. Many Lineman College students temporarily live in Kuna while attending school.

South of the Lineman College on the northwest corner of Meridian Road/Highway 69 and Hubbard Road is a private Baptist College that provides a postsecondary education in the Christian Doctrine.



Objective 5.B.1. Develop resources to foster higher education and training opportunities in Kuna.

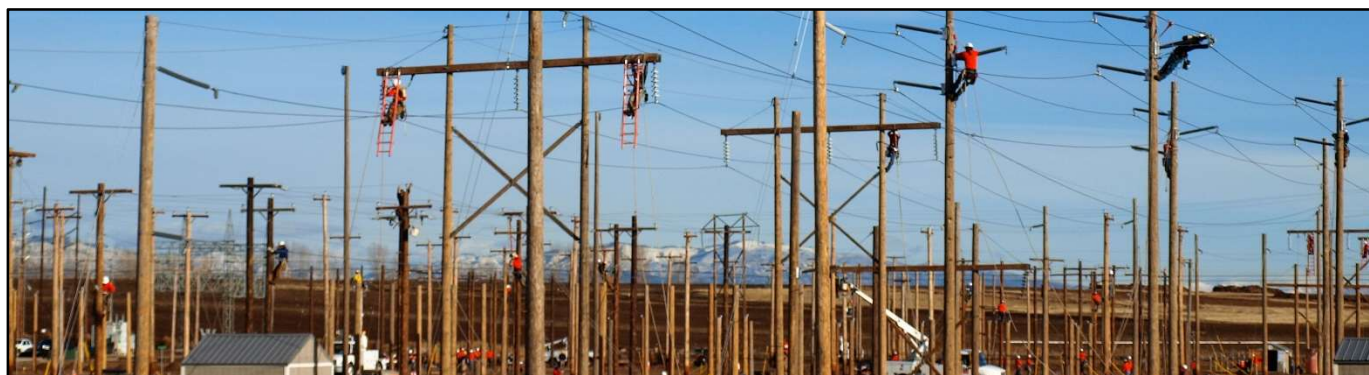
Policies:

5.B.1.a. Work with industry to assess feasible sites for postsecondary, vocational/technical training facilities and/or colleges that serve Kuna residents and the surrounding area. Pursue the possibility of a technical/trade school to enrich student's career prospects.

5.B.1.b. Consider appropriate resources, such as the promotion of a satellite campus, to encourage and provide for higher education or any type of vocational training.

5.B.1.c. Establish public transportation and non-motorized routes (i.e., bike routes, bike lanes, crossings, wider sidewalks, etc.) to and from higher education facilities for Kuna residents.

5.B.1.d. Seek or establish joint venture possibilities between the City, KSD, Charter Schools and area colleges/universities that could allow for varying educational and technical opportunities.



Goal 5.C Identify and develop cultural and community facilities.

This goal has similarities to Goal 2.C in the Health Goal Area of *Envision Kuna*; however, this goal focuses more on community facilities as gathering places. Due to the growing population, Kuna is in dire need of expanded and new community gathering places to be enjoyed by all ages.

Cultural and Community Facilities/Ownership

- Kuna Senior Center / city of Kuna, in partnership with the Kuna Seniors
- Kuna History Center / city of Kuna, in partnership with the Kuna Historical Society
- Kuna Community Hall / Privately-owned
- Kuna Library / Kuna Library District
- 4th Street Gym / KSD
- Kuna Performing Arts Center / KSD
- Kuna Visitor Center / Privately owned (building only)
- Kuna Grange Hall / Kuna Grange #59
- Kuna Event Center / Privately-owned
- Kuna Cemetery / Privately-owned
- Pioneer Cemetery / Privately-owned



Objective 5.C.1. Identify and expand existing cultural and community facilities to be used as distinct gathering places within the community.

Policies:

5.C.1.a. Continually maintain functionality of and accessibility to the Kuna Senior Center.

5.C.1.b. Encourage the expansion and enhancement of the Kuna Community Hall.

5.C.1.c. Work with Library District representatives on the expansion and enhancement of Kuna Library.

5.C.1.d. Protect the 4th Street Gym property through public or public-private partnership to create enhanced public/community gathering space in downtown Kuna.

5.C.1.e. Collaborate on the expansion and enhancement of the Kuna Visitor Center facility, access, signage and parking area.

5.C.1.f. Protect the integrity and character of the Kuna Grange Hall.

5.C.1.g. Support efforts to enhance and support the Kuna Event Center, as well as future, similar privately- owned gathering space facilities.

5.C.1.h. Collaborate with the Kuna Cemetery on the possible expansion of the Kuna Cemetery.

5.C.1.i. Preserve the land and incorporate the story of the Pioneer Cemetery into Kuna history and cultural projects.

5.C.1.j. Incorporate the story of the Kuna Railroad into history and cultural projects.

5.C.1.k. Encourage property owners and developers to maintain the integrity and character of historic and cultural resources and employ techniques to restore such resources.

5.C.1.l. Pursue educational and entertaining walking tours that tell the story of Kuna History through signage, participant-activated recordings, art and displays.

 **Objective 5.C.2. Work to develop new cultural and community facilities to be used as distinct gathering places within the community.**

Policies:

5.C.2.a. Support the development of new community facilities, including multi-purpose facilities (recreation, meeting spaces, etc.).

5.C.2.b. Consider developing an outdoor amphitheater within existing or new community spaces.

5.C.1.c. Work with Library District representatives on an expansion of the Library as the population increases.

5.C.1.d. Create new public/community gathering space in downtown Kuna, possibly located at the 4th Street Gym property.

5.C.1.e. Encourage developers to incorporate elements of Kuna culture through design, art, signage, etc.



Goal 5.D Identify specific strategies to preserve Kuna’s open space, agricultural lands and heritage.

Agriculture, open space, and dairies are a few of the things that describe Kuna. From the very beginning, agriculture and farming have been major industries within the city as they are characteristics that residents have grown to love.

As the population increases, open space/agricultural land is some of the first to be considered for development. Identifying specific strategies to encourage new development to consider infill projects, incorporate open space, and include elements of Kuna’s identity as an agriculturally-rich community, will be vital in preserving Kuna’s agricultural heritage.

Objective 5.D.1. Encourage specific strategies to assist in the preservation of Kuna’s open space, agricultural lands and heritage.

Policies:

5.D.1.a. Support agricultural partnerships, programs and activities through the Kuna Grange, Kuna Farmers Market, Future Farmers of America (FFA), 4-H, etc.

5.D.1.b. Incorporate agricultural and open space elements into development projects.

5.D.1.c. Support efforts to develop community-wide agri-tourism and agri-tainment establishments, activities and opportunities.

5.D.1.d. Support industries that directly connect agriculture to the community (i.e., brewery with restaurant, dairy with store/public access, winery, garden/farm with restaurant, etc.).

5.D.1.e. Increase more agri-tainment or agri-tourism opportunities available to the public in Kuna (i.e., rodeo grounds, petting zoo, corn mazes, seasonal farming/activity festivals/carnivals, etc.).

5.D.1.f. Encourage clustered development patterns to preserve agricultural uses and/or promote historical education on remaining lands, when appropriate.

5.D.1.g. Identify key areas on the Future Land Use Map that should remain as agricultural/open space.

5.D.1.h. Identify agricultural areas and sites that are vulnerable to development pressures and when feasible, work with the development community to preserve these areas.



Educated and Celebrated Implementation

Table 5 shows specific projects and actions identified during the Comprehensive Plan process that would help achieve the goals, objectives, and policies identified in this Plan. The top projects and actions for this goal area are listed below. For the purposes of the Comprehensive Plan, a priority project is any project or action that the City has identified as actionable within the next one to three years and is anticipated to receive resource allocation to help achieve its implementation. These priority projects will help guide short-term implementation of the Plan, however if a project is not included on the priority projects list that does not preclude it from implementation or resource allocation.

Top Connected Projects and Actions

1. Create public gathering spaces in downtown Kuna.
2. Work with industry to assess feasible sites for postsecondary, vocational/technical training facilities and colleges to serve residents of Kuna and the surrounding area.
3. Create standards for bicycle and pedestrian connectivity evaluation from developments to existing and proposed school sites.
4. Start focus group to encourage recruitment of agri-tourism and agri-tainment establishments, activities and opportunities.
5. Recruit industries that directly connect agriculture to the community (i.e., brewery with restaurant, dairy with store/public access, winery, garden/farm with restaurant, etc.).

Projects and Actions Table 5 on the following page highlights all of the projects and actions that have been identified to implement the objectives and policies in this goal area and includes the top priority projects listed above. Other educated and celebrated projects and policies that are priorities for the City may not be listed in the table as they are less likely to be actionable implementation items.

Connected Policy Focus Areas:

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

1. Support education
2. Attract higher education opportunities
3. Develop community/cultural spaces and facilities
4. Preserve open spaces and agricultural heritage

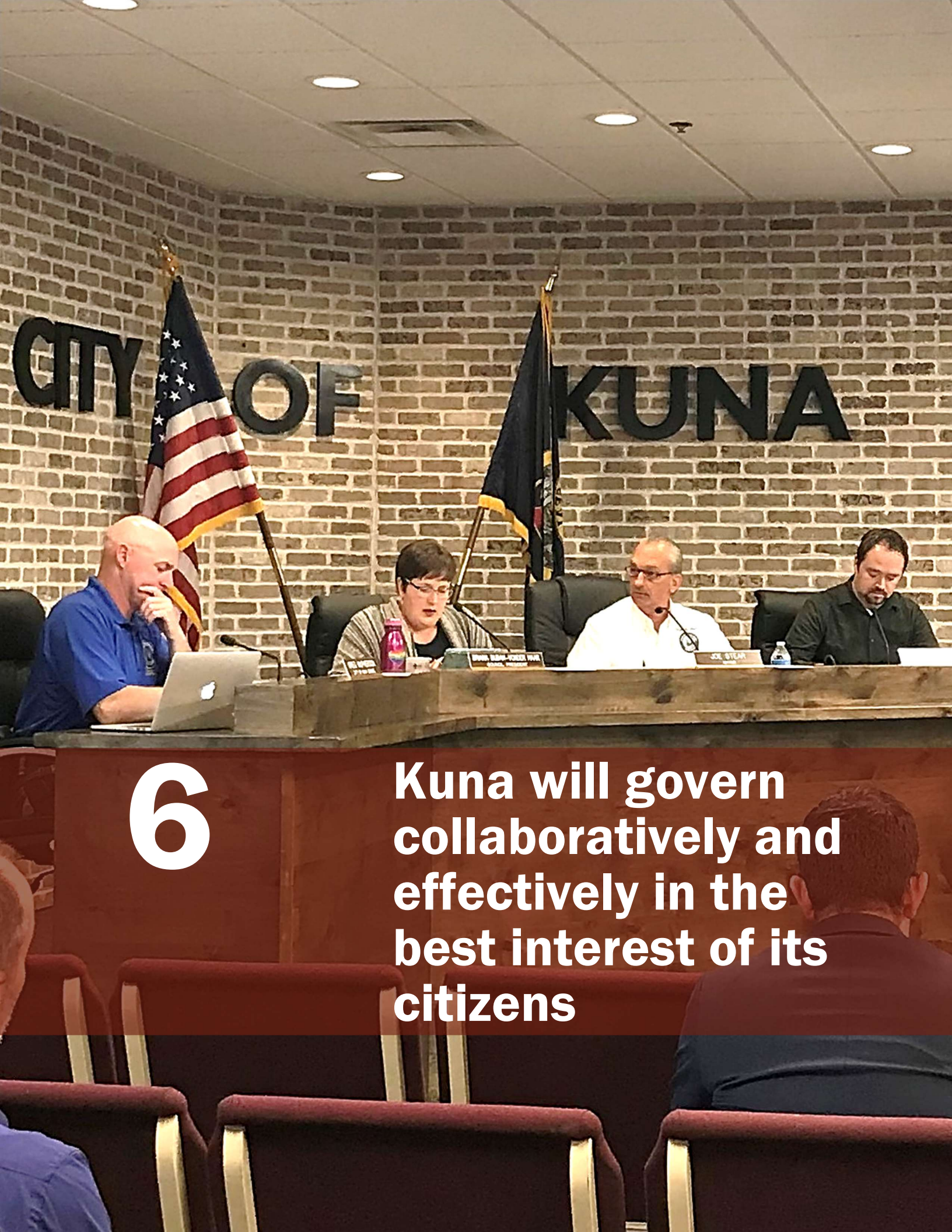
Projects and Actions Table 5: Educated and Celebrated

Goals	Potential Projects and Actions
<p>5.A Support Kuna’s schools and pre-K education opportunities to meet population demands.</p>	<ul style="list-style-type: none"> • Continue to coordinate development reviews with KSD and Charter Schools. • Cooperate with the KSD and the Charter Schools to address future program and facility needs. • Seek or establish joint venture possibilities between the City, the School District and Charter Schools that could allow for varying educational and technical opportunities, using approaches such as the community schools model.
<p>5.B Attract opportunities for higher education and training in Kuna.</p>	<ul style="list-style-type: none"> • Work with industry to assess feasible sites for a postsecondary, vocational/technical training facilities and colleges that serve residents of Kuna and the surrounding area. • Consider appropriate resources, such as the promotion of a satellite campus, to encourage and provide for higher education or vocational training. • Pursue the possibility of a technical/trade school to enrich student’s career prospects.
<p>5.C Identify and develop cultural and community facilities.</p>	<ul style="list-style-type: none"> • Develop design standards for restoration, rehabilitation and incorporation of history, culture and character into projects. • Identify specific capital improvement projects that improve public access to privately and publicly owned event centers and gathering spaces. • Work with Kuna Grange Hall representatives to identify specific projects to improve accessibility to the facility. • Incorporate Kuna Grange Hall in historical and cultural projects when appropriate. • Create public gathering spaces in downtown Kuna. • Create maintenance and capital improvement plan for Kuna Senior Center. • Work with Historical Society and railroad representatives on the inclusion of the Pioneer Cemetery and railroad in history and cultural projects. • Develop a specific educational and entertaining walking tour plan that identifies specific projects to tell the story of Kuna History through signage, participant-activated recordings, art and displays. • Develop a specific plan with Kuna Chamber of Commerce to identify specific projects and funding sources to improve access, signage and parking area at the Kuna Visitor Center. • Identify capital improvements to improve access to the Kuna Library branch sites, mobile library program, participation in regional library network.

Projects and Actions Table 5: Educated and Celebrated

Goals	Potential Projects and Actions
<p>5.D Identify specific strategies to preserve Kuna’s open space, agricultural lands and heritage.</p>	<ul style="list-style-type: none"> • Identify key areas on the Future Land Use Map that should remain as agricultural/open space. • Develop specific standards for agricultural and open space elements to be included in projects. • Start a focus group to encourage recruitment of agri-tourism and agri-tainment establishments, activities and opportunities. • Create focus group to identify specific strategies to increase agriculture establishments (i.e., rodeo grounds, petting zoo, corn mazes, seasonal farming/activity festivals/carnivals, etc.). • Recruit industries that directly connect agriculture to the community (i.e., brewery with restaurant, dairy with store/public access, winery, garden/farm with restaurant, etc.). • Identify specific agricultural partnerships, programs and activities through the Kuna Grange, Kuna Farmers Market, Future Farmers of America (FFA), 4H, etc. • Develop standards and incentives for clustered development patterns that preserves agricultural uses and/or promotes historical education on remaining lands.





6

Kuna will govern collaboratively and effectively in the best interest of its citizens

Goal Area 6: Kuna will Govern Collaboratively and Effectively in the Best Interest of its Citizens

Governance: Planning Principles

Governance encompasses the principles by which City decisions are made, and how processes and projects are implemented, including:

- Encouraging meaningful citizen participation in governing processes and decisions about the community.
- Providing accessible information and operating transparently.
- Maintaining a responsive city government comprised of elected and appointed officials and City staff.
- Ensuring financial solvency.
- Equitably applying the City's policies, procedures and codes.
- Effectively and efficiently implementing projects, providing services and maintaining operations.

The city of Kuna strives to provide citizens access to information and attempts to inform residents of opportunities to be involved in the decision-making process.

The goals and policies described in this chapter serve as the basis for how leadership, governance, and citizen interaction are encouraged and perpetuated in Kuna.

Governing Collaboratively AT-A-GLANCE:

*Citizen
Involvement*

*Organizational
Capacity*

*Regional
Collaboration*

*Transparent
Finances*



Goal 6.A. Involve citizens in decisions about Kuna’s future.



Objective 6.A.1. Kuna will continue to cultivate a customer service-oriented approach when interacting with the public.

Policies:

6.A.1.a. Provide regular opportunities for citizen feedback about City services.

6.A.1.b. Develop and implement customer service standards and practices, citywide.



Objective 6.A.2. Kuna will maintain information-sharing resources and engage in regular communications to inform citizens.

Policies:

6.A.2.a. Develop and maintain citywide communications standards and protocols for all departments.

6.A.2.b. Regularly evaluate the effectiveness of web and print communications.

6.A.2.c. Maintain a well-designed and easily accessible website to provide modernized access to core information about City operations, departments, policies, maps, and planning and zoning cases.

6.A.2.d. Ensure commonly-requested City forms, applications and information are readily available online and in print.

6.A.2.e. Utilize updated e-mail lists to inform the public about City projects and events.



Objective 6.A.3. Kuna will offer meaningful public participation opportunities for substantial projects.

Policies:

6.A.3.a. Examine ways to improve required official public notice standards.

6.A.3.b. Collect and utilize public feedback on all substantial projects and developments, using effective public outreach and engagement techniques, including the use of technology and in-person forums.

6.A.3.c. Highlight how public input and feedback is incorporated into plans.

6.A.3.d. Utilize an appropriately wide range of publicity options when announcing and advertising public input opportunities.

Goal 6.B Maintain adequate organizational capacity to efficiently manage city government and implement this plan.

➔ Objective 6.B.1. Regularly collect, monitor and report on growth and demographic trends in Kuna.

Policies:

6.B.1.a. Regularly evaluate and share updated statistical information when it becomes available.

6.B.1.b. Work with COMPASS to evaluate growth trends and improve accuracy of growth projections.

➔ Objective 6.B.2 Kuna will monitor, evaluate and report on City performance.

Policies:

6.B.2.a. Create a priority projects list and strive towards timely implementation of the highest priority items.

6.B.2.b. Share regular updates with citizens on projects and highlights of City business to keep the community informed.

6.B.2.c. Establish a set of metrics and goals for each city department and conduct annual data collection and evaluations on performance metrics.

6.B.2.d. Evaluate the use of City resources and identify areas for improved efficiency, allocation and management.

6.B.2.e. Assess the City's ability to provide services during times of stress through the review of continuity and resilience principles.^{xxvii}

6.B.2.f. Assess the overall satisfaction of city of Kuna employees to help retain an effective, qualified and competent staff.

6.B.2.g. Assess the overall satisfaction of the public on the delivery of city services on a regular basis.



Objective 6.B.3. Monitor and evaluate the implementation of *Envision Kuna*.

Policies:

6.B.3.a. On an annual basis, utilize the Planning and Zoning Commission, or a subgroup of the *Envision Kuna* Advisory Committee, to monitor Plan implementation.

6.B.3.b. Establish a set of metrics and goals for Comprehensive Plan implementation and evaluate the course of implementation.

6.B.3.c. Adopt subarea and program specific plans into the Plan and implement these plans along with other Comprehensive Plan goals.

Objective 6.B.4. Build City capacity by highlighting opportunities for department collaboration.

Policies:

6.B.4.a. Continue to work interdepartmentally to create plans and projects that align with department needs and long-range goals.

6.B.4.b Consider the integration of department strategic plans into Comprehensive Plan updates.

6.b.4.c Report to all department heads regarding new and ongoing projects that address goals of the Comprehensive Plan.



Goal 6.C Engage in regional collaboration to leverage City and partner agency resources on behalf of the community.

Objective 6.C.1. Continue to work with partner agencies and neighboring jurisdictions to provide essential services and build needed infrastructure in Kuna.

Policies:

6.C.1.a. Continue to work with local, regional, and state transportation agencies to plan, design and develop transportation infrastructure and services in accordance with Kuna's Comprehensive Plan.

6.C.1.b. Annually evaluate and communicate Kuna's transportation priorities to partner agencies.

6.C.1.c. Work with county and neighboring jurisdictions to monitor, evaluate and respond to Kuna's needs; including, but not limited to the following areas: transportation, emergency response, school facilities, irrigation district infrastructure, and public lands and natural resource management.

6.C.1.d. Report on entitlements and building permit activity to regional groups and non-profits such as the Building Contractors Association of Southwestern Idaho to relay the community's desire for diverse development.

Objective 6.C.2. Initiate new regional and statewide collaboration to plan for needed services and manage regional growth.

Policies:

6.C.2.a. Collaborate with neighboring cities, Canyon County and Ada County to preserve rural land and agricultural resources.

6.C.2.b. When appropriate, include representatives from neighboring jurisdictions and partner agencies on planning committees and/or meetings to review impacts of large-scale developments.

6.C.2.c. Consider funding options such as taxing districts to help fund regional amenities such as transit systems and energy and communications infrastructure.

6.C.2.d. Encourage the expansion and integration of a county-wide library system.

6.C.2.e. Work with the Boise City Ada County Housing Authority and neighboring jurisdictions to meet community housing needs.

6.C.2.f. Participate in the creation of regional economic development initiatives.

6.C.2.g. Encourage the creation of a regional trails system that provides connectivity to city trail systems.

Goal 6.D Maintain sustainable and transparent financial operations and proactively manage City budgets and investments.

Objective 6.D.1. Ensure spending aligns with the best interest of Kuna's citizens and City goals.

Policies:

- 6.D.1.a.** Evaluate program and department performance and adjust budgets accordingly.
- 6.D.1.b.** Conduct due diligence and obtain third-party assessments about project costs and investments prior to committing City resources to projects.
- 6.D.1.c.** Annually review department budgets and performance.
- 6.D.1.d.** Utilize funding for land acquisition that supports specific City goal areas and priority projects.
- 6.D.1.e.** Ensure City financials and the financial decision-making process are transparent.

Objective 6.D.2 Evaluate new forms of revenue to provide expansion of essential services, community improvements and the development of priority projects.

Policies:

- 6.D.2.a.** Work with the Idaho Department of Commerce to secure additional funding and revenue through external financing that includes: Small Business Administration grants and loans, small business loan programs, industrial loan bonds, REDIFit loans, and funding through the Idaho Housing and Finance Association.
- 6.D.2.b.** Develop funding strategies, mechanisms and revenue sources in advance of anticipated service demands.
- 6.D.2.c.** Develop a plan for funding the City's Long-Range Capital Improvements Plan and related operations. Identify various funding sources for these improvements.
- 6.D.2.d.** Establish a rational, equitable basis for calculating the type of exaction or the amount of any impact fee.
- 6.D.2.e.** Regularly review fee structures to ensure they are meeting infrastructure project needs.
- 6.D.2.f.** Evaluate the rate of fee collection to ensure projects and new developments are paying in a timely fashion.

Governance Implementation

Table 6 shows specific projects and actions identified during the Comprehensive Plan process that would help achieve the goals, objectives, and policies identified in this Plan. The top projects and actions for this goal area are listed below. For the purposes of the Comprehensive Plan, a priority project is any project or action that the City has identified as actionable within the next one to three years and is anticipated to receive resource allocation to help achieve its implementation. These priority projects will help guide short-term implementation of the Plan, however if a project is not included on the priority projects list that does not preclude it from implementation or resource allocation.

Top Governance Projects and Actions

1. Create an official orientation and training program for newly elected officials.
2. Support the implementation of Police and Kuna Rural Fire District impact fees.
3. Conduct a third-party biannual citizen survey to gauge City performance and citizen satisfaction.
4. Create a master projects calendar available to the public online.
5. Create an outreach/publicity checklist to ensure consistent and effective communications.

Projects and Actions Table 6 on the following page highlights the projects and actions that have been identified to implement the objectives and policies in this goal area and includes the top priority projects listed above. Other governance projects and policies that are priorities for the City may not be listed in the table as they are less likely to be actionable implementation items.

Governance Policy Focus Areas:

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

1. Citizen involvement
2. Organizational capacity
3. Regional collaboration
4. Sustainable and transparent finances

Project and Actions Table 6: Governing Collaboratively

Goals	Potential Projects and Actions
<p>6.A Involve citizens in decisions about Kuna’s future.</p>	<ul style="list-style-type: none"> • Create a master projects calendar available to the public online. • Create an outreach/publicity checklist to ensure consistent and effective communications. • Conduct a comprehensive website review process and modernize website elements. • Audit City website annually to optimize design and performance. • Conduct a bi-annual third-party citizen survey to gauge performance and citizen satisfaction. • Host an annual citizen conversations event. • Publish annual State of the city document in conjunction with State of the city address. • Develop customer service standards and practices, citywide.
<p>6.B Maintain adequate organizational capacity to efficiently manage city government and implement this plan.</p>	<ul style="list-style-type: none"> • Create an official orientation and training program for newly elected officials. • Collect data and annually report on status of Comprehensive Plan implementation.
<p>6.C Engage in regional collaboration to leverage City and partner agency resources on behalf of the community.</p>	<ul style="list-style-type: none"> • Develop a citywide strategic plan. • Implement stakeholder satisfaction surveys that identify areas for improvement related to decision-making and service delivery. • Conduct City employee satisfaction surveys and/or interviews to assess areas for improvement. • Represent Kuna at the Building Contractors Association of Southwestern Idaho.
<p>6.D Maintain sustainable and transparent financial operations and proactively manage City budgets and investments.</p>	<ul style="list-style-type: none"> • Develop a capital improvement plan that integrates with recommendations from <i>Envision Kuna</i>. • Support the implementation of Police and Kuna Rural Fire District impact fees.

Glossary

Accommodate – The ability of the community to adapt to change; particularly the ability of the community to meet the needs of future populations.

Affordable Housing – A general rule for determining housing affordability is that the combined annual rent and other housing payments (including utilities) should not exceed 30 percent of gross household income. Lending institutions use a slightly different definition to determine whether housing is affordable for a prospective homeowner. For lenders, the total annual payment (principal, interest, taxes, and insurance) should not exceed 26 to 28 percent of the homeowner's gross annual income. Lending institutions also consider the homeowner's total indebtedness, determining that housing costs plus all other indebtedness should not exceed 33-36 percent of the homeowner's income.

Agriculture Land – The use of land including but not limited to: farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce.

Annexation – The incorporation of a land area into an existing city with a resulting change in the boundaries of that city.

Area of City Impact (ACI/AOI)– Required by state law (§67-6526). Requires cities to specify an area outside the city limits which it expects to annex or is part of the trade area. Land use authority for this area is negotiated between the City and County. The Kuna AOI is defined as that unincorporated land mass which lies contiguous to the city of Kuna, having as its closest boundary to the city, the city limits of Kuna, as they now exist or as they may be altered by future annexation of land to the city of Kuna.

Bikeway – A facility designed to accommodate bicycle travel for recreation or commuting purposes. This is not always a separate facility but can be designed to be compatible with other travel modes.

Bicycle Route – A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and informational markers, with or without specific bicycle route number.

Bicycle Pathway – A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right of way or within an independent right of way.

Buffer – A vegetated strip or berm that helps to absorb excess stormwater, reduce the amount of pollutants entering creeks, streams, and natural areas, and mitigate aesthetic impacts of a project. Also, a strip of land or type of landscaping created to separate and protect one type of land use from another; for example, as a screen of planting or fencing to insulate the surroundings from the noise, smoke, or visual aspects of an industrial zone or junkyard.

Building Permit – A permit issued for various types of building activity that authorizes structural, electrical, heating and cooling, plumbing, or demolition work.

Capital Improvement Projects (CIP) – A proposed timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost establishments and the anticipated means of financing each project.

Circulation – Systems, structures and physical improvements for the movement of people, goods, water, air, sewage, or power by such means as streets, highways, railways, waterways, towers, airways, pipes, and conduits, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

Commercial – The distribution, sale, or rental of goods and the provision of other services.

Community – When used in a social or political context, refers to the group of people living in an area.

Comprehensive Plan – A general policy statement of a city, including a future land use map, which integrates all functions, natural systems and activities relating to the use of land, which is required by Idaho State Code (§67-6508).

Community Character – The features that define the built and natural environment within the community help to create its character. These include historic buildings, natural stream corridors, woodlands, residential neighborhoods of different types, building density and orientation (auto- or pedestrian-oriented), and the scale and quantity of signage.

Density – Density measures the amount of development located on a tract of land. For residential development, density is usually expressed as the number of housing units per acre. For non-residential development, density is usually expressed as the gross square footage of a building per acre (e.g., 10,000 square feet per acre).

Design Standards – The standards that set forth specific improvement requirements.

Development - Making a material change in the use or appearance of a structure or land, dividing land into two or more parcels, creating or terminating a right of access.

Development Agreement – The Local Land Use Planning Act allows cities and counties to use development agreements, which require an owner or developer to make a written commitment concerning the use or development of the subject parcel as a condition of rezoning. The agreements are binding and recorded so as to bind subsequent owners.

Diversity – Diversity implies the mixture of land use and /or densities within a given area.

Easement – Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of the property.

Economic Development – The addition of a new economic activity.

Floodplain – Lands which are within the floodway and the floodway fringe.

Flood, 100 Year –A flood with a one percent chance of being equaled or exceeded in any given year. This is the type of flood most commonly used for regulatory purposes.

Future Land Use Map – A map showing the existing and/or proposed location extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes.

Goal – A statement of intention expressing community values and attitudes intended to provide a guide for action by the community.

Greenway/Greenbelt – An open area, which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

Incompatible Land Uses – The location of a more-intensive land uses adjacent to less-intensive land uses.

Impact – The consequences of a course of action; the effect of a goal, guideline, plan, or decision.

Impact Fees – A fee, levied by local government on new development, so that the new development pays a proportionate share of the cost of the facilities needed to service that development.

Implementation – Actions, procedures, or techniques that carry out the Comprehensive Plan policy through implementing a standard. Each policy is linked to a specific action-oriented implementing program.

Infill Development – The development of new housing or other buildings on vacant sites within a developed area of the city, where 80 percent of the land within a three hundred-foot radius has been developed. The availability of water, sewer, streets, and police and fire protection have already been developed and provided.

Infrastructure – Facilities and services needed to sustain industry, commercial and residential activities (e.g., water and sewer lines, streets, roads, fire stations, parks, etc.).

Land Trust – Nonprofit organizations with a primary purpose of preservation of undeveloped open land for conservation value to the community. Land trusts are concerned with all kinds of open space land, or they focus on specific resources, such as farmland, prairie, mountain ridges, watersheds, river corridors, lakes, parks, or community gardens. Land trusts can be rural, suburban, or urban, depending upon the geography they serve.

Land Use – A description of how land is occupied or utilized.

Maintain – Support, keep, or continue in an existing state or condition without decline.

Master Plan – A comprehensive long-range plan intended to guide the growth and development of a community or region and one that includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use.

Mixed Use – Properties on which a minimum of two distinct uses, such as office, commercial, industrial, agricultural and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Multi-Use Building – A building containing two or more distinct uses.

Natural Hazard – A natural characteristic of the land or combination of characteristics which, when developed without proper safeguards, could endanger the public health, safety, or general welfare.

Neighborhood Parks – A neighborhood park is medium sized, containing facilities primarily of interest to the immediate neighborhood. Facilities for a variety of activities should be provided. They should be approximately one acre per 80 residents.

Objective – The objective statement defines the meaning of the goal; describes how to accomplish the goal and suggests a method of accomplishing it. It advances a specific purpose, aim, ambition or

element of a goal. It can describe the end state of the goal, its purpose, or a course of action necessary to achieve the goal.

Open Space (Usable) – Any open land that is predominantly lacking in structural development. Open space includes natural areas, wetlands and open water, wildlife habitats, areas of managed production of resources such as farmlands and grazing areas, open areas requiring special management or regulation to protect public health and safety, and outdoor recreational areas.

Placemaking Principles – A multi-faceted approach to planning, design and management of public spaces. Placemaking capitalizes on community-based participation, a community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and wellbeing.

Planned Unit Developments (PUD) – An area of land in which a variety of residential, commercial, industrial and open space uses are located under a single ownership or control is developed for the purpose of selling individual lots or estates and are accommodated in a pre-planned environment with more flexible standards such as lot sizes and setbacks. Approval of a planned unit development does not eliminate the requirements of subdividing and recording a plat.

Policy – A decision-making guideline for actions to be taken in achieving goals. The policy is the official position of the City related to a given land use issue. Policies guide actions in recurring situations.

Public Land – Land owned by local, state, or federal government, used for purposes which benefit public health, safety, general welfare and other needs of society.

Public Participation – The active and meaningful involvement of the public in the development of the Comprehensive Plan.

Public Utilities – Refers to key facilities, types and levels of the following: potable water, pressurized irrigation, sewer facilities, storm drainage facilities, government administrative services, energy and other services deemed necessary by the community for the enjoyment of urban life.

Quality of Life – Those aspects of the economic, social and physical environment that make a community a desirable place in which to live or do business. Quality of life factors include those such as climate and natural features, access to schools, housing, employment opportunities, medical facilities, cultural and recreational amenities, public safety and services and inclusionary practices.

Residential Area – A given area of the community in which the predominant character is residential. Uses, which support residential activity such as parks, churches, schools, fire stations, and local utility substations, may also be permitted. In certain instances, existing lots of record and development patterns may exceed comprehensive plan densities.

Review – An inspection or examination for the purpose of evaluation and the rendering of an opinion or decision. Review by the City may involve public hearings, formal approval or denial of development proposals, etc., as provided for in city ordinances.

Ride Share – Sharing a ride (and related costs), usually to an employment location with other commuters, usually by carpooling or vanpooling.

Right-of-Way (ROW) – Right of passage onto another person's land or property and is typically associated with land usage rights.

Rural Land – All land which is not within an urban growth area and is not designated as natural resource land having long-term commercial significance for production of agricultural products, timber or the extraction of minerals.

Section Line – The boundary line of a section in surveying or land distribution that is one mile apart.

Sense of Place – The characteristics of an area that makes it readily recognizable as being unique and different from its surroundings and having a special character and familiarity.

Street, Alley – A minor or secondary way that is used primarily for vehicular service access to the back of properties otherwise abutting a street.

Street, Arterial – A street, which functions primarily to move larger volumes of traffic and serve longer trips. It is usually a continuous thoroughfare, which connects major traffic generators.

Street, Collector – A street, that generally connects arterial streets and provides direct access to schools and shopping.

Strip Development – A development pattern characterized by lots in a continuous manner fronting on streets and resulting in numerous access points to the street.

Subdivision – The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

Urban – A population and territory within the boundaries of urbanized areas and the urban portion of places outside of the urbanized area that have a decennial census population of 2,500 or more. (U.S Census Bureau).

Wetlands – Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the County or the City.

Zoning – Local codes regulating the use and development of property. A zoning ordinance divides a community into land use districts or "zones," represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.



References

- ⁱ Idaho's Local Land Use Planning Act (1975), TITLE 67 (STATE GOVERNMENT AND STATE AFFAIRS), CHAPTER 65 (LOCAL LAND USE PLANNING), section 67-6508 (PLANNING DUTIES), sub-sections a-q. Code Requirement "Population" addressed in *Executive Summary – Background* and *Appendix A: Context and Existing Conditions*. "Implementation" addressed in *Implementation* section of this plan.
- ⁱⁱ COMPASS IDAHO. 2017 Population Projections.
- ⁱⁱⁱ City of Kuna, 2017. U.S. Census Bureau, 2011-2016 American Community Survey 5-Year Estimates.
- ^{iv} EMSI, Provided by the Idaho Department of Labor 3rd Quarter 2017 Report of Quarterly Employment and wages (QCEW)
- ^v Idaho Department of Labor, 2016.
- ^{vi} Agritainment and Agritourism refer to farm-based entertainment including activities such as hay rides, pony rides, wine tastings, corn mazes, harvest festivals, interactive animal exhibits, dairy tours, etc. Agritainment also embodies farm to table dining experience many small farms offer. <https://www.agmrc.org/business-development/starting-a-business/special-types-of-businesses/agritourism-agritainment>
- ^{vii} Idaho Department of Labor, 2016.
- ^{viii} Maker-space is defined as a collaborative workspace for making, learning, exploring, developing and creating. These spaces can be housed as educational facilities or can be primarily used to serve entrepreneurial efforts. Maker spaces often feature shared technology and tools and provide hands on spaces for anyone with access to the space.
- ^{ix} A living wage position refers to a level of income necessary for an individual or family to live comfortably in the community. Living wage positions cover more than necessities and vary depending on the cost of living index for different states and communities. MIT offers a living wage calculator that can be partitioned down to the County Level. The living wage for an individual in Ada County (as of April, 2019) is \$11.09 per hour. <http://livingwage.mit.edu/counties/16001>
- ^x COMPASS IDAHO, Communities in Motion 2040. Forecast by Demographic Area
- ^{xi} "Trails" are characterized by natural surfaces, while "pathways" are paved (typically asphalt or concrete) surfaces. This infrastructure is differentiated from "on street" bike and pedestrian infrastructure such as sidewalks or bike lanes by virtue of being unconnected to roadways. However, all of these facilities are critical components of a complete bike and pedestrian infrastructure. Sidewalks, bike lanes and pathways within road right of ways are addressed in the "Connectivity" Goal Area of the Comprehensive Plan.
- ^{xii} Green infrastructure uses vegetation, soils, and other elements and practices to restore some of the natural processes required to manage water and create healthier urban environments. At the city or county scale, green infrastructure is a patchwork of natural areas that provides habitat, flood protection, cleaner air, and cleaner water. At the neighborhood or site scale, stormwater management systems that mimic nature soak up and store water. U.S. Environmental Protection Agency (EPA), July, 2018: <https://www.epa.gov/green-infrastructure/what-green-infrastructure>.
- ^{xiii} Walkscore.com
- ^{xiv} Natural resource value can include intact natural habitats or critical watershed and viewshed areas, for example.
- ^{xv} National Recreation and Park Association. Creating Safe Park Environments to Enhance Community Wellness. <https://www.nrpa.org/contentassets/f768428a39aa4035ae55b2aaff372617/park-safety.pdf>
- ^{xvi} U.S. Department of Health and Human Services. Agency for Healthcare Research and Quality. *Access to Healthcare*. 2011. <https://archive.ahrq.gov/research/findings/nhqrd/nhdr11/chap9.html>
- ^{xvii} U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates
- ^{xviii} Evans, Heidi. 2011. The 'Old' Neighborhood: East Harlem is city's first Aging Improvement District. <http://www.nydailynews.com/new-york/manhattan/old-neighborhood-east-harlem-city-aging-improvement-district-article-1.949281>
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^{xix} Centers for Disease Control and Prevention: National Center for Health Statistics and National Center for Chronic Disease and Health Promotion Dartmouth Institute for Health Policy & Clinical Practice

http://www.countyhealthrankings.org/sites/default/files/state/downloads/CHR2017_ID.pdfNotes:

^{xx} Kuna's Core is defined as the area between the northern border of W 4th Street, the southern border of the creek and rail line, the western border of N School Ave, and the eastern border of N Kay Ave. Kuna's future downtown areas extend north and south and welcome themes are intended to create seamless transitions into the branding of downtown from major downtown entryway corridors.

^{xxi} Mixed-use development can combine uses "vertically" (within the same building) or horizontally" (buildings within a parcel or block of parcels). These areas are implemented through a form-based code or overlay that allows place-based zoning (rather than conventional zoning). Typically, a regulating plan and design guide are created to implement the mix of uses.

^{xxii} 120 percent area median income suggestion based on HUD over income limits for public housing support in 2018. <https://nlihc.org/article/hud-notice-sets-hotma-over-income-limit>

^{xxiii} National League of Cities

<https://www.nlc.org/resource/traditional-neighborhood-development>

^{xxiv} *Takings* includes all actions from a government that actually or constructively take private property for public use. There are two historical restrictions on takings, 1. The government may only take property and re-purpose it for a public use, and 2. The private property owner must receive just compensation. <https://www.law.cornell.edu/wex/takings>

^{xxv} Kuna Schools Growth Report. 2016.

^{xxvi} KSD Superintendent Update, November 2017.

^{xxvii} Continuity and resiliency principles refer to a city's ability to react to, overcome and continue operating in the face of challenges associated with stressors that can include: natural disasters, economic or demographic changes, funding loss, or even changes in city leadership. <https://www.eda.gov/ceds/content/economic-resilience.htm>