



City of Kuna Comprehensive Plan

Listening & Learning Summary Report

December 2017



Prepared for the City of Kuna by Agnew::Beck, J-U-B and PFM.



THE
LANGDON
GROUP



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OTHER J-U-B COMPANIES



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Introduction

Purpose and Organization of the Report

The purpose of this report is to provide a summary of the “listening and learning” phase 1 of the *Envision Kuna* Comprehensive Plan process. Throughout this phase, the project team conducted research and outreach to gain an understanding of the community needs, desires, and vision for the City. The project team consists of City of Kuna Planning Department representatives and planning consultants. The primary activities that occurred in this phase were:

- Extensive data collection and aggregation
- Review of previous relevant plans
- Preliminary review of the City of Kuna Zoning Ordinances and Code
- Completion of an online survey that received 621 public comments
- Public open house with broad public agency representation, designed to solicit input and ideas from Kuna residents and businesses
- Two meetings of the 46-member *Envision Kuna* Advisory Committee, which included a visioning exercise, SWOT analysis, public comment and relevant data review, and identifications of key issues and areas of change within the community
- Additional outreach events in the community

The intent of this report is to convey the key themes and ideas collected in phase 1 of the comprehensive planning process. Phase 2 of this project – “options and opportunities” – will focus on analyzing and adding to information collected in Phase 1 and will allow the project team to generate goals and strategies for public review.

This document is divided into three main parts:

1. key themes from the initial data collection,
2. summary of public input to date, and
3. an initial review of City of Kuna Code and relevant previous plans.

The document concludes with the identification of potential areas of change that will be discussed further as the comprehensive planning process moves forward. Ongoing updates about the project are available online at www.envisionkuna.com or at www.kunacity.id.gov.

Comprehensive Planning Process

A comprehensive plan is a document that guides the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the community. The plan is developed by Kuna’s citizens and the City, with input from a wide range of community groups, economic development interests and public partner agencies.

The timeline below shows the three phases of the Envision Kuna planning process. This report summarizes the work and public outreach from Phase 1. Phase 2 will focus on generating goals, actions, and strategies for the Comprehensive Plan and will culminate into the draft comprehensive plan. Phase 3 will put the plan out for public review and final edits, resulting in the final Envision Kuna Comprehensive Plan.

Figure 1: Envision Kuna Project Phases and Milestones



Please note: text below in blue indicates a data point that needs additional fact-checking and/or input on its relevance.

Data Trends

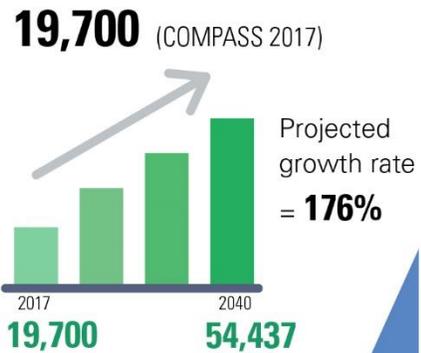
Key Trends and Emerging Themes

GENERAL THEMES

1. The City of Kuna has experienced substantial population growth over the past 15 years and is expected to experience even greater growth over the next 20 years.

- Kuna's population grew from 5,382 in 2000 to 19,700 in 2017¹.
- Population growth estimates put the population of Kuna at 54,237 in 2040²
- Kuna's population has a larger percentage of individuals between the ages of 5-9 when compared to Ada County and the other incorporated cities. The same is true for populations between the ages of 25-29 and 29-34. The City of Kuna has fewer individuals over the age of 80 when compared to Ada County and the other incorporated cities³.
- 34% of Kuna's population is under the age of 19, compared to 25.1% for the City of Boise and 27.8% for Ada County³
- 61% of Kuna's population is under the age of 40, compared to 55.6% for Ada County and 55.5% for the City of Boise³

Population



Ada county as a whole is projected to grow by 50%

There are 5,335 occupied households in Kuna

2. Kuna's economy is shifting from primarily agricultural production to government and service sectors. Kuna has the potential to become a thriving, mixed-economy with more local jobs, as opposed to a bedroom community for the Treasure Valley.

- In 2017, Kuna has a total of 4,549 jobs within the City between all department of labor sectors, it is projected that by 2024 there will be 4,888 jobs listed in the City, a growth rate of 10%. ⁴

The data in this report represents the most up to date information available. In some cases, this is data represents information from 2015, 2016 and 2017 depending on collecting agency and reporting timelines.

¹ Community Planning Association of Southwest Idaho (COMPASS). 2017. Historic Population Estimates by City Limits.

² Community Planning Association of Southwest Idaho (COMPASS). 2017. Forecast Demographic Areas.

³ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

⁴ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

- In 2017, Kuna had a total of 299 crop and animal production positions, but is anticipated to lose 18% of those jobs by 2024. Comparatively Kuna’s governmental sector is expected to grow the number of jobs by 14% by 2020.⁵ The government jobs category covers all publicly funded positions including employment with the Kuna School District, the City of Kuna, Hospitals, recreation centers, parks and maintenance crew members, utility workers, safety inspectors, financial examiners and many other positions.

Employment and economic information

Top employment industries



200 businesses licensed in Kuna
66 in home occupations
134 commercial licenses

- Changes in land use patterns show a move away from large field cultivation to housing, commercial and industrial development. The below map series (Figure 3) highlights this shift.
- Kuna’s zoning shows the following breakdown of land uses, 31.6% residential, 1% industrial, 2.5% commercial, 64.8% Agricultural.⁶
- Figure 2 show a graphic representation of the Kuna’s location quotient analysis. A location quotient shows the concentration of an industry or occupation as compared to the nation. The size of the circles indicates the number of total jobs in Kuna for an industry, while the location of the circle indicates that industries location quotient for Kuna and its growth or reduction. As show in the graphic, four industries in Kuna (Construction, Government, Accommodations and Food Service, and Warehousing and Transportation) have a location quotient larger than one, which means that these four industries have a greater presence in Kuna than averages nationally. A majority of the industries shown in the graphic have experienced a growth in location quotient since 2010, and the largest increase in location quotient growth was for the construction industry (as indicated by its position furthest to the right on the graphic).

⁵ EMSI, Provided by the Idaho Department of Labor 3rd Quarter 2017 Report of Quarterly Employment and wages (QCEW)

⁶ City of Kuna Zoning Percentages. 2017.

Figure 2: Kuna Location Quotient 2010 to 2016.

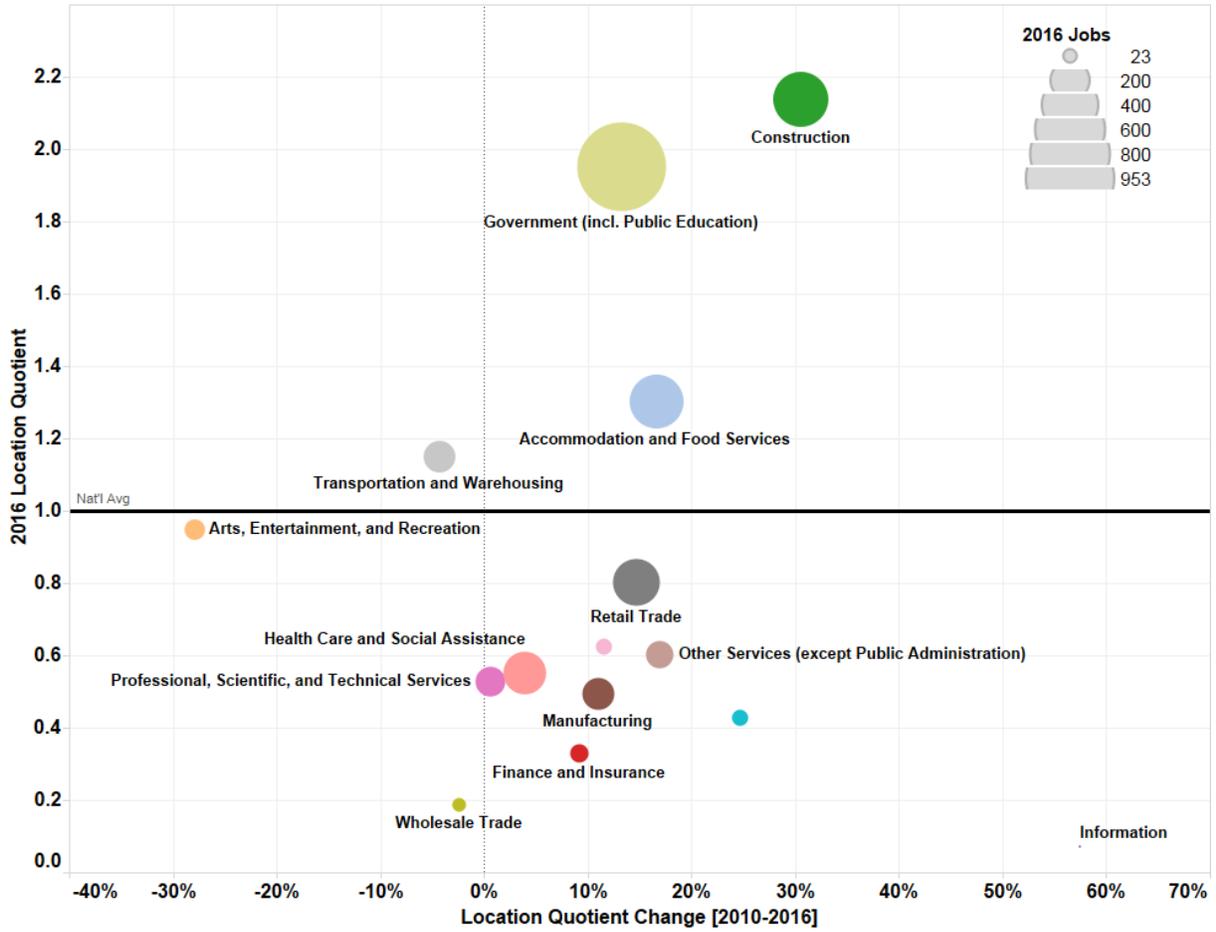
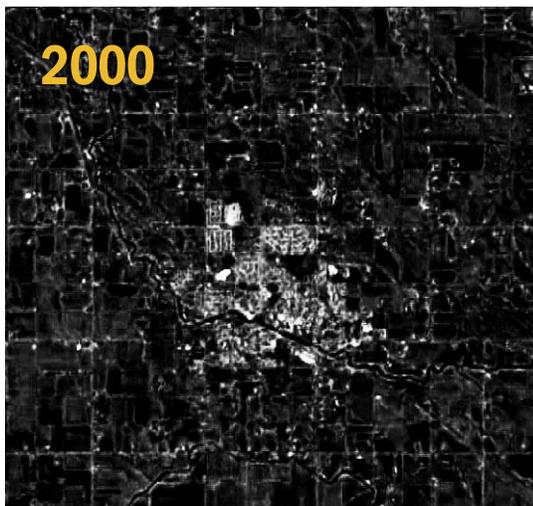


Figure 3: Land Development Time Series 2000 to 2015



3. There is growing demand for housing in Kuna as the City and region's populations rise. This may be partially driven by younger families and professionals seek out less expensive housing options in the Treasure Valley.

- The City of Kuna has a larger percentage of households with four or more persons when compared to Ada County, the same is true for three-person households.⁷
- 2016 estimates indicate under 1% housing vacancy in Kuna. ⁷
- Kuna households are 82% owner-occupied and 18% renter-occupied. This is the lowest renter occupation rate compared to all of Ada County and incorporated communities within the county. ⁷
- 82% of Kuna homeowners have a mortgage.
- More than 60% of Kuna's housing inventory was constructed after the year 2000. ⁷
- The median assessed home value for Kuna is \$183,500⁸. Which is lower than most other locations in Ada County aside from Garden City, The Boise Bench and West Boise. ⁷ However, the median home price for new construction in Kuna is \$256,958. Indicating upward movement in Kuna's home value. ⁹

The following sections describe specific trends related to various comprehensive plan elements and provides a more in-depth analysis of the data.

LAND USE

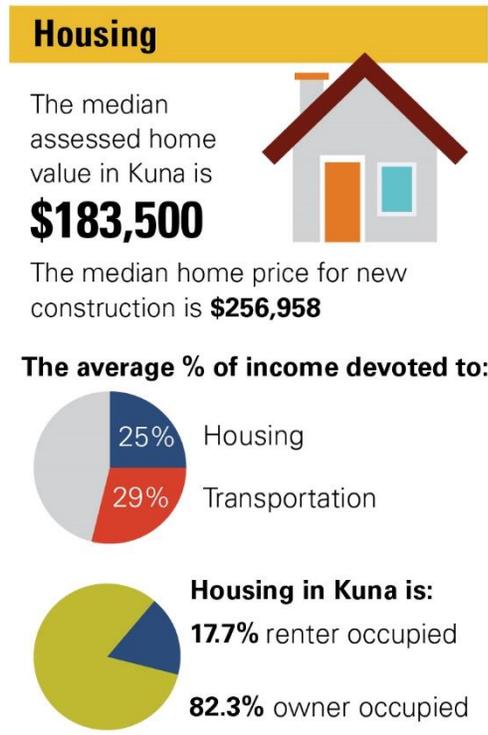
The following comprehensive planning elements are included in the broad category of Land Use in this report. The themes highlighted in this section reflect trends associated with these broad topics.

- Parks, Public Spaces and Community Facilities
- Housing and Neighborhoods
- Mixed-Use and Commercial Areas
- Natural Resources (including air and water, green infrastructure)
- Industrial and Agricultural areas and trends (including hazardous areas)

⁷ U.S. Census Bureau, 2011-2016 American Community Survey 5-Year Estimates.

⁸ Ada County Assessor.

⁹ Idaho Land Report. Third Quarter 2017. New construction



Land Use Key Theme A: *The demand for housing in Kuna is mainly being met with smaller, single-family homes through subdivision development on raw land, rather than a mix of housing types on raw land and redevelopment in existing neighborhoods.*

- 2015 estimates indicate just over 1% housing vacancy in Kuna. ¹⁰
- Kuna households are 82% owner-occupied and 18% renter-occupied. This is the smallest rate of renter-occupied housing when compared to Ada County and the other incorporated cities. ⁸
- 82% of Kuna homeowners have a mortgage. ¹⁰
- Over 60% of Kuna's housing inventory was constructed after the year 2000. ¹⁰
- The median assessed home value for Kuna is \$183,500¹¹. Which is lower than most other locations in Ada County aside from Garden City, The Boise Bench and West Boise. However, the median home price for new construction in Kuna is \$256,958. Indicating upward movement in Kuna's home value. ¹²
- The number of new residential building permits has been steadily increasing since 2011 (six times as many permits were issued in 2016 when compared to 2011). The number of new building permits issued for residential uses in 2016 (337 permits) exceeds pre-recession development in 2007 (309 permits). ¹³
- Kuna's residential zoning is heavily weighted to low to medium density housing development with 65% of residentially zoned land falling into the R-6 category (six housing units per acre) and 33% of residentially zoned land falling into the categories of R-1 through R-5 (one to five units per acre).¹² The majority of new housing construction has been single family R-4 to R-6 zoning.

Land Use Key Theme B: *Kuna is experiencing commercial development growth; however, additional commercial would provide the mix of essential services desired by residents. Currently, there are limited controls along key corridors to help concentrate development.*

- There is currently no mixed-use zoning category in City code.
- Kuna's only walkable, mixed-use district is the downtown core.
- Kuna had 18 new commercial development permits submitted in 2016, which is the greatest number submitted in the past 10 years. For comparison, 2007 had the second largest number of permits submitted with 10 new applications.¹⁴
- Commercial tax revenue for the City of Kuna has increased from \$60,471,100 in 2011 to \$86,117,200 in 2017. However, commercial tax revenues now account for 2.2% less of the total tax base, which is likely due to an even larger increase in residential tax revenue.
- In 2016, there were 18 new commercial development building permits processed, which is the largest number of new commercial development applications received in the last 10 years.
- There are 293 acres of land zoned for commercial use in Kuna. Most commercial development uses fall into office space, retail and restaurants.

¹⁰ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

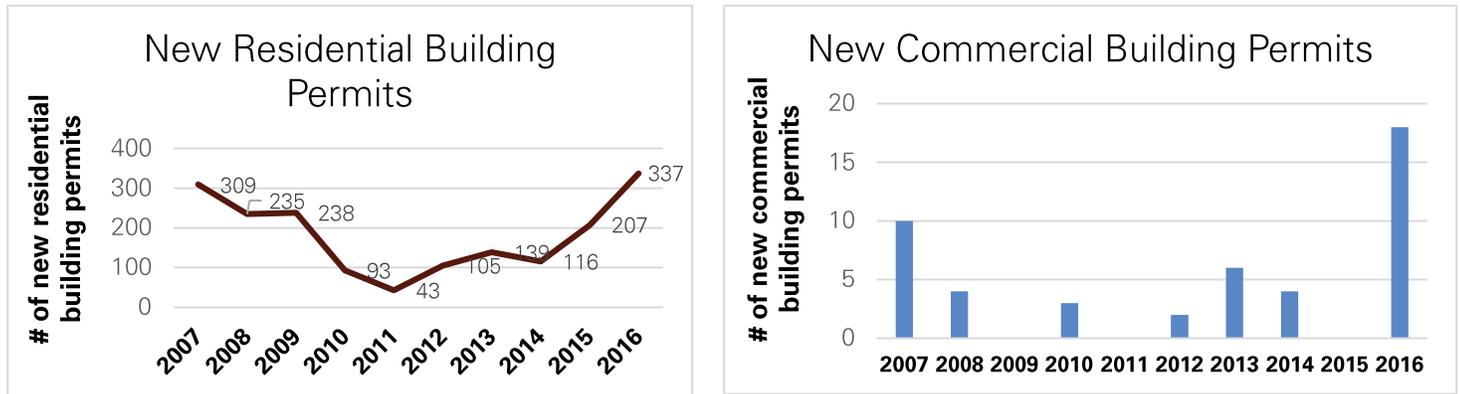
¹¹ Ada County Assessor.

¹² Idaho Land Report. Third Quarter 2017. New construction

¹³ City of Kuna.

¹⁴ City of Kuna

Figure 4: Kuna Commercial and Residential Building Permits 2007 to 2016



Land Use Key Theme C: *The city of Kuna has many well-loved parks and green spaces. As Kuna grows, additional parks, public spaces, and community facilities should be planned and developed.*

- As of August 2016, there is one acre of park and recreation space for every 105 residents in Kuna, which is slightly higher than their goal of 1 acre of park land for every 80 residents. There are 113.11 acres of City Parks in Kuna in 15 locations (3 bare ground neighborhood playgrounds, 8 neighborhood parks and 4 specialized recreation areas).¹⁵
- Many private parks and greenspaces have been incorporated within subdivisions. While only planned unit developments (PUD's) require open space, many subdivisions and developments incorporate open space and areas for recreation in their plans. Sidewalk and pathway connectivity is required in most new development.
- Indian Creek Greenbelt is well-used and could be extended further. Phase 2 of the planning process will look at opportunities to extend. The City has already identified some areas for expansion along the Indian Creek Greenbelt.
- The Hubbard Reservoir and Kuna Butte are other examples of recreation areas to be evaluated for connectivity and improvements.
- 3% of total land in Kuna is being utilized for Parks and Public spaces.¹⁶

Areas for additional research in Phase 2:

- Percentage of acreage zoned residential, commercial, industrial, agricultural, etc.
- Natural Resources (air, water, green infrastructure)
- Industrial uses/ manufacturing
- Agricultural uses (including hazardous areas)

Parks, trails and green spaces

15 city parks, playgrounds and specialized recreation areas

For every **105 Kuna residents** there is **1 acre** of city owned park land. Kuna's goal is to have **1 acre** of park land per **80 residents**.

¹⁵ City of Kuna GIS

¹⁶ Kuna School District, Growth Report 2016.

Figure 5: City of Kuna Parks Map



QUALITY OF LIFE

The following comprehensive planning elements are included in the broad category of Quality of Life. The themes highlighted in this section reflect trends associated with these broad topics.

- Health
- Education, Jobs and Workforce
- Recreation and Visitation
- Public Safety
- Special populations – e.g., Seniors, youth
- Community character – e.g., community facilities, Kuna identity, beautification, events, clean-up, investment



5,342 students
enrolled across
10 schools



61% of Kuna's residents are
under the age of 35

Quality of Life Key Theme A: *The city of Kuna is a relatively safe place to live.*

- In 2015 Kuna experienced 31.6 crimes per 1,000 population, which was lower than all other Treasure Valley communities, excepting the cities of Star and Eagle.¹⁷

¹⁷ Ada County Sheriff's Office

- As of 2016, there are 0.79 police officers per 1,000 residents in Kuna, compared to 1.6 average officers per 1,000 for the state of Idaho. Kuna aspires to have 1.0 police officer for every 1,000 residents.
- The average cost of police services in Kuna is \$85 per resident, whereas the average cost for annual police services is \$228 per resident. ¹⁸
- The Kuna Rural Fire District (KFD) has experienced an increase in call volumes along with Kuna's population increase. Over the last five years, KFD has experienced an average of 0.07 calls per capita. The estimated call volumes for 2017 reflect a one percent increase since 2016.

Quality of Life Key Theme B: *The city of Kuna is developing economically and is experiencing median household income growth.*

- The 2016 median household income for the city of Kuna is \$58,537 which is above the median income levels of the City of Boise, Garden City, Star, and Ada County. Kuna's median household income has grown ~14.7% over the past 7 years, which is the highest rate of growth in Ada County. ¹⁹
- The 2016 U6 Unemployment rate in Kuna sits at 6.9%. The unemployment rate is up from 3.9% in 2009 and down from the high of 9.5% in 2013. This closely mirrors the trends of declining unemployment throughout Ada County. ²⁰ The U6 unemployment rate measures all unemployed individuals as a percentage of the civilian labor force, along with those who are currently not working or looking for work but indicated that they want and are available for a job along with discouraged workers. This number also includes persons that are working part time for economic reasons who want to work full time but had to settle for a part time position. ²¹
- As of 2016, U3 unemployment is 3.3% for Ada County. The U3 unemployment rate only tracks unemployed individuals who are actively part of the labor force. This number is also known as the official unemployment rate. For comparison, the U3 unemployment rate for the State of Idaho in 2016 was 3.6% and the national unemployment rate was 4.7%.²²

2016 U6 Unemployment Rates	
Ada County	5.3%
Boise	6.0%
Caldwell	10.6%
Eagle	4.0%
Garden City	7.0%
Idaho	6.2%
Kuna	6.9%
Meridian	4.3%
Nampa	7.8%
Star	2.6%

¹⁸ Ada County Sheriff's Office

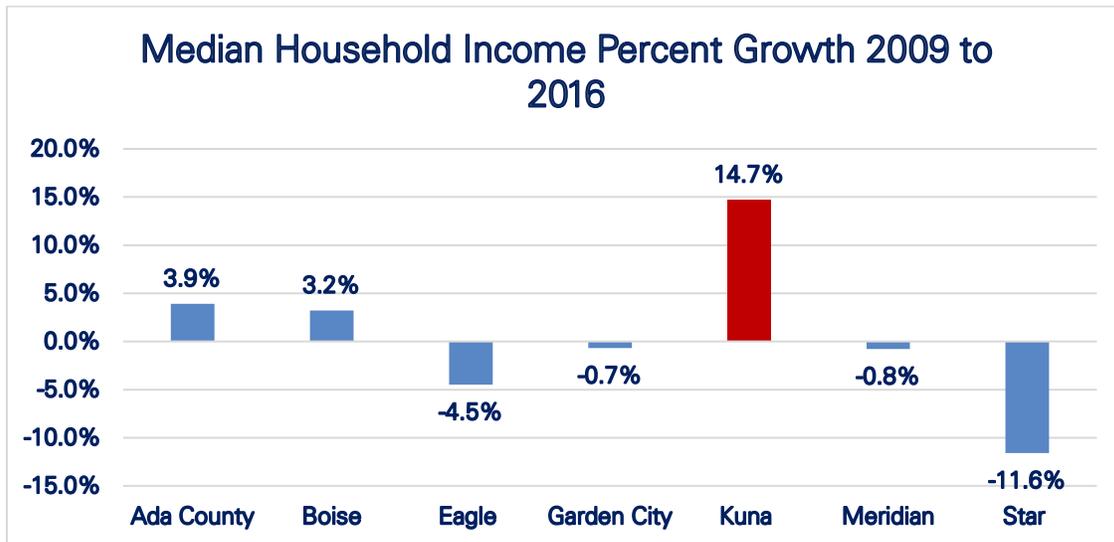
¹⁹ U.S. Census Bureau, 2011-2016 American Community Survey 5-Year Estimates.

²⁰ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

²¹ Bureau of Labor Statistics. Alternative Measures of Labor Utilization.

²² Bureau of Labor Statistics. 2017.

Figure 6: Area Median Household Income Growth



Quality of Life Key Theme C: *The City of Kuna has many opportunities to improve access to primary and behavioral health services as well as prevention and wellness efforts that include access to healthy foods, active living options, open spaces, and community resources.*

- Access to healthy foods, medical care and mental health services are all high priorities for ensuring the health of Kuna residents.
- Ada County ranked 3rd out of 42 Idaho counties in terms of overall health in the United Way 2017 Community Assessment. ²³
- Regular physical activity and a healthy diet are two of the most important factors linked with good health. The environments where we live, learn, work and play affect our access to healthy foods and opportunities for physical activity, which play a part in reducing the risk of being overweight and other chronic diseases.
- Currently, there is no public indoor recreation facility located in Kuna. Residents travel to Meridian, Nampa or Boise to access such a facility. Outdoor public recreation facilities in Kuna include a skateboard park, planned splashpad, existing (and expanding) frisbee golf course, new dog park, fishing ponds, potential new sports park, existing (and expanding) Indian Creek greenbelt and local parks.
- Phase 2 of this planning process will further explore health trends in the City of Kuna.

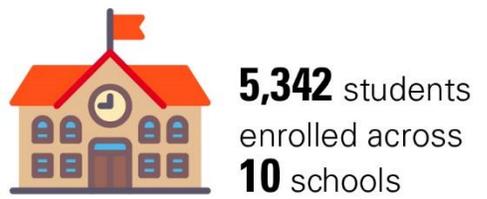
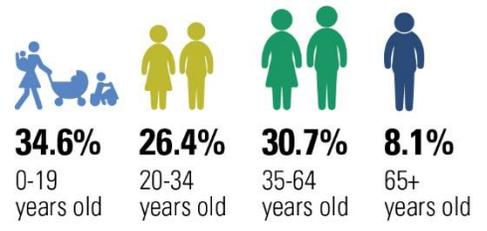
Quality of Life Key Theme D: *Kuna has a relatively young population, including high populations of youth under the age of 19 and few residents over the age of 65. Such a large youth population means a growing school district, and a need for new education facilities.*

- 34.6% of Kuna residents are under the age of 19, substantially higher than the Ada county rate of 27.8%

²³ United Way of Treasure Valley, 2017 Community Assessment.

- 61% of Kuna residents are 34 years old or younger, compared to 48.7% for Ada County as a whole. ²⁴
- 8.1% of Kuna’s population is 65 or older, compared to the Ada County rate of 12% ²⁴
- Kuna currently has 10 schools in the District including seven elementary schools, 1 middle school and 2 high schools. ²⁵ There is one public charter school in Kuna that serves 276 elementary and middle school students.
- The current population of students in the Kuna School District is 5,318 (2016-2017), which is an increase from 4,698 students in the 2008-2009 School year. ²⁵
- Phase 2 of this planning process will explore additional information related to seniors and other specific populations.

Age breakdown



Quality of Life Key Theme E: *The City of Kuna offers many public events and opportunities to engage as a community.*

- There are a series of well-attended annual community events throughout the year, including, but not limited to: Kuna Days, Mayor’s events, Mayor’s Table, Down-n-Dirty, Kuna Clean-up, Easter egg hunt, Kuna-Melba farmers market, auctions, Trunk R Treat, Veterans Day Assemblies, Punk in the Park, Kuna High School sporting events, the flea market, and the Down-Home Country Christmas event.

Quality of Life Key Theme F: *The population of school aged children in Kuna is exceeding the current capacity and is expected to grow.*

- For each new home built in Kuna, an average of .76 additional individuals between the ages of 5-19 will be added to the Kuna population. ²⁶
- 222 new students were added to the Kuna School District from 2015 to 2016. Since 2000, 2,526 new students have been added to the Kuna School District.
- Kuna School District anticipates the opening of a new high school by 2021, additions to Reed and Silver Trail Elementary Schools by 2019, and an expansion of the middle school by 2018.²⁷

Areas for additional research in Phase 2:

- How is landscaping, branding, other beautification accomplished in Kuna?
- What is the development schedule for new Kuna school facilities? Current measure of over-capacity?
- Educational attainment and rate of matriculation at area colleges.

²⁴ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

²⁵ Kuna School District

²⁶ Kuna Schools Growth Report. 2016.

²⁷ KSD Superintendent Update, November 2017.

TRANSPORTATION AND INFRASTRUCTURE

The following comprehensive planning elements are included in the broad category of transportation and infrastructure. The themes highlighted in this section reflect trends associated with these broad topics.

- Greenbelt and Pathways
- Streets and Sidewalks
- Key corridors (Linder Road, Ten Mile Road, Highway 69, Kuna-Mora Road)
- Public transportation and commuting
- Water, Sewer, Storm water, Irrigation, Solid Waste
- Emergency Services – police, fire, ambulance
- Power, gas, transmission corridors, Northwest Pipeline
- Communications: Internet, phone, cable
- Airport facilities: public and private

Transportation Key Theme A: *Kuna has embraced pedestrian and bicycle connectivity through their current and planned greenbelts and pathways system; however, many parts of the community are not well-connected and the bike and pedestrian infrastructure could be strengthened.*

- Kuna has a walk score rating of 57, which indicates that the community is “somewhat walkable.”²⁸
- Existing and planned bicycle and pedestrian facilities such as bike lanes, pathways, sidewalks and bike/ped counts, will be mapped and analyzed during Phase II, Options and Opportunities, of this comprehensive plan update process.

Transportation Key Theme B: *Residents of Kuna are highly dependent upon automotive transportation. The low cost of housing in Kuna is offset by high transportation costs.*

- Kuna has an average of 2 cars per household and an average commute time of 24.4 minutes. This commute average is longer than Boise, Nampa and Meridian.
- 88.7% of Kuna’s workforce drives to work alone, and 3% carpool.²⁹
- The average commute time for City of Kuna residents is 24.4 minutes, compared to the 21 minutes for Meridian City residents and 17 minutes for City of Boise residents.³⁰
- Kuna has no transit bus routes within City limits. The nearest Valley Ride bus pick-up location is in Meridian. There is one Park and Ride Station located within the Kuna Albertson’s parking lot, and at Ten Mile Road and Overland Road for commuters leaving Kuna for work in Boise, Meridian, Nampa or Caldwell. Valley Regional Transit is currently working on implementing a route to Kuna as established in their master plan.
- There are seven Commuteride van pools that run out of Kuna heading to different destinations including, Gower Field, the Boise VA Medical Center, Mountain Home Air Force Base, and Downtown Boise. In previous years there have been up to 15 Commuteride Van pools operating. Commuteride operates an additional 72 routes, many of which serve Kuna residents with stops at park/ride locations near Kuna.

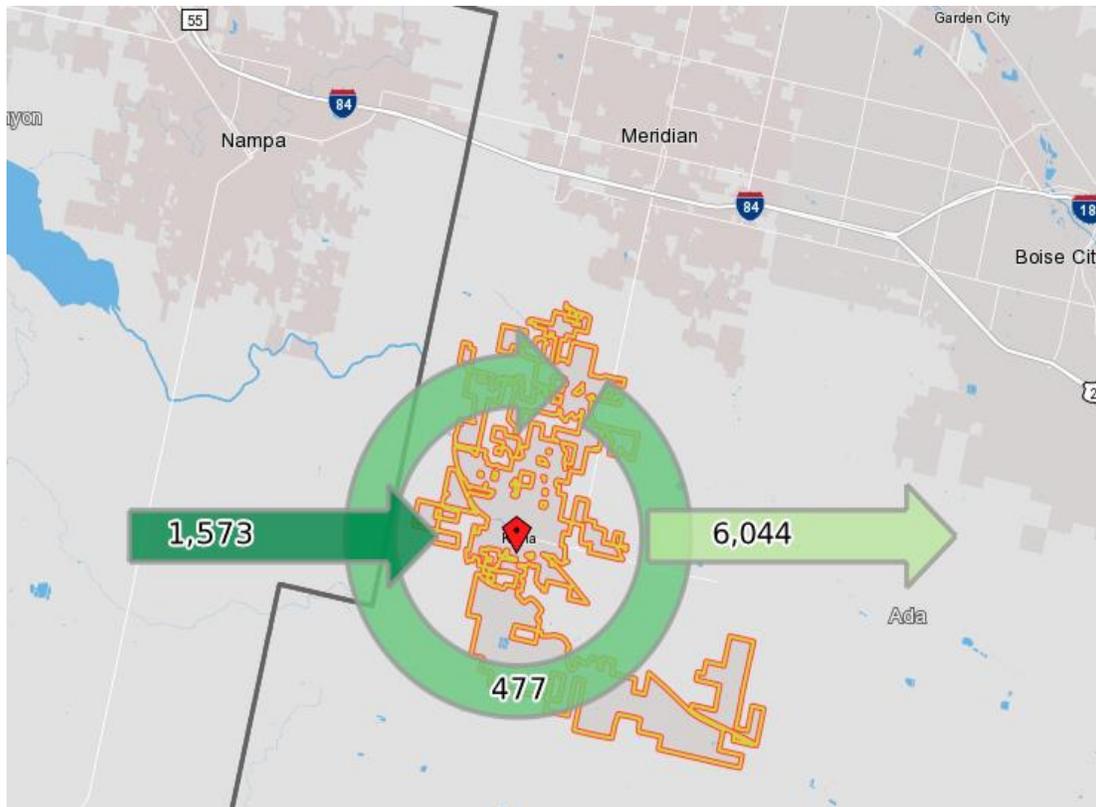
²⁸ Walk Score

²⁹ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates.

³⁰ Data USA, Kuna, ID

- According to AAA in Kuna 29% of a household's income is expended on transportation costs. The FHWA indicates that an average American household spends roughly 19% of their income on transportation, and the average automotive dependent suburban resident spends roughly 25% on transportation costs.
- Figure 7 below shows the incoming and outgoing commuter traffic on a daily basis in Kuna. Roughly 1,500 individuals come into Kuna for employment, another 477 commute to locations in Kuna and just over 6,000 individuals leave Kuna for employment in the surrounding areas including, Meridian, Boise, Garden City, Nampa, Caldwell, etc. ³¹

Figure 7: Kuna Commuting Patterns



³¹ Idaho Department of Labor. 2016.

Transportation Key Theme C: *Key corridors are experiencing increasing volumes and are projected to increase as population grows and land is more intensely developed.*

- Based on past and current traffic data, traffic volumes have increased on Highway 69/Meridian Road, Ten Mile Road, Linder Road, Deer Flat Road, Kuna Mora Road, Swan falls Road, and Kay Avenue within Kuna.
- The main north-south access roads into Kuna are Ten Mile Road and Highway 69/Meridian Road. Among other priorities, the City of Kuna has listed two transportation projects on their 2018 Prioritization Request to ACHD for Ten Mile Road:

- Widen Ten Mile Road to 5 lanes from Hubbard Road to Columbia Road
- Install a single-lane roundabout at the intersection of Ten Mile Road and Columbia Road

ACHD has listed the following projects in their five-year work plan:

- Ten Mile Road and Amity Road Roundabout project. The construction for the roundabout is currently programmed for 2022.
- Install an interim signal in cooperation with ITD at Highway 69/Meridian Road and Hubbard Road as well as at the intersection of Highway 69/Meridian Road and Lake Hazel Road; construction is programmed for 2018.

Idaho Transportation Department currently identifies a pavement preservation project scheduled for 2018 construction for the entire length of Highway 69/Meridian Road.

Areas for additional research in Phase 2:

- Water, Sewer, Storm Water, Irrigation, Solid Waste
- Emergency Services – police, fire, ambulance
- Power, gas, transmission corridors
- Communications: Internet, phone, cable
- Airport facilities

Relevant Codes, Plans and Studies

RELEVANT PLANS

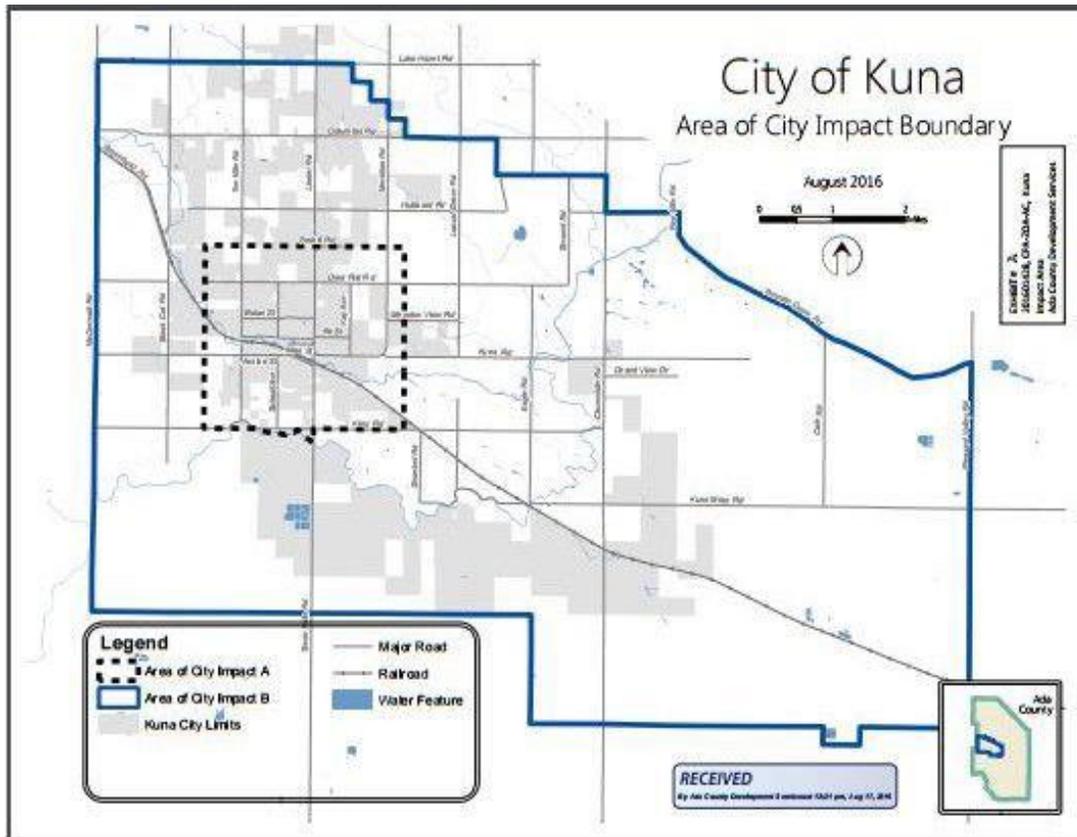
There are many previous plans, initiatives, and reports that have played a role in the development of the City of Kuna. The following plans are particularly relevant in the development of the Envision Kuna Comprehensive Plan:

- **1998 Comprehensive Plan.** The 1998 City of Kuna Comprehensive Plan was a complete revision to the City's 1993 Comprehensive Plan.
- **2015 Comprehensive Plan.** The 2015 comprehensive plan was an update to the 2008 Comprehensive Planning process. The 2015 plan is the most current version of the City's Comprehensive plan, however many of the sections still reflect strategic thinking from the 2008 update. The *Envision Kuna* Comprehensive Planning process is intended to generate a new, highly relevant plan to guide Kuna's future for the next 10-20 years.
- **2012 City of Kuna Downtown Corridor Plan.** The Downtown Corridor plan was adopted in 2012 and provides, recommendations for projects that could be funded to improve transportation for all modes of travel through, and around, Kuna. The plan used projections of future traffic volume, population projections, and intersection and corridor analysis to create concept designs for the City.
- **2015 City of Kuna Downtown Revitalization Plan.** This plan, currently in development, will serve as a roadmap towards retaining and building on what is great about Kuna's downtown, providing recommendations and strategies for Kuna's historic downtown core.
- Additional plans under review as part of comp plan include, the 2016, City of Kuna Parks Capital Improvements and Impact Fee Plan, Kuna public facilities plans (water, sewer, pressurized irrigation, Kuna School District Facilities plan, Kuna Crossing Feasibility and Implementation Plan, Kuna Streets Circulation map, Master Pathway Map, Gateway West Plan, Kuna Rural Fire District Master Plan, Ada County Hazards Mitigation Plan and the Ada County Emergency Response Plan.

AREA OF CITY IMPACT

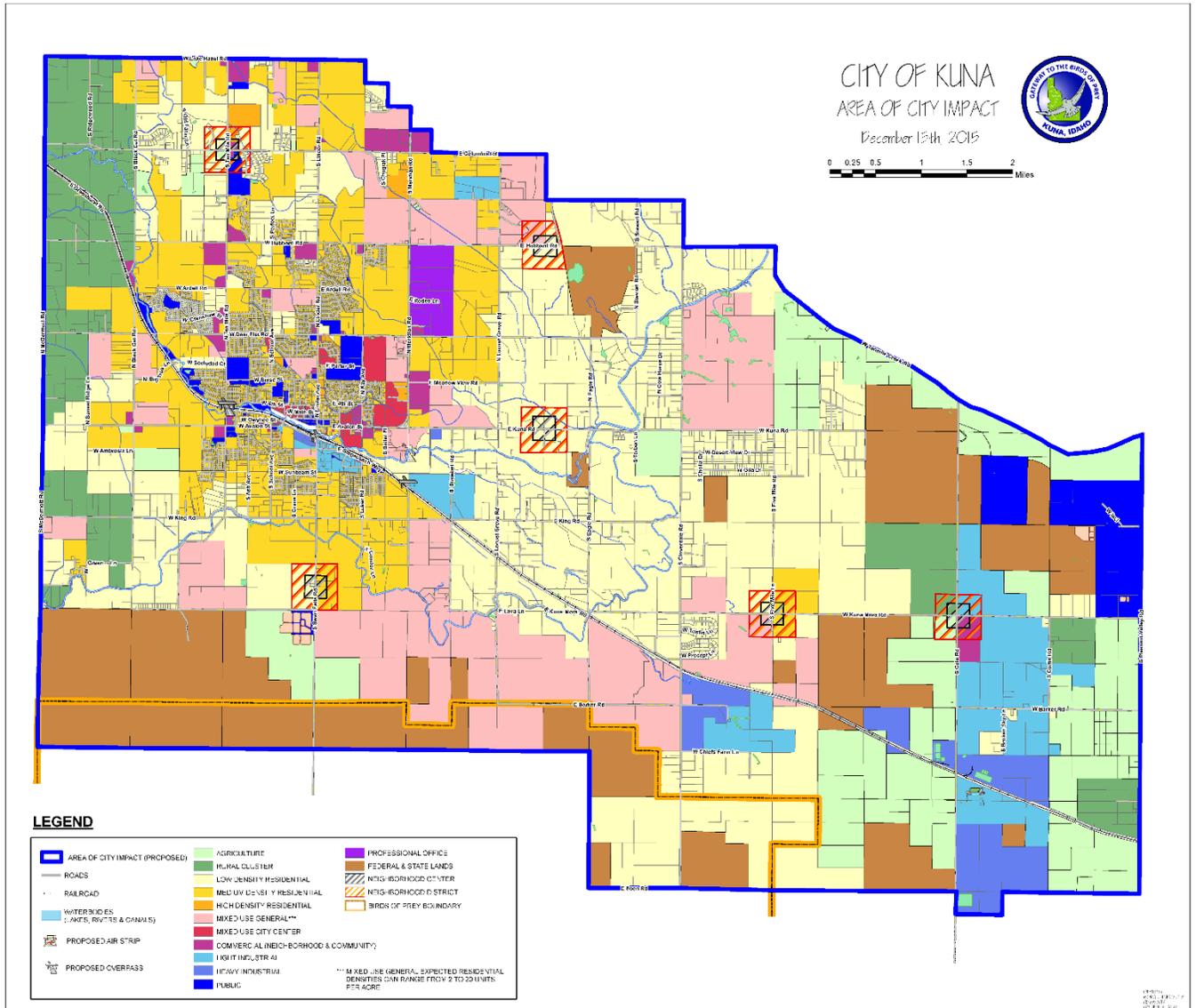
Kuna's area of city impact grew substantially in 2017 when Ada County Commissioners approved updated area of city impact boundaries. The below map shows the previous area of City Impact as a dotted black line, and the recently approved area of city impact boundaries are shown as the blue line.

Figure 8: Kuna Area of Impact 1999 to 2017



The map below shows the proposed future land uses for the City of Kuna and the updated area of city impact.

Figure 9: City of Kuna Future Land Use Map



What We've Heard (Public Input Summary)

Process Overview

Several public involvement techniques were implemented to facilitate direct and web-based interaction with the citizens of Kuna to discuss their issues, concerns and ideas related to the Kuna Comprehensive Plan Update.

The City of Kuna, Agnew Beck and J-U-B Engineers/The Langdon Group (JUB/TLG) employed a comprehensive public outreach strategy to evaluate the needs, issues and opportunities throughout the Area of Impact (AOI) within the City of Kuna. Multiple methods were used to notify stakeholders about the project and invite them to participate in the process. The many public outreach efforts included: a 3P Visual online interactive mapping tool, social media and newspaper ads, two Advisory Committee meetings, a booth at the Kuna Days event, a presentation at the Kuna Senior Citizen Center, a booth at a Kuna High School football game, and a public open house. Below is a more in-depth overview of those public involvement/outreach activities that occurred through the public comment period, which began in June 2017 and ended October 2017.

ONLINE INTERACTIVE MAP

On August 17, 2017, the online comment tool, 3P Visual, was launched. 3P Visual is an interactive comment map that allows users to click on a specific location and provide a comment on that location for the City of Kuna, Agnew Beck and JUB/TLG team to consider during the planning process. Information and project details were posted on the City of Kuna's webpage with a link to the 3P Visual, which allowed members of the community to provide comments about the project area during the August 17 – October 4, 2017 comment period. A link to the 3P Visual interactive comment map can be found here: www.envisionkuna.com.

ADVISORY COMMITTEE MEETINGS

The City of Kuna, Agnew Beck and JUB/TLG project team worked together to identify a comprehensive list of stakeholders (including property and business owners, as well as varying agency representatives) with potential interest in participating in the plan update. These stakeholders were gathered together on two separate occasions, June 28th and September 28th, 2017, to collaborate and provide input on high priority topics and establish new and innovative ideas.

KUNA DAYS

Kuna Days was celebrated on August 4th and 5th, 2017 and the City of Kuna, Agnew Beck and JUB/TLG project team utilized the event to set up a booth and gather opinions from City residents about 'what they love about Kuna'. Large pieces of paper were written on with markers while information on the upcoming community Open House on September 20, 2017 was relayed to all interested participants.

KUNA SENIOR CENTER PRESENTATION

A presentation was given to the Kuna Senior Citizen Center on September 15, 2017 to collect input from a different demographic of residents within the City. A brief explanation of what a comprehensive plan is and why it is important both currently and for future planning for the City of Kuna was given to the citizens prior to asking for input.

KUNA HIGH SCHOOL FOOTBALL GAME

A booth was set up at a Kuna High School Varsity Football game on September 21, 2017 as a last ditch effort to collect input and opinions from staff, students, and family alike. Residents were asked, “What do you love about Kuna?” and wrote their responses on a larger piece of paper. In return, attendees that provided input were able to enter into a raffle that the City of Kuna coordinated along with local sponsors.

PUBLIC OPEN HOUSE

On September 20, 2017, a public open house was held to visit with the public and collect feedback about the City of Kuna. Booths related to education, parks and recreation, transportation, safety and infrastructure and land use and economic development were made available to the public to discuss their ideas and concerns directly with representatives from agencies and city departments.

Additionally, maps, stickers and flipcharts were available for participants to add their feedback. Attendees were provided with three numbered sticker dots to place on large maps. Attendees then placed the numbered stickers on the comment maps and wrote the corresponding number and comment on a flip chart next to the map.

Finally, a station for attendees to indicate what they love about Kuna was another way for participants to provide input. Approximately 40 citizens attended the open house, with 57 written comments provided.

Input Received

Overall Comment Summary and Analysis

Comment Source	Number of Comments	Percent of Total
Online Interactive Map	621	91%
Open House	57	9%
Total	678	100%

Breakdown by Comment Type

Topic	Number of Comments	Percent of Total
Transportation	315	46%
Land Use	152	22%
Quality of Life	182	27%
Other	29	4%
Total	678	100%

PUBLIC INPUT SUMMARY TABLE

All comments received from 3P Visual, the open house, as well as advisory committee meetings were analyzed and separated out into four categories: transportation, land use, quality of life, or other. Comments were further analyzed to specify which themes received the most comments in the area of impact and the issues associated with those geographical locations. In addition, comments were analyzed to determine top priorities/improvements for high comment geographical locations. The table below identifies the topic, priorities, and issues/improvements identified by the public.

Topic	Priorities	Issues/Improvements	Specific Input
<p>Transportation</p>	<ul style="list-style-type: none"> • Overpass to S. Kuna • Bike/Ped • Highway 69 & Ten Mile access & traffic flow 	<ul style="list-style-type: none"> • Create ease of access for emergency services to S. Kuna • Add additional bike lanes • Sidewalks • Crosswalks around four-way stops, parks, and schools • Preserve traffic flow/access management along Highway 69 & widen Ten Mile 	<ul style="list-style-type: none"> • Extend HW 69 across Indian Creek and RR tracks to connect to south Kuna • Build an overpass over N Bridge Road or Ten Mile Road • Create better pedestrian crossing facilities along E Avalon Road • Install crosswalk to greenbelt off of S. Orchard Ave (this improvement will be identified on Kuna’s next priority list to ACHD). • Put in sidewalks from Linder roundabout to Albertsons on Avalon Road • Sidewalks are needed on W 4th Street • Finish sidewalks on “A” “B” and “C” streets (this improvement will be identified on Kuna’s next priority list to ACHD). • Create bike lane down 4th Street for kids to ride their bikes to Indian Creek and Ross Elementary School • Install crosswalk on W 4th Street between Linder Road and Ten Mile Road. • Sidewalks along both sides of Linder Road and Hubbard Road • Increase student safety and install sidewalks along E Deer Flat Road (will be part of Linder/Deer Flat intersection project) • Plan for pedestrian and bicycle traffic along major intersections of Meridian Road and Ten Mile Road • Sidewalks are needed along Avalon Road from South Ten Mile Road • Bike path connecting Kay Street to new businesses on Meridian Road (sidewalks are in the planning process, with the exception of the feedlot) • Limit new access to Meridian Road (stated in City of Kuna ordinance) • Add turn bays to intersection of Meridian Road and Deer Flat Road (this project has been requested by the City and ACHD for the developments that impact the intersection as warranted) • Require access roads on east to west roads to allow Meridian Road traffic to flow better • Put a stop light in at intersection of Hubbard Road and Meridian Road (planned ITD project) • Pursue funding opportunities through ITD for a corridor specific prevention and access management plan • Limit number of stoplights added to Meridian Road (commercial development has requested more access than what is allowed by City ordinance) • Add right turn lanes at intersection of Columbia Road and Meridian Road (?) • Add as stop sign or roundabout at intersection of Columbia Road and Ten Mile Road (?) • Put a light in at intersection of Ten Mile Road and Mason Creek Street to help with school traffic • Install a four-way stop sign at intersection of Hubbard Road and Ten Mile Road (?) • Widen Ten Mile Road to four lanes (planned to be expanded to 5 lanes) • Install an RRFB at intersection of Sego Prairie Street and Ten Mile Road • Install a stop light at Deer Flat Road and School Avenue (possibly if warranted by a traffic study and/or after commercial and multifamily is developed)
<p>Quality of Life</p>	<ul style="list-style-type: none"> • Increased recreational areas • Diversify restaurants • Increased emergency and public safety services/facilities as growth occurs • Provide workforce development & higher education opportunities 	<ul style="list-style-type: none"> • Implement a community/rec center with a pool • More parks and green areas for kids • Add additional restaurants and fast food chains with varying types of food • Emergency Services on S. side of RR tracks • As schools are expanded, incorporate workforce development / technical programs • Evaluate possibility of higher education facilities in Kuna (City spoke with KSD 	<ul style="list-style-type: none"> • Develop a city park with ample parking for tubers on S Strobel Road over Indian Creek (the City of Kuna is currently working on this) • Extend greenbelt east to S Strobel Road (the City is currently working on extending the greenbelt) • Indoor/Outdoor community pool off of Swan Falls Road • Put a community recreation center in Downtown Kuna – perhaps the Old 4th Street Gym • Build a park off of S School Avenue and W Sandbox Street • Extend greenbelt trail as far west as Nicholson Park • Put more parks in on the west side of Ten Mile Road in lieu of the bare open land (a majority of the land is privately owned; therefore, the City of Kuna would need to identify possible locations and evaluate feasibility) • Put a restaurant in at the intersection of Deer Flat Road and Linder Road • Fast and casual food options off of Deer Flat Road: Chipotle, Qdoba, Chik-fil-A, Five Guys, etc. • Build a ‘family’ style restaurant at the southwest corner of Deer Flat Road and Meridian Road (conversations have occurred regarding this) • Build a fire/emergency services station off of S School Avenue, south of the RR tracks (feasibility would need to be evaluated by the KFD)

		and CWI about partnering on new high school location)	<ul style="list-style-type: none"> Bring factories so the southeast portion of Kuna's AOI for more job opportunities for Kuna residents and the recent high school graduates (currently being planned)
Land Use	<ul style="list-style-type: none"> Increased commercial/retail infrastructure Mix up the types of residential homes and lots built – not as many starter homes Utilize larger lots for new residential development (starting to occur) 	<ul style="list-style-type: none"> More shopping locations for residents Larger lots Subsidized housing for seniors 	<ul style="list-style-type: none"> Encourage commercial development throughout the City – not just off of Deer Flat Road A Target store off of Deer Flat Road and Meridian Road (there may not be enough residential to support a Target store) Build a gas station on the southwest corner of Deer Flat Road and Meridian Road (will be constructed in the next fiscal year) Put a Maverick in at the northwest corner of Ten Mile Road and Deer Flat Road (at this time, Maverick has not shown interest in the northwest corner of Ten Mile Road and Deer Flat Road) Encourage infill development along Linder Road – more apartments, condos, and townhouses Build mixed lot subdivision off of Ten Mile Road, just north of Columbia Road Bring in a large commercial development off of the southeast corner of Hubbard Road and Meridian Road Keep larger commercial development to the east side of Meridian Road (the City is currently planning this) Build larger, one-acre developments off of Kuna Mora Road and S Cloverdale Road (typically not sustainable for utility costs) Manufacturing site at the corner of Kuna Mora Road and S Cole Road
Other	<ul style="list-style-type: none"> Create a theme for downtown Kuna 	<ul style="list-style-type: none"> 'Old Western' theme Create consistency in aesthetics 	<ul style="list-style-type: none"> Make all businesses along Main Street all look similar Create a more vibrant Downtown Corridor with outdoor seating along Main Street

Public Input Summary Analysis

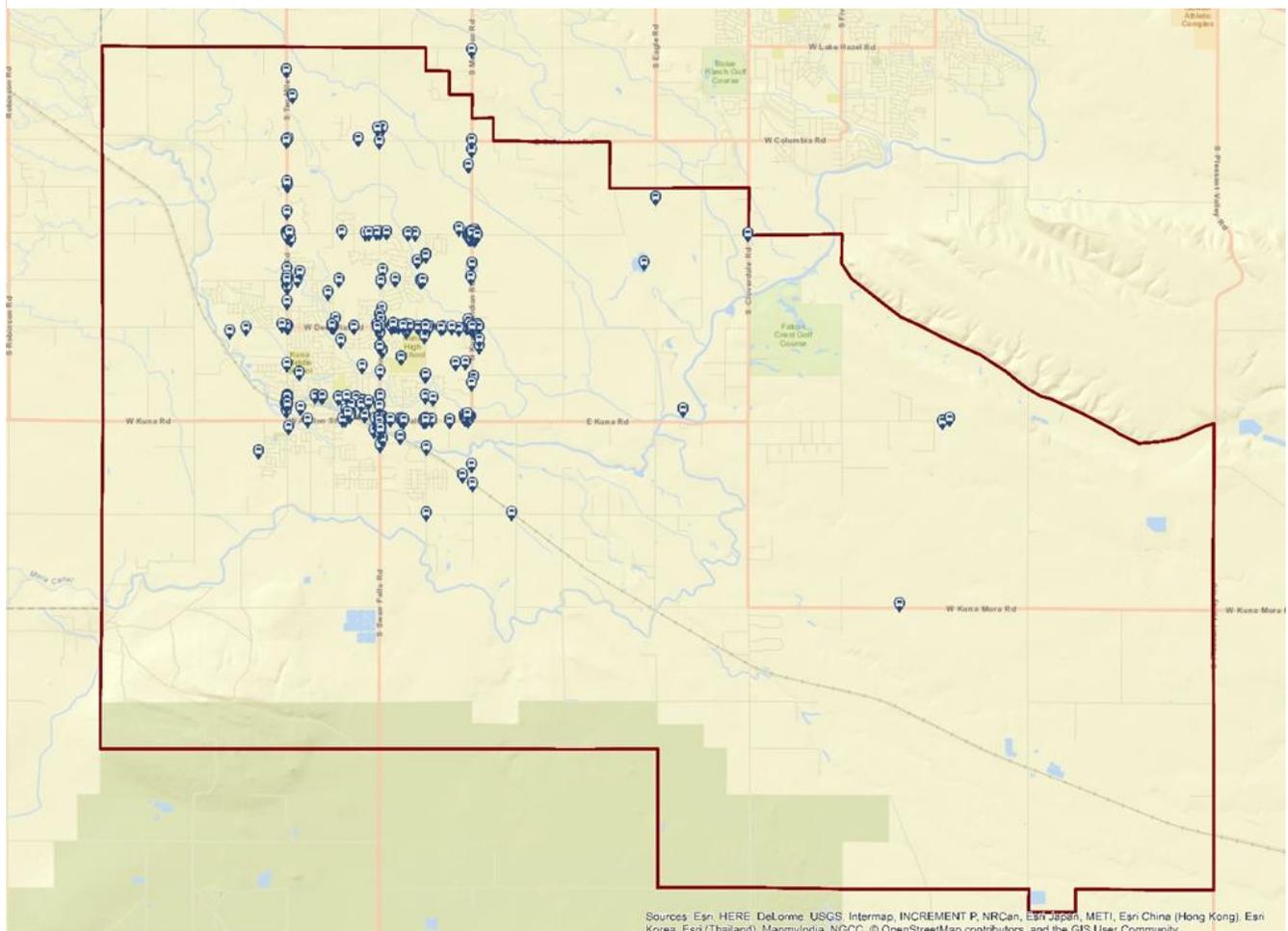
TRANSPORTATION

Transportation concerns generated the most comments with 315 total comments. As shown in the public input summary table, the priorities for the community were associated with an overpass to connect north and south Kuna, bike/ped concerns, and access and traffic flow for Highway 69 (Meridian Road) and Ten Mile Road. Three main locations that the public commented on regarding an overpass include Ten Mile Road, Highway 69 or N Bridge Road.

Bike/ped concerns were displayed frequently throughout the Downtown corridor and near school locations as sidewalks, crosswalks, and bike paths were expressed as being extremely important to the residents of Kuna. Concerns were also expressed towards lack of connectivity throughout the Downtown corridor for pedestrians, which is currently being addressed by the City of Kuna.

Lastly, the traffic flow and access concerns related to Highway 69 and Ten Mile Road involved congestion and safety issues. Installing stop lights, four-way stops, and widening Ten Mile Road were a few of the reoccurring comments. While the majority of the comments from the public mentioned implementation tactics to relieve the congestion or access concerns along Ten Mile Road and Highway 69, some

Figure 10: Transportation Public Input Map



members of the public commented that taking no action would in turn be the best course of action in resolving these issues.

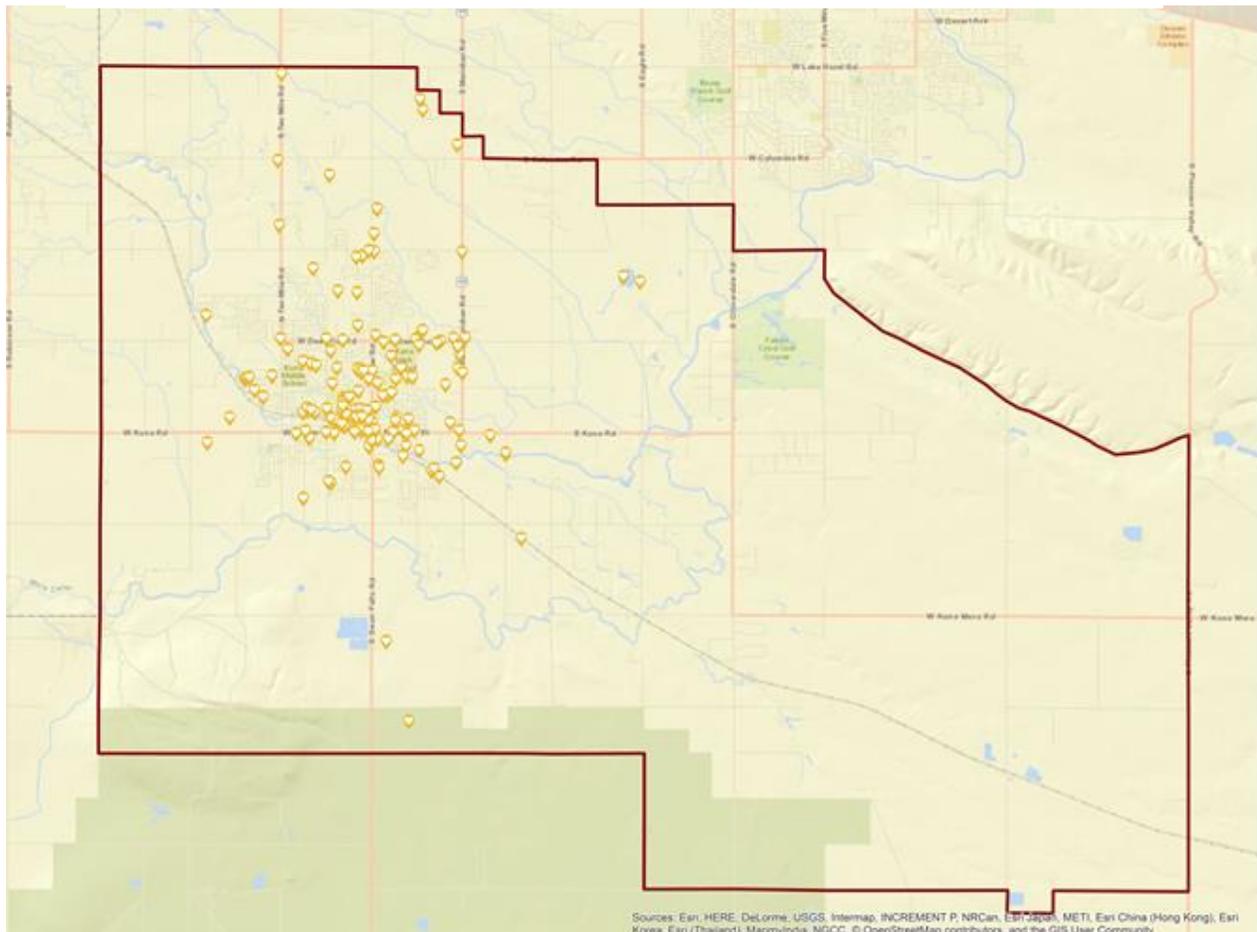
QUALITY OF LIFE

Of the many concerns or ideas proposed for quality of life, the main priorities established after analysis included increasing recreational areas, diversifying restaurants throughout the City, increasing emergency and public safety services/facilities as growth occurs, and providing workforce development and higher education opportunities. Increasing park areas and green space was a priority that was iterated by reoccurring comments. Several comments were related to the desire to extend the Indian Creek greenbelt east and west. The City of Kuna is currently exploring a potential 87-acre sports complex, which is in line with citizen requests.

Regarding diversifying restaurants throughout the City of Kuna, a few suggestions included Qdoba, Chik-fil-A, and Five Guys. Another reoccurring restaurant idea that was mentioned was the need for an 'American' family style as well as other authentic dining options.

The concerns related to public safety services/facilities and workforce development and higher education are similar in that additional facilities to support the incoming growth were indicated frequently as being necessary for both topics. Public safety services/facility comments were specifically associated with having access to or having a facility permanently stationed to the south of Kuna to eliminate the delay in services to the public that can result due to the railroad.

Figure 11: Quality of Life Public Input Map

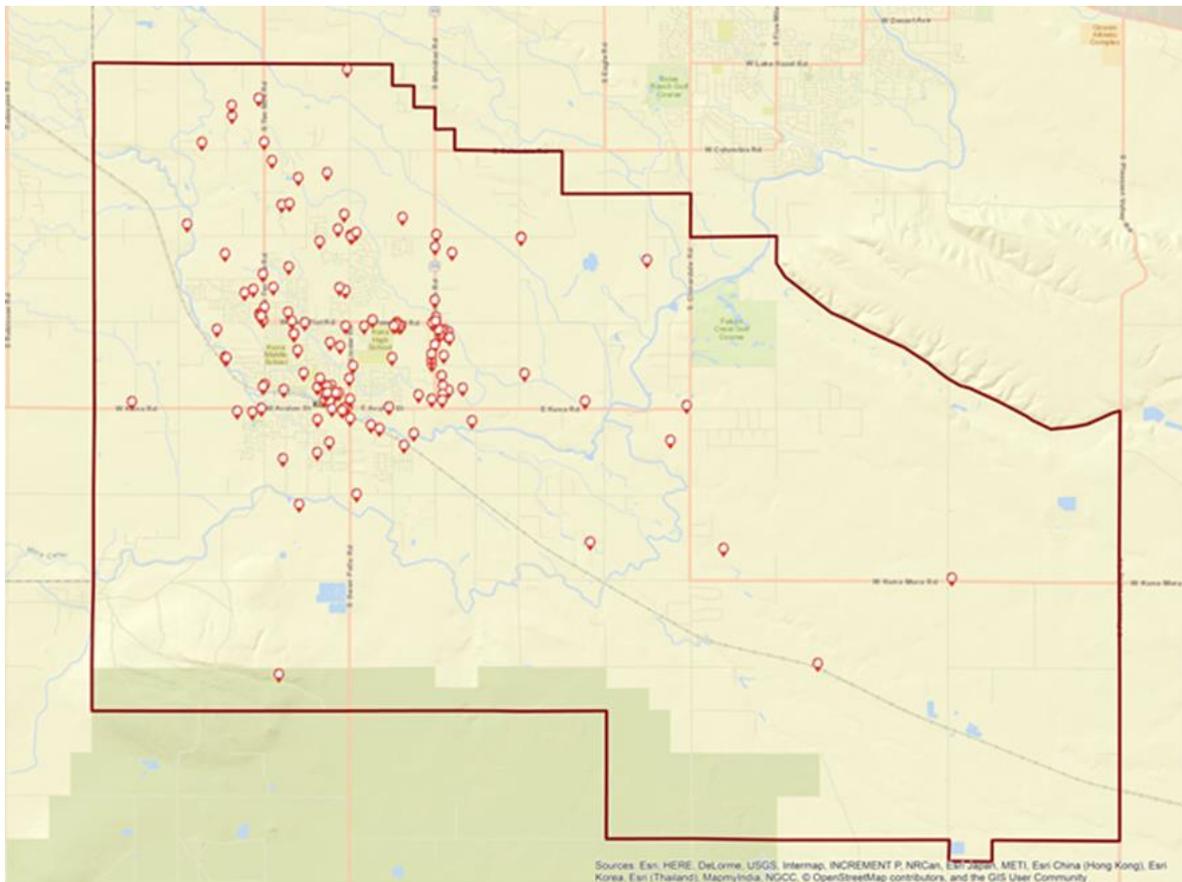


LAND USE

Recurring themes related to land use include suggestions for mixed development, increased commercial development, and providing larger lots for residential development. Mixed development was mentioned numerous times as being a positive for the City of Kuna. However, some comments were opposing the mixed development of apartments and condos, especially those in close proximity to other residential communities that were concerned about home values being impacted. It was also continually stated that Kuna residents would like larger lots and larger homes, and to not just be viewed as a community made up of 'starter homes'.

A majority of respondents expressed an interest in increasing commercial/retail development as long as it is dispersed throughout all of Kuna and not only centered around Meridian Road, in turn creating a higher trafficked, but smaller version of 'Eagle Road'. The residents of the City of Kuna greatly appreciate the small town feel that Kuna provides while staying rich in its agricultural ties. As the community grows, the City and residents as a whole would like to actively preserve those characteristics moving forward.

Figure 12: Land Use Public Input Map



Summary

Areas of Change

OVERVIEW

Since Kuna is growing at a rapid pace and many areas within the Area of Impact are newly developed or already have zoning designations (but are not yet developed), Areas of Change were identified by Advisory Committee members, the public and the project team. Areas of Change represent parts of the community that are anticipated to change within the near future or next 20 years, are particularly important areas, or represent vital opportunities for Kuna. Key Areas of Change related to Transportation, Quality of Life and Land Use are noted below.

TRANSPORTATION

- **Major Entryway Transportation Corridors** – State Highway 69/Meridian Road, Ten Mile Road and Linder Road.
- **Future Overpasses** – Possibly at Linder Road and I-84 in Meridian, which could impact traffic and corridor function along Linder Road in Kuna. Possibly at McDermott Road and I-84 to connect the regional State Highway 16 corridor from the north to Meridian and Kuna.
- **Industrial Corridor/Alignment Changes** – Kuna Mora Road and Pleasant Valley Road.

QUALITY OF LIFE

- **Wineries & Agri-tourism** – Winery/Vogel Farms and Indian Creek Winery, Vizcaya Winery, Sandstone vineyards, Syringa Winery, and Cabalo Orchards and Linder Farms.
- **Recreational Opportunities** – Kuna Butte, future fishing/water recreation spot and a whitewater park along Indian Creek, upcoming splash pad, Falcon Crest Golf Course, Hubbard Reservoir, and future park along Meadow View Road.

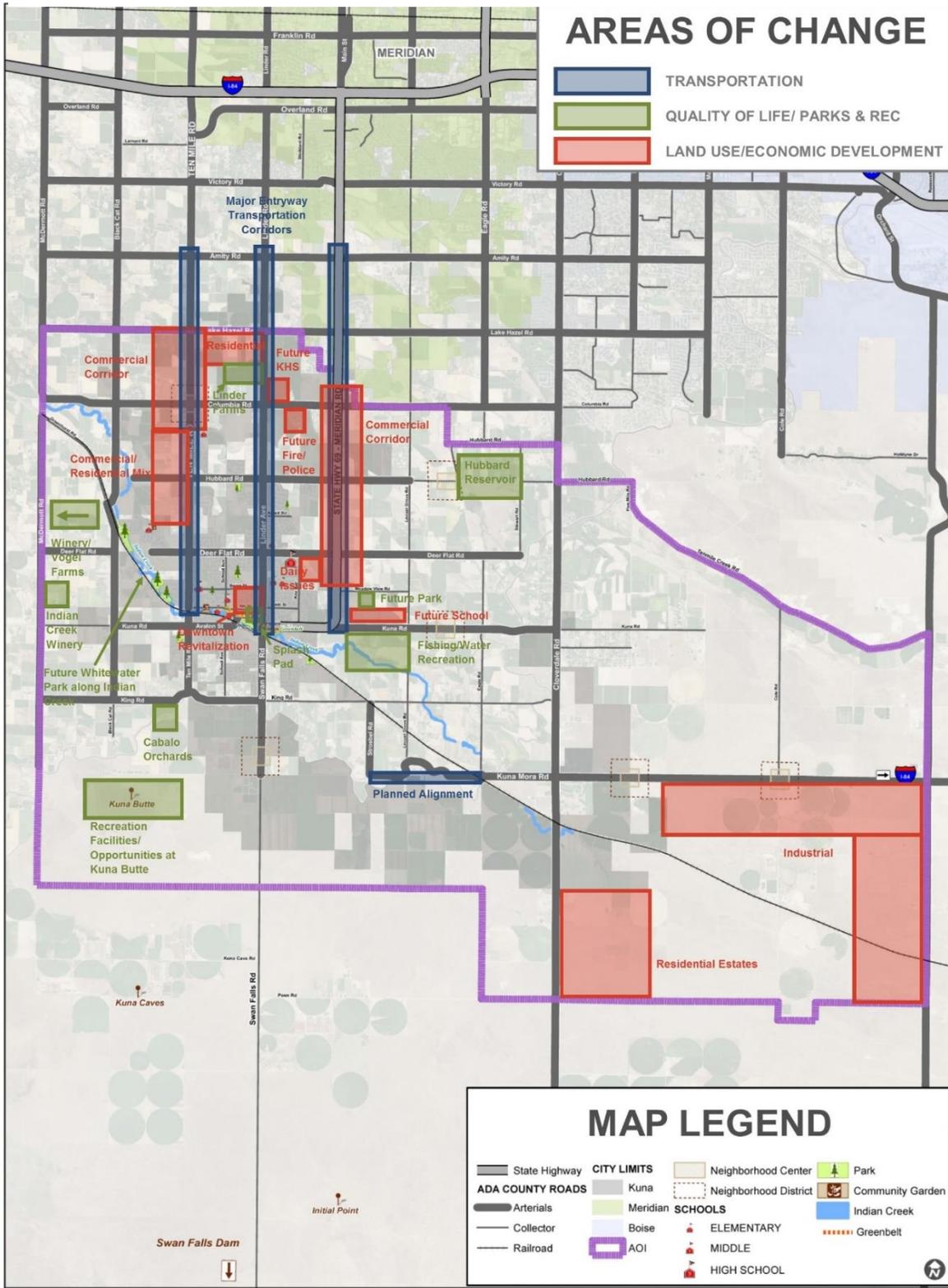
LAND USE

- **Future Residential** – along the south side of Lake Hazel Road between Ten Mile Road and Linder Road.
- **Future Residential Estates** – along the east side of Cloverdale Road, south of the railroad tracks to the south Area of Impact boundary.
- **Future Commercial** – future commercial corridor along Ten Mile Road (currently being planned), from Lake Hazel Road approximately 1.5 miles south, then merge to a commercial/residential mix to 0.5-mile south of Hubbard Road. Future commercial corridor along State Highway 69/Meridian Road, from Columbia Road to 0.5-mile south of Deer Flat Road.
- **Downtown Core** – downtown revitalization is currently underway, with continued improvements planned over the next 10+years. 4th Street, parallel to and north of Main Street, is in a transitional state with a mix of residences and businesses.
- **Future Industrial** – along the south side of Kuna Mora Road, east of Cloverdale Road to Pleasant Valley Road, then along Pleasant Valley Road from Kuna Mora Road to the south Area of Impact Boundary.

- **Future Schools** – future high school at the northeast corner of Linder Road and Columbia Road, and future school site east of State Highway 69/Meridian Road along the north side of Kuna Road.
- **Future Fire/Police** – along the south side of Columbia Road, east of Linder Road.

These Areas of Change will be further analyzed and applicable information will be incorporated into the Comprehensive Plan and Future Land Use map. The map on the following page shows the locations of the Areas of Change identified throughout the community.

Figure 14: Areas of Change Map





Envision Kuna Advisory Committee

Arisa McRoberts	Citizen Representative	Josh Hoffman	Citizen Representative
Alexis Pickering	Central District Health	Josh Ulmer	Citizen Representative
Amy Schroeder	ITD	Kelli Badesheim	VRT
Blake Watson	Idaho Power	Kim Bekkedaul	Kuna School District
Bob Bachman	City of Kuna	La Donna Tuinstra	Citizen Representative
Bobby Withrow	City of Kuna	Laura Landers	Saint Alphonsus
Brian Dale	HUD	Linda Sullivan	Citizen Representative
Briana Buban-Vonder Haar	Kuna City Council	Liz Warhurst	Saint Alphonsus
Brice Durrant	Citizen Representative	Mark Wasdahl	ITD
Carl Miller	COMPASS	Maureen Gresham	ACHD Commuteride
Cathy Gealy	Kuna Planning and Zoning Commission	Mike Smith	Business Representative
Cathy Smith	Business Representative	Mitra Mehta-Cooper	Ada County
Connie Tilley	Business Representative	Paul Schapper	Kuna Fire Department
Curtis Derr	Citizen Representative	Perry Palmer	Kuna Fire Department
David Corcoran	ACHD	Randy Shroll	Idaho Dept. of Commerce
David Gronback	Business Representative	Robert Henderson	Citizen Representative
Ginny Greger	Citizen Representative	Sandra Henderson	Citizen Representative
Greg McPhearson	Kuna City Council	Scott Noriyuki	Business Representative
Jason Ashby	Business Representative	Sid Anderson	Citizen Representative
Jenny Ulmer	Citizen Representative	Stephen Hunt	VRT
Joe Stear	Mayor of Kuna	Steve Damron	Kuna Planning and Zoning Commission
John Laraway	Kuna Planning and Zoning Commission	Terry Gammel	Kuna Fire Department
Jon McDaniel	Kuna Police Department	Theresa McLeod	St. Luke's Health Systems



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.



OTHER J-U-B COMPANIES