

**MEMBERS**

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

**CITY OF KUNA**  
**City Hall Council Chambers**  
**751 W 4<sup>th</sup> Street, Kuna, ID 83634**



**Ad Hoc Future Land Use Map  
 Advisory Committee  
 REGULAR MEETING  
 MINUTES  
 Wednesday September 11, 2024, at 6:00 PM**

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

**I. CALL TO ORDER & ROLL CALL:**

*(Timestamp 00:00:00)*

**Committee Members Present:**

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

**City Staff Present:**

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

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

**2. CONSENT AGENDA:**

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

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

*Potential Motion:*

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

(Timestamp 00:00:39)

**Motion To:** Approve The Agenda

**Motion By:** Committee Member Laraway

**Seconded By:** Committee Member Doyle

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** Committee Members Reno, Queen

**Approved Via:** Voice Vote

7-0-2

(Timestamp 00:01:13)

**Motion To:** Approve The Consent Agenda

**Motion By:** Committee Member Clark

**Seconded By:** Committee Member Doyle

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** Committee Members Reno, Queen

**Approved Via:** Voice Vote

7-0-2

### 3. BUSINESS ITEMS:

(Timestamp 00:01:40)

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **4. BOARD QUESTIONS OR CONCERNS:**

*(Timestamp 00:25:20)*

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

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

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

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

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

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

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

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

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

## **5. UPDATES & REPORTS**

*(Timestamp 00:58:59)*

### **A. Schedule for Remaining Meetings**

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

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

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

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

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

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

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

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

## **6. ADJOURNMENT:**

*(Timestamp 01:06:50)*

*(Timestamp 01:06:54)*

**Motion To:** Adjourn

**Motion By:** Committee Member Clark

**Seconded By:** Committee Member Laraway

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** Committee Members Reno, Queen

**Approved Via:** Voice Vote

7-0-2

  
Cristin Sandu, Committee Chair

ATTEST:

  
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Doug Hanson, Planning & Zoning Director

*Minutes prepared by Garrett Michaelson, Deputy City Clerk*

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