



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

MEMO

Date: April 15, 2025
From: Doug Hanson, Planning & Zoning Director
To: Kuna City Council
RE: Ad Hoc Future Land Use Map Committee Recommendation

Mayor and City Council Members,

On March 19, 2024 Resolution R23-2024 was approved establishing the Ad Hoc Future Land Use Map Advisory Committee (Committee) tasked with the purpose of recommending a new land use map proposal to inform an update to Kuna’s Comprehensive Plan.

The Committee began with several educational presentations from the following groups about their organization and purpose for Committee members to take into consideration for comprehensive planning efforts:

- Community Planning Association (COMPASS)
- Ada County Highway District (ACHD)
- Developer Presentation, Tim Mokwa Hayden Homes
- Boise Valley Economic Partnership (BVEP)
- City of Kuna Public Works Department

Following these presentations the Committee used the information gathered and made recommended changes to the Future Land Use Map over a number of work sessions.

On March 12, 2025, the Committee voted to approve the future land use map proposal and accompanying exhibits provided herein.

Sincerely,

Doug Hanson
Planning & Zoning Director



CITY OF KUNA

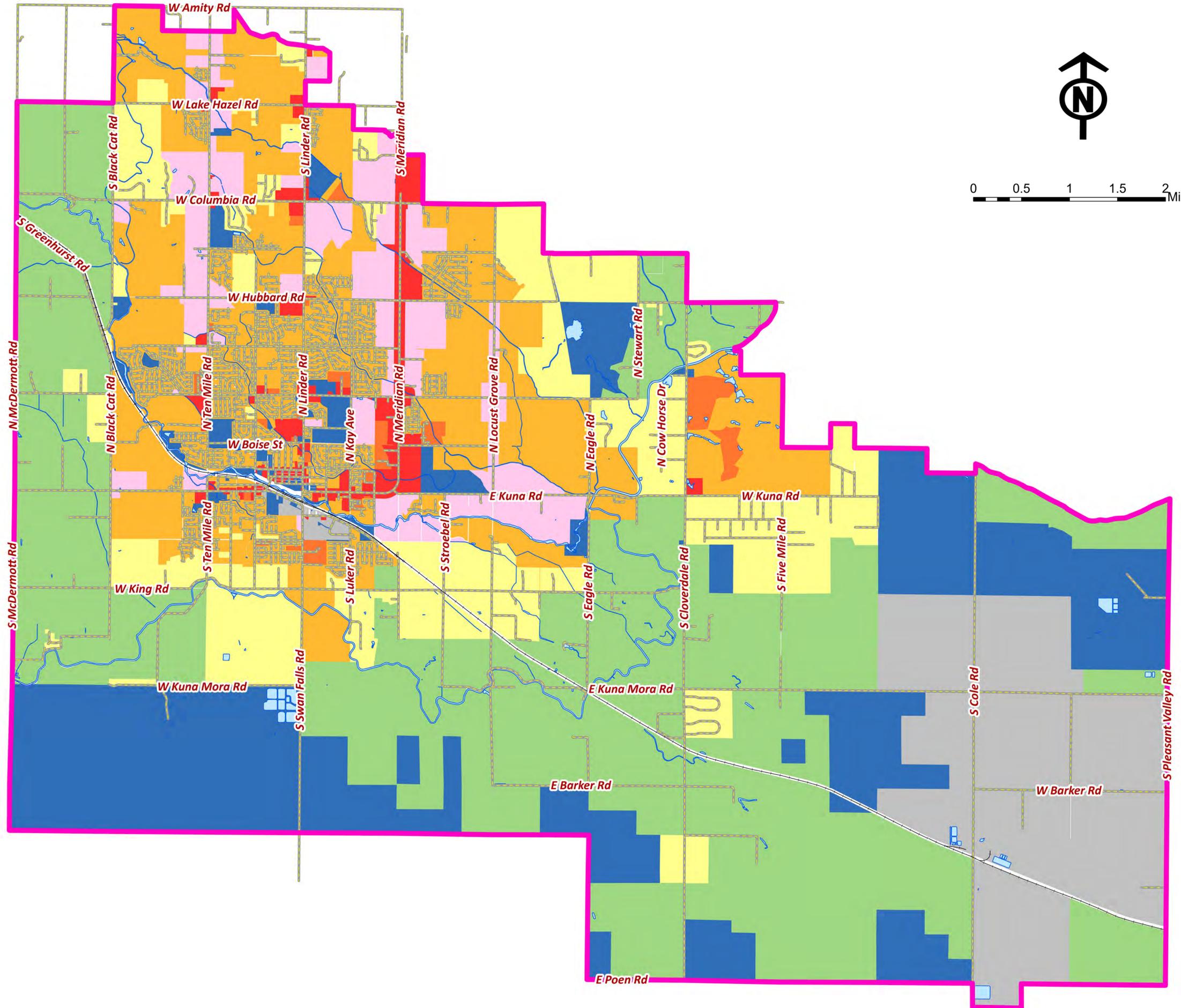
Future Land Use



0 0.5 1 1.5 2 Miles

Legend

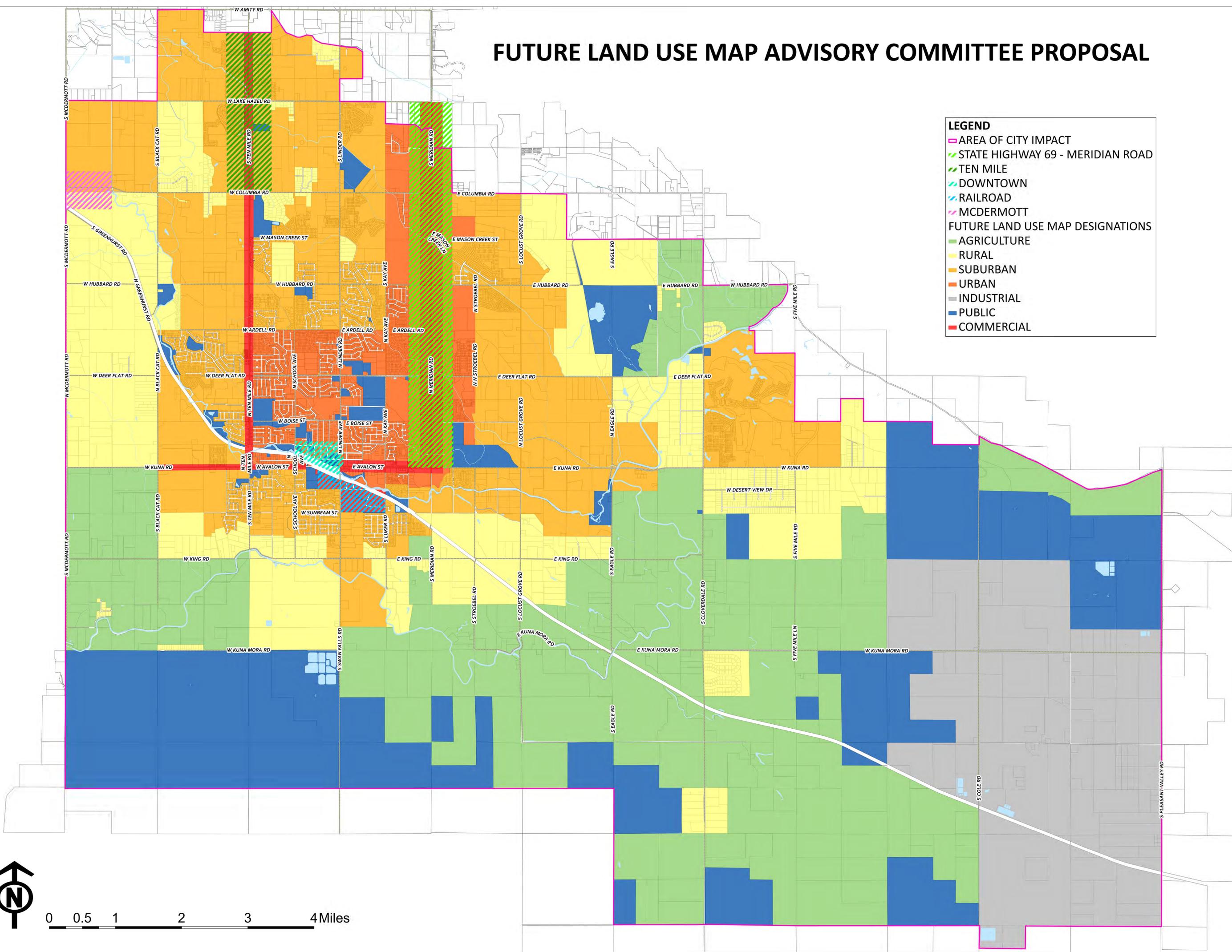
- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterbodies
- Future Land Use Designations
- Agriculture
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use
- Commercial
- Industrial
- Public



FUTURE LAND USE MAP ADVISORY COMMITTEE PROPOSAL

LEGEND

- AREA OF CITY IMPACT
- STATE HIGHWAY 69 - MERIDIAN ROAD
- TEN MILE
- DOWNTOWN
- RAILROAD
- MCDERMOTT
- FUTURE LAND USE MAP DESIGNATIONS**
- AGRICULTURE
- RURAL
- SUBURBAN
- URBAN
- INDUSTRIAL
- PUBLIC
- COMMERCIAL



0 0.5 1 2 3 4 Miles

URBAN

HIGH DENSITY RESIDENTIAL & COMMUNITY COMMERCIAL ZONES

High Density Residential

Housing Types
Multifamily/Apartments
Condominium
Single Family Attached
Single Family Detached

* Must adhere to dimensional standards and density of selected zone *



Community Commercial

General shopping, retail, and professional needs



SUBURBAN

MEDIUM DENSITY RESIDENTIAL & NEIGHBORHOOD COMMERCIAL

Medium Density Residential

Housing Types
Accessory Dwelling Unit
Single Family Attached (no more than three units per cluster)
Single Family

* Must adhere to dimensional standards and density of selected zone *



Neighborhood Commercial

Daily retail and service needs of the immediate residential neighborhoods with direct access to arterial or collector roadways



RURAL

LOW DENSITY RESIDENTIAL ZONES

Residential

Housing Types
Accessory Dwelling Unit
Single Family Detached

Must adhere to dimensional standards and density of selected zone



STATE HIGHWAY 69/MERIDIAN ROAD

- Regional Commercial
- High Density Residential Housing up to 20 Units Per Acre



TEN MILE

- Community Commercial
- Vertical Mixed Use
- High Density Residential Housing up to 12 Units Per Acre



DOWNTOWN

- Neighborhood Commercial
- Vertical Mixed Use
- Downtown Design Standards



RAILROAD

- Commercial and Light Industrial Flex Space to Serve the Community
- Downtown Design Standards



PERSPECTIVE - LOOKING SOUTHEAST ALONG E. STAGECOACH WAY
SCALE: N.T.S.



PERSPECTIVE - LOOKING SOUTHWEST ALONG E. STAGECOACH WAY
SCALE: N.T.S.

MCDERMOTT

- Preservation for future commercial use along the City's easternmost entry corridor in anticipation of future SH-16 alignment and adopted Nampa Comprehensive Plan



MEMBERS

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

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



**Ad Hoc Future Land Use Map
 Advisory Committee
 REGULAR MEETING MINUTES
 Wednesday March 12, 2025, at 6:00 PM**

For questions, please call Planning and Zoning at (208) 922-5546.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:00)

Committee Members Present:

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

City Staff Present:

*Economic Development Director Morgan Treasure
 Planning and Zoning Director Doug Hanson
 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.

(Timestamp 00:00:25)

A. Regular Committee Meeting Minutes Dated February 12, 2025 – 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 00:00:25)

(Timestamp 00:00:30)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Jonathan Doyle

Further Discussion: None

Voting Aye: Commissioners Laraway, Doyle, Sandu, Menges, Clark, Wolf,

Voting Nay: None

Absent: Commissioners Reno, Taylor, Queen

Via: Voice Vote

6-0-3

3. BUSINESS ITEMS:

(Timestamp 00:00:45)

A. Future Land Use Map Proposal – Action Item

Recommend to the City a new future land use map proposal to inform an update to Kuna's Comprehensive Plan.

(Timestamp 00:00:50)

Members of The Committee took time to discuss the merits of the proposed Future Land Use Map.

(Timestamp 00:13:33)

Motion To: Recommend To The City A New Future Land Use Map

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Jonathan Doyle

Further Discussion: None

Voting Aye: Commissioners Laraway, Doyle, Sandu, Menges, Clark

Voting Nay: Commissioner Wolf

Absent: Commissioners Reno, Taylor, Queen

Via: Roll Call Vote

5-1-3

- B.** Consideration to Allow the Chairman to Approve and Sign the Final Meeting Minutes at their Discretion. – *Action Item*
(Timestamp 00:14:28)

(Timestamp 00:14:50)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Jonathan Doyle

Further Discussion: None

Voting Aye: Commissioners Laraway, Sandu, Menges, Clark, Wolf, Queen, Reno

Voting Nay: None

Absent: Commissioners Doyle, Menges, Taylor

Via: Voice Vote

6-0-3

4. BOARD QUESTIONS OR CONCERNS:

5. UPDATES & REPORTS:

6. ADJOURNMENT:

(Timestamp 00:15:15)

- A.** Consideration to Adjourn Sine Die (to adjourn without a date of meeting in the foreseeable future) – *Action Item*

(Timestamp 00:15:45)

Motion To: Adjourn Sine Die

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Jonathan Doyle

Further Discussion: None

Voting Aye: Commissioners Laraway, Sandu, Menges, Clark, Wolf, Queen, Reno

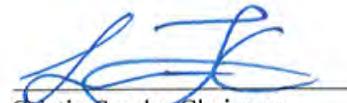
Voting Nay: None

Absent: Commissioners Doyle, Menges, Taylor

Via: Voice Vote

6-0-3

Clerk's Note: Two (2) attachments appear at the end of these meeting minutes. They are not included in the final vote as the members were not physically present or present via telecommunication device. The attachments are there solely to demonstrate or show how non-present members may have perceived the proposed Future Land Use Map.



Cristin Sandu, Chairman

ATTEST:



Doug Hanson, Director

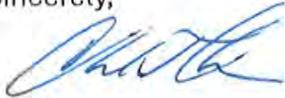
Minutes prepared by Garrett Michaelson, Deputy City Clerk.

Ad Hoc Future Land Use Map Committee Members,

Due to a commitment, I will not be in attendance for the final vote of the future land use map proposal to recommend to the city a new future land use map to inform an update to Kuna's Comprehensive Plan.

However, I would like to express my support for the proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chad Queen", written in a cursive style.

Chad Queen

Ad Hoc Future Land Use Map Committee Member

Doug Hanson

From: Robbie Reno <rreno@kunaschools.org>
Sent: Wednesday, March 12, 2025 4:02 PM
To: Doug Hanson
Subject: FLUM

Dear Doug,

I support the FLUM and how it is designed.

Thanks,

--

Robbie Reno
Principal
Kuna High School
Swan Falls High School
208-955-0200

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