



ENVISION KUNA

City of Kuna Comprehensive Plan



DRAFT – For Public Review

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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

Council Resolution will be inserted into the final plan document.

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

BANANA – Build absolutely nothing anywhere near anything

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

KSD – Kuna School District

LEED – Leadership in Environmental and Energy Design

LIHTC – Low Income Housing Tax Credit

LLC – Limited Liability Corporation

LULU – Locally unwanted land use

MPO – Metropolitan Planning Organization

NIETC – National Interest Electric Transmission Corridors

NIMBY – Not in my back yard

NPDES – National Pollutant Discharge Elimination System

RTP – Recreational Trails Program

TAP – Transportation Alternatives Program

TND – Traditional Neighborhood Development

RTP – Recreational Trails Program

URA – Urban Renewal Agency

VRT – Valley Regional Transit

YMCA – Young Men’s Christian Association





Executive Summary

Preface

The Kuna Comprehensive 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).

The Plan is a document that cities are required to adopt and utilize for land use development within its area of jurisdiction according to Idaho State statute. The Local Land Use Planning Act: Idaho Code §67-6508 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 Area of City Impact Map that graphically displays the community’s envisioned land uses in a broad sense (see Appendix A for the current ACI Map). 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 the 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.

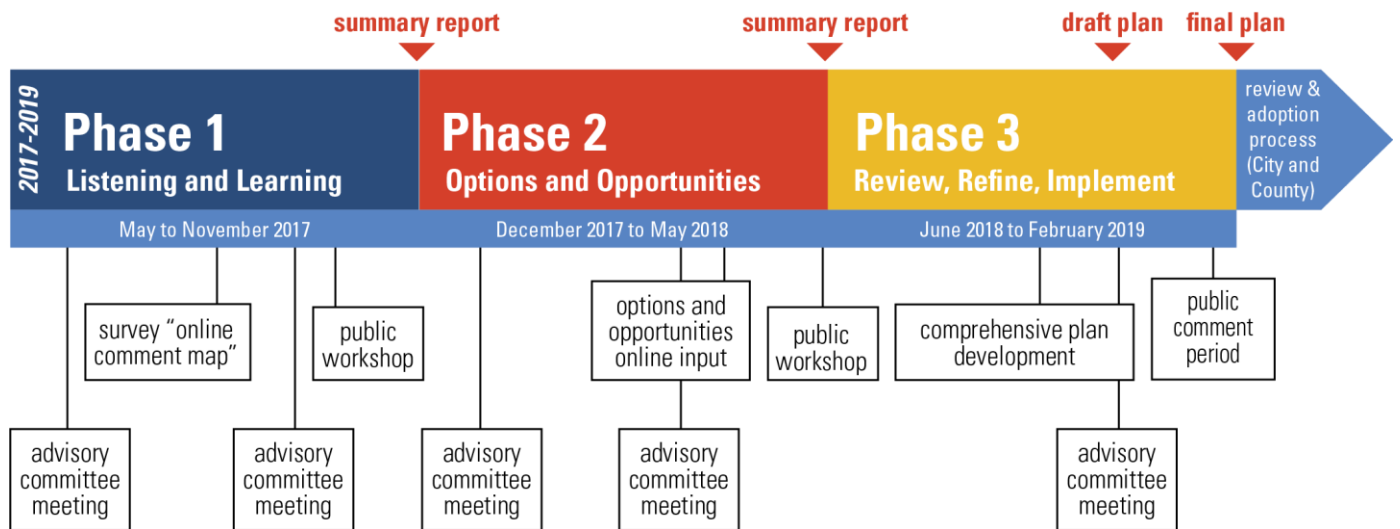
The City Council (Council) and Planning and Zoning Commission (Commission) use the Plan to make on-going decisions about the community’s future. Kuna’s first Plan was adopted in 1975. It has been updated regularly since that time with a broad base of community-wide citizen input.

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

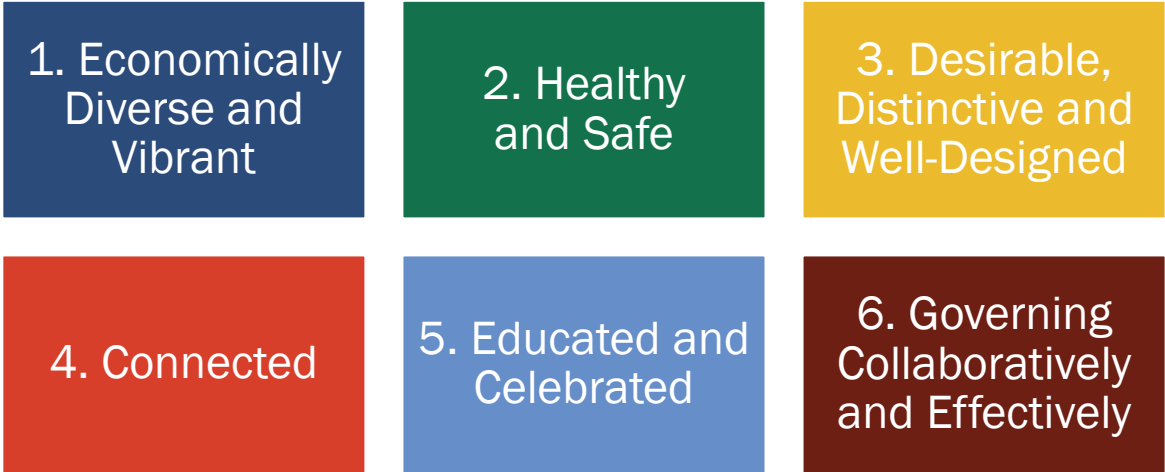


The vision, goals and strategies represented throughout the comprehensive plan identify community values and the long-term aspirations of the plan and then ties those aspirations to specific focus areas, policies and systems that help achieve the vision. This section sets long-term direction and forms 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

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 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.

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

- 1.A 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 the system of 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. Community design should direct growth and implement sustainable land use patterns.
- 3.B Kuna will 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 Invest in 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. Kuna will involve citizens in decisions about Kuna's future.
- 6.B Kuna will 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 Kuna will 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. Development of true mixed-use areas and new commercial areas and employment centers.
3. Development of welcoming entryway corridors and a strong bike and pedestrian network.
4. Diversification of housing and continued development of attractive neighborhoods.
5. Investment in parks, trails and recreation amenities as well as preservation of 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 that 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 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. 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 theme 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 that 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 short term 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 comprehensive plan.

At the end of each goal area chapter there is an implementation table which identifies priority actions and strategies that 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 Attract New Businesses and Major Employers Encourage Entrepreneurs Specific Industry Sectors (Recreation and tourism, Agriculture) Land Use Supports for Economic Development	Economic Development
2. HEALTHY	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 ways west on the Oregon Trail, which wound its way through the area. 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.

Agricultural areas in Kuna serve as a bread basket capable of growing sugar beets, grain, wheat, oats, corn, beans, mint, hay, pasture, alfalfa, clover seed, potatoes and many specialty seed crops to name a few of its agricultural commodities. Southwest Ada County has a 100-year tradition of successful dairy and beef cattle operations.

A transportation network system comprised of highways and arterials has connected Kuna central to Idaho's largest population and industrial centers. Kuna's proximity to the State Capitol, 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.

