



KUNA PLANNING AND ZONING COMMISSION

Agenda for July 9, 2019

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4th St. ▪ Kuna, Idaho

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner John Laraway
Commissioner Stephen Damron

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

- a. Meeting Minutes for July 1, 2019.
- b. **Findings of Fact and Conclusions of Law** for 19-13-DR (Design Review) – Shortline Park Flex Space.
- c. **Findings of Fact and Conclusions of Law** for 19-20-DR (Design Review) Modification – Snerk’s Drive Thru + Retail Building.

3. NEW BUSINESS:

- a. **19-17-DR (Design Review) & 19-07-SN (Sign)** – PiSTEM Academy Sign; The PiSTEM Academy requests sign and design review approval for an approximately 18 square foot, double-sided monument sign. The subject site is located 2275 W. Hubbard Road, Kuna, ID 83634 (APN# S1314120891). **ACTION ITEM**
- b. **19-06-SN (Sign) & 19-16-DR (Design Review)** – Anchor Baptist Church Monument Sign; On behalf of Anchor Baptist Church, Superior Signs requests design review approval for an 11-ft multi-tenant commercial monument sign. The subject site is located at 7910 S. Meridian Road, Kuna, ID 83634. **ACTION ITEM**

4. PUBLIC HEARING:

- a. **19-05-AN (Annexation)** - Hansen Annexation; The applicant, Larry Hansen, on behalf of Sandstone Farms, LLC, Go For It, LLC, and Jane Golden and Select Development & Contracting requests to annex six parcels comprising of approximately 125 acres at 1863/2075 East Rodeo Lane and 2400 North Meridian Road into Kuna City Limits with C-1 and R-4 zoning districts; The subject sites are within Section 18, Township 2 North, Range 1 East (APNs S141823400, S1418233650, R7534260155, R7534260400, R7534260218, & R7534260350). **ACTION ITEM**

5. COMMISSION REPORTS

- a. None

6. ADJOURNMENT

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

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Monday, July 1, 2019 (Special Meeting)**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	N/A
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for June 11, 2019.

Findings of Fact and Conclusions of Law For 19-04-AN (Annexation) – Washburn Annexation

Findings of Fact and Conclusions of Law For 19-07-DR (Design Review) – Indian Creek Sports Sign

Findings of Fact and Conclusions of Law For 19-11-DR (Design Review) – Peak Construction Office & Shop

Findings of Fact and Conclusions of Law For 19-12-DR (Design Review) – USPS Parking Lot

Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

2. NEW BUSINESS

19-17-DR (Design Review) & 19-07-SN (Sign) – PiSTEM Academy Sign; The PiSTEM Academy request sign and design review approval for an approximately 18 square foot, double-sided monument sign. The subject site is located 2275 W. Hubbard Road, Kuna, ID 83634 (APN# S1314120891).

Theresa Fleming: Theresa Fleming, 9299 School Road. I’m going to ask that this item be tabled at this point. I need to discuss some of the fees with the staff regarding design review. **C/Young:** If we table this item, I don’t know what time frame we’re looking at. Our next regular scheduled meeting is the 9th, then the 23rd. **Troy Behunin:** Staff can work with the 9th or the 23rd, everything is prepared and ready to go. Does that give the applicant enough time to discuss with the board? **Theresa Fleming:** Yes.

Commissioner Gealy motions to table Case No. 19-17-DR and 19-07-SN until July 9th; Commissioner Hennis seconds, all aye and motion carried 4-0.

19-13-DR (Design Review) – Shortline Park No. 2 Flex Space; The applicant, Cleary Building Corporation, requests design review approval for a new multi-tenant commercial building, approximately 8,400 square feet, including landscaping, lighting and a parking lot, within the Shortline Park Subdivision No. 2; The site is located 689 East Access Street, Kuna, Idaho 83634.

Sam Weiger: Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4th ST. The applicant is seeking Design Review approval for a new multi-tenant commercial building including landscaping, lighting and a parking lot. The site is located within Shortline Park Subdivision No. 2, at 689 East Access Street. The

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property as it sits now is vacant, within city limits, and currently zoned M-1. Staff has determined that this application complies with Title 5 and 6 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan. Staff forwards a recommendation of approval for Case No. 19-13-DR to the Planning and Zoning Commission. I will now stand for any questions you may have. **C/Gealy:** I'm concerned about parking, because it's a shell and we don't know what kinds of businesses might be going in there. **David Daniel:** David Daniel, Cleary Building Corporation, 326 East Franklin Road, Meridian, ID 83642. Time is of the essence. We're under a very tight timeline and under the 1031 Exchange as well. We're still behind the ball. **C/Gealy:** Do you have any idea what kinds of businesses might go into these spaces? **David Daniel:** The one that we've designed is off the basis of looking at more functional, office and commercial space. They will not necessarily be having customers coming to there. They will be more of an office-functioning type with storage. The parking should not be an issue, because we will not have any retail shops. **C/Young:** That brings up our discussion. **C/Hennis:** The building and landscaping look good have a good flow around the driveways, it's hard to put too much more on the narrow lot. **David Daniel:** We were a little overzealous on the landscaping. Looking at the other businesses, we will stick out like a sore thumb, so we will scale it down slightly but still stay well within the requirements of the City. **C/Gealy:** We would ask that you work with staff if you make a modification to what is submitted. **C/Young:** I can see where you're coming from, but based on the businesses coming out there... **C/Gealy:** The concern I have is because of what I see happening. A recent business has moved into an area, and there really isn't a lot of parking. People are parking on Meridian Road to access to a gym, because there a lot of people coming in and out. I'm sure that the parking that was provided was adequate for the square footage. It's clearly not adequate for this use. I don't want to hold up anything being discussed tonight, but I want us to see what staff and us could consider. There are ways that we can address the parking situation from happening again. I think that kind of situation is something that Planning and Zoning really should try to get worked out. **Lisa Holland:** Members of the Commission, Lisa Holland, Economic Development Director. I was just going to note that in an industrial area, you probably wouldn't see something like a gym going in. A lot of the kind of projects that we're hearing from in Kuna that are looking for space are for this kind of flex space project. You will have office spaces, warehousing, some extra space in the back. I don't think you'd see a lot of traffic or volume for the kind of use that it is in that specific area. I just wanted to address your comments. **C/Young:** I agree that with the types of businesses that are going in there, it's not necessarily customer service. **C/Gealy:** Clearly that wasn't anticipated, because there's barely any parking at that location. I'm sure parking was designed based on square footage of the building, not anticipated use. I think that's something for us to keep in mind for future consideration. **C/Young:** As far as landscaping, it fits in with everything. **C/Gealy:** I have no other concerns. **C/Hennis:** I like it, it gives good space in the City to bring business in.

Commissioner Hennis motions to approve Case No. 19-13-DR with the conditions as outlined in the staff report; With an additional condition that the applicant works with the City to make sure the reduced landscaping is still within the code items; Commissioner Damron seconds, all aye and motion carried 4-0.

19-10-DR (Design Review) – Memory Ranch Pool House and Pool; Rob TeBeau, with TAO Architects Idaho, requests Design Review (DR) approval to construct a pool house, one pool, and an accompanying a parking lot with seven stalls.

Troy Behunin: Good evening Commissioners, for the record Troy Behunin, Planner III, Kuna Planning and Zoning Department, 751 West Fourth Street. The application before you tonight is 19-10-DR for a pool house, a pool and some landscaping and a parking lot. The pool will go in Memory Ranch Subdivision No. 3, which is under construction right now. Under the conditions of this Commission from a few years ago, the significant amenity for the subdivision is under way. It's probably one of the first things that's going to be built for phase 3. Following design review code, they have actually submitted an application for a pool house. Staff has reviewed the parking lot, the building colors and materials that they proposed. The building design appears that it will meet all Kuna City guidelines, architecture guidelines, and it should be harmonious with the buildings that are being lived in right now for No. 1 and 2. This is

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specifically going on Lot 5 Block 26 of future phase three. Staff only made a couple recommendations that a parking stall be added based on the projected volumes for the rest of the subdivision at full buildout. The designers built this to Kuna City standards at 17 or 18 feet deep. Our code is barely bigger than that. The width was just fine, and staff did suggest that they add a bike rack to accommodate the users that hopefully will ride their bikes rather than drive their cars. Staff thought it was important that they add at least one stall. Other than that, staff supports the application. I will stand for any questions you may have. **C/Gealy:** You also indicated that you didn't see in the report how they were going to handle trash. **Troy Behunin:** That is correct. The applicant mentioned that during his presentation. I didn't see that it was indicated on there, but they didn't see it. I will tell you that I did have a conversation with Sean Brownlee earlier today about the parking stalls. He just wanted to know if it was the end of the world if they just stuck with the seven parking stalls. I'm not trying to advocate for just the seven, obviously staff believes we could have eight. We could make this more of a pedestrian friendly, please walk to the pool sort of amenity. We'll touch base on that and expect that, but if you do have other questions, I can elaborate a little more. **Rob TeBeau:** Rob TeBeau, 499 Green Street, Boise, ID 83702. We have an application for a pool house. I am representing Trilogy Development, who works often with CBH Homes. We've done several subdivision amenities with them. They use high quality materials, and obviously that seems to be acceptable. We have people going there in Nordean Street. It looks like we have enough space to do everything that's asked. The bike rack would not be a problem, the parking space if necessary. I wouldn't have a problem adding a space. Regarding the trash, we don't typically collect enough trash at the swimming pools to require a trash enclosure. **C/Gealy:** In your experience for this size of a community, and in terms of the size of the number of homes, and also the size in terms of geography. Would seven or eight parking spaces be adequate? **Rob TeBeau:** This is kind of the same amount that we've seen four times recently, and it has worked. I understand that they need to be a little larger, I know the owner was looking to not have to add one. To make a long story short, yes, they have worked well. **C/Young:** Have you had any communication with J&M Sanitation as far as their trash collection with the subdivision? **Rob TeBeau:** We have definitely been in contact with J&M, we haven't had any issues with them in the past. The trash receptacles in the restrooms have worked well. **C/Young:** Do you have an area designated for J&M, is there an area where the carts that they used would be stored? **Rob TeBeau:** We have a floor plan, and there's two sides to this building. One is where equipment will be stored inside that room. The maintenance company will deal with the trash. **C/Gealy:** There's not any need for some changing rooms or lockers, correct? **Rob TeBeau:** They haven't been designed as such. I think they will be mostly kids and their parents at the pool. **C/Young:** That brings up our discussion. **C/Hennis:** Landscaping is really nice. I think that adding a parking stall knocks out the trees and shrubs on that end. I recommend that they leave the landscaping the way they have it. **C/Young:** I think the colors are appropriate. I'd ask that they double check with J&M on a building of this size, just to make sure there's no need for additional trash collection. **C/Damron:** I think the bike rack is a great idea to mitigate the pedestrian traffic. **C/Laraway:** I agree with that. Our neighborhood is all kids, so adding a parking stall might not be necessary. **C/Gealy:** I am thrilled to see a pool going in, I think that's great.

Commissioner Hennis motions to approve Case No. 19-10-DR with the conditions as outlined in the staff report to lengthen the parking stalls to maintain the City Code but recommend only seven parking stalls; With an additional condition that the applicant review the trash situation proposed with J&M Sanitation. Commissioner Gealy seconds, all aye and motion carried 4-0.

19-20-DR (Modification) - Snerk's Drive Thru + Retail Building; The applicant, Bolton Company, LLC, requests design review modification approval for the landscape plan. The site is located 450 East Deer Flat Road, Kuna, Idaho 83634.

Sam Weiger: Chairman, commissioners, for the record Sam Weiger, Planner I, Kuna Planning and Zoning Staff 751 W 4th ST. The application before you tonight is 19-20-DR (Design Review) Modification which is seeking approval for an alternative method of compliance for the landscape plan. The site is located at 450 East Deer Flat Road.

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With the recommended and required changes, staff has determined that the application generally complies with Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; Staff forwards a recommendation of approval for Case No. 19-20-DR Modification to the Planning and Zoning Commission, subject to the recommended conditions of approval. I'll stand for any questions you may have. C/Damron: What was the issue with the Ada County Highway District (ACHD) easement? They just didn't want to break that up and put landscaping in there? Sam Weiger: Commissioner Damron, they are not allowed to insert any landscaping into that easement. They needed to alter the landscape plan to show that there was gravel going along the frontage, rather than sod. C/Gealy: The three-foot difference is between the sidewalk and the street, correct? Instead of a 10-foot landscape buffer between the street and the sidewalk, it will be a seven-foot buffer between the street and sidewalk and the ACHD easement is that correct? Sam Weiger: It is between the parking lot and the sidewalk. They are converting the landscaping to gravel to comply with the easement that ACHD is requiring. They'll still have a six-foot buffer between the parking lot and sidewalk. C/Young: To mitigate the entrance and the buffer, they're increasing landscaping along the frontage, is that correct? Sam Weiger: Chairman, they are adding plantings. C/Gealy: Will the sidewalk remain? Sam Weiger: Yes. Jeff Likes: Jeff Likes, 1119 East State Street, Eagle, ID. We're coming back in to modify the landscape plan. The reason that we're coming back is that our surveyor came back and said that with the ACHD easement, we lost ten feet of landscaping. We played with our site quite a bit to try to make it work with the setbacks, we're trying to keep the drive-thru lane where we don't have to be cumbersome with people walking in and out of the site. We're like to wrap the drive-thru around the site and out. We'd like to keep this pedestrian friendly. There's a brownish stretch on the back of the sidewalk to the parking, that's where the three feet is coming out. We have increased our landscaping to kind of help offset this and mitigate things. In the staff report, in section "F", it does talk about the sidewalk along the front. The sidewalk is existing, ACHD has already put that in. It also talks about the rear elevation, and we added the awnings. These might have been from the initial approval back in December. Those have been addressed and hopefully satisfied. I'll stand for any questions. C/Laraway: The section that you're losing is to the north of the sidewalk. You're not only going to have vehicle traffic, but also pedestrian traffic. There will be kids crossing. Is the driveway the only way for them to go in? Jeff Likes: We actually have added a sidewalk knowing that was going to come up to the west side of the landscape, which connects us to the public right-of-way that goes up and crosses over and connects to the patio. There is indoor seating and an outside patio in Snerk's as well. C/Young: I don't have an issue with the additional landscaping. C/Hennis: I think it's well thought out, the pedestrian access and drive-thru is good flow. C/Gealy: I agree.

Commissioner Hennis motions to approve Case No. 19-20-DR Modification with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 4-0.

3. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 4-0.

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



City of Kuna

Planning and Zoning Commission

Findings of Fact and Conclusions of Law

P.O. Box 13
 Kuna, ID 83634
 Phone: (208) 922-5274
 Fax: (208) 922-5989
 www.Kunacity.Id.gov

To: Planning and Zoning Commission
 (acting as Design Review Committee)

Case Numbers: 19-13-DR (Design Review)
 Shortline Park No. 2

Location: 689 East Access Street
 Kuna, ID 83634

Planner: Sam Weiger, Planner I

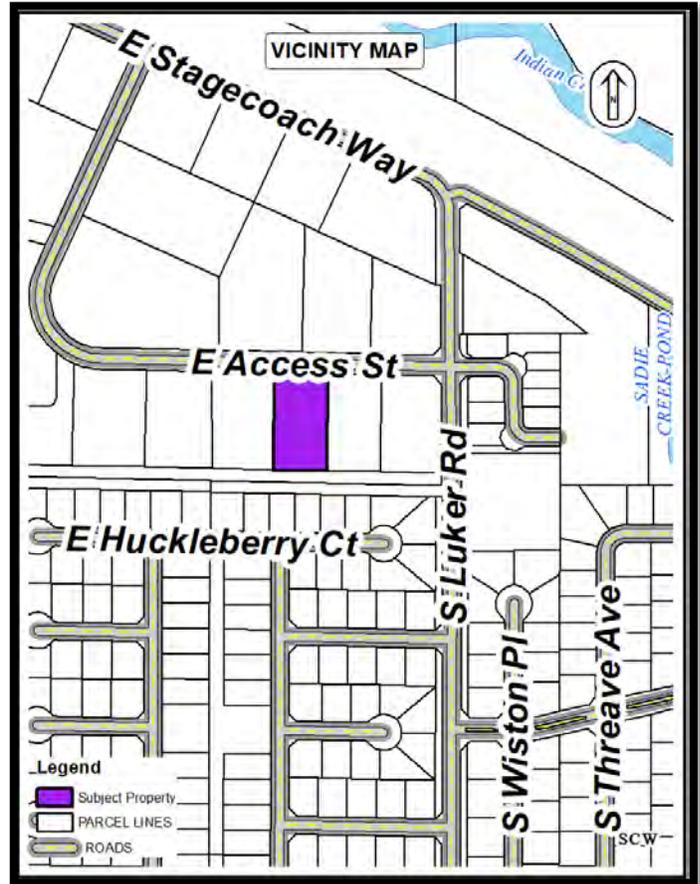
Meeting Date: July 1, 2019
Findings: July 9, 2019

Owners: Stellco, LLC
 2703 North Lake Harbor Lane
 Boise, ID 83703
 619.447.5866
bbrunye@hotmail.com

Applicant: Cleary Building Corporation
 326 East Franklin Road
 Meridian, ID 83642
 208.884.5700
ddaniel@clearybuilding.com

Table of Contents:

- A. Course Proceedings
- B. Applicant's Request
- C. General Project Facts
- D. Staff Analysis
- E. Applicable Standards
- F. Decision by the Commission



A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4 (Design Review), all new commercial buildings with landscaping, a parking lot and lighting are required to submit an application for review by the Planning and Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Completeness Letter May 13, 2019
- ii. Agency Notifications May 13, 2019
- iii. Agenda July 1, 2019

B. Applicant’s Request:

The applicant, Cleary Building Corporation, requests approval of a design review for a new 8,400 square-foot multi-tenant commercial building, including landscaping, lighting and a parking lot, within Shortline Park Subdivision No. 2, lot 9 block 2, at 689 East Access Street, Kuna, Idaho 83634.

C. General Projects Facts:

1. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Map identifies this project location as Light Industrial.

2. **Surrounding Land Uses:**

North	M-1	Light Industrial – Kuna City
South	M-1	Light Industrial – Kuna City
East	M-1	Light Industrial – Kuna City
West	M-1	Light Industrial – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- 0.91 (approximate) acres
- M-1 (Light Industrial)
- Parcel No. R7880440070

4. **Services:**

- Sanitary Sewer – City of Kuna
- Potable Water – City of Kuna
- Pressurized Irrigation – City of Kuna (KMIS)
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna City Police (Ada County Sheriff’s office)

5. **Existing Structures, Vegetation and Natural Features:**

The site consists of a bare dirt lot.

6. **Transportation / Connectivity:**

The applicant proposes two driveway accesses from East Access Street.

7. **Environmental Issues:**

The subject site lies within the designated Nitrate Priority Area (NPA). Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

D. Staff Analysis:

Comments from the City Engineer on Exhibit C3 indicate that he requires “the subsurface seepage bed design with supporting calculations before commencing construction.” Additionally, the applicant is subject to design review inspections and fees, for compliance verification of the building, parking lot and landscaping, prior to the Certificate of Occupancy being issued.

Staff welcomes a shared driveway with a neighboring parcel on one or both sides of the subject site.

The applicant has not proposed a sign, which will require a separate sign permit application. The sign(s) shall be submitted in conformance with KCC Title 5, Chapter 10.

With the recommended and required changes, staff has determined that the application generally complies with Title 5 and 6 of KCC; Idaho Code; the Kuna Architecture guidelines and the Kuna Comprehensive Plan; Staff forwards a recommendation of approval for Case No. 19-13-DR to the Planning and Zoning Commission, subject to the recommended conditions of approval.

E. Applicable Standards:

1. Kuna City Code, Title 5
2. Kuna City Code, Title 6
3. City of Kuna Comprehensive Plan
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

F. Decision and Order by the Planning and Zoning Commission:

Based on the facts outlined in staff's report, the case file and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby approves Case No. 19-13-DR, a design review request to construct a new 8,400 square-foot multi-tenant commercial building, including landscaping, lighting and a parking lot, with the following conditions of approval:

- ***The applicant shall submit any revisions to the landscape plan to the City and work with staff to make sure the reduced landscaping complies with Kuna City Code.***
1. The applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
 2. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. The following site improvements are prohibited prior to approval of these agencies and/or the issuance of a building permit:
 - a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the civil plan, including the subsurface seepage bed design, with supporting calculations, from the Kuna City Engineer.
 - b. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - c. The KMIS Irrigation District shall approve any modifications to the existing irrigation system when available.
 - d. Approval from Ada County Highway District and Impact Fees, if any shall be paid prior to building permit approval.
 3. All street lighting within and for the site shall establish dark skies practices.
 4. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with a license agreement from the public and/or private entities owning the property.
 5. Any future signage will require a separate sign permit application. The sign(s) shall be submitted in conformance with KCC Title 5, Chapter 10.
 6. The proposed driveway and concrete aprons shall be installed according to the City, ITD and ACHD's access management standards to comply with Kuna City Code Title 6, Chapter 4, Improvement Standards.
 7. The developer/owner/applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the design review process.
 8. Developer/owner/applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
 9. Developer/owner/applicant shall comply with all local, state and federal laws.



City of Kuna
Kuna Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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Based upon the record contained in Case Nos. 19-13-DR including the Comprehensive Plan, Kuna City Code, and Staff's Report, including the exhibits, Kuna Planning and Zoning Commission hereby approves Case No. 19-13-DR, a request from Cleary Building Corporation to construct a new 8,400 square-foot multi-tenant commercial building, with landscaping, lighting and a parking lot, within Shortline Park Subdivision No. 2, lot 2 block 9.

If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.

1. Based on the evidence contained in Case No. 19-13-DR, this proposal does generally comply with the City Code.

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, objectives and considerations listed in Kuna City Code Title 5 and 6.*

2. Based on the evidence contained in Case No. 19-13-DR, this proposal does comply with the Comprehensive Plan Map.

Staff Finding: *The proposed zoning district is M-1 (Light Industrial). The Comp Plan Map designates this property as Light Industrial.*

3. The proposed project does generally conform to the design review requirements for light industrial districts.

Staff Finding: *The proposed structure is completely enclosed. Additionally, all proposed lighting is LED and complies with KCC 6-4-2-T as outlined in Kuna City Code Title 5, Chapter 4, Design Review Overlay District.*

4. The proposed project does provide appropriate, safe vehicle parking and safe access.

Staff Finding: *Per the submitted site plan, there are a total of 21 proposed parking spaces with two proposed ADA accessible spaces. All spaces are nine feet in width and twenty-three feet in depth. Additionally, the proposed driveway access is 22 feet wide. The parking spaces and driveway access comply with KCC 5-9-3.*

5. The proposed project does generally conform to the Kuna Architecture guidelines.

Staff Finding: *Per the submitted elevations, the maximum building height is approximately 24 feet. Per the submitted site plan, each unit features a gable porch entry. Additionally, the applicant indicated in Exhibit D6 that all metal siding will be anodized.*

6. The site landscaping does minimize the impact on adjacent properties through the use of screening.

Staff Finding: *Per the submitted landscape plan, the applicant proposes a 20-foot buffer between the building development and public right-of-way. The number of trees and shrubs within the buffer exceeds KCC requirements.*

Lee Young, Chairman
Planning and Zoning Commission

ATTEST:

Sam Weiger, Planner I
Kuna Planning and Zoning Department

DATED: This 9th day of July, 2019.



City of Kuna

Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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To: Planning and Zoning Commission
(acting as Design Review Committee)

Case Numbers: 19-20-DR Modification
(Design Review);
**Snerk's Drive-Thru and Retail
Building**

Location: 450 East Deer Flat Road

Planner: Sam Weiger, Planner I

Meeting Date: July 1, 2019

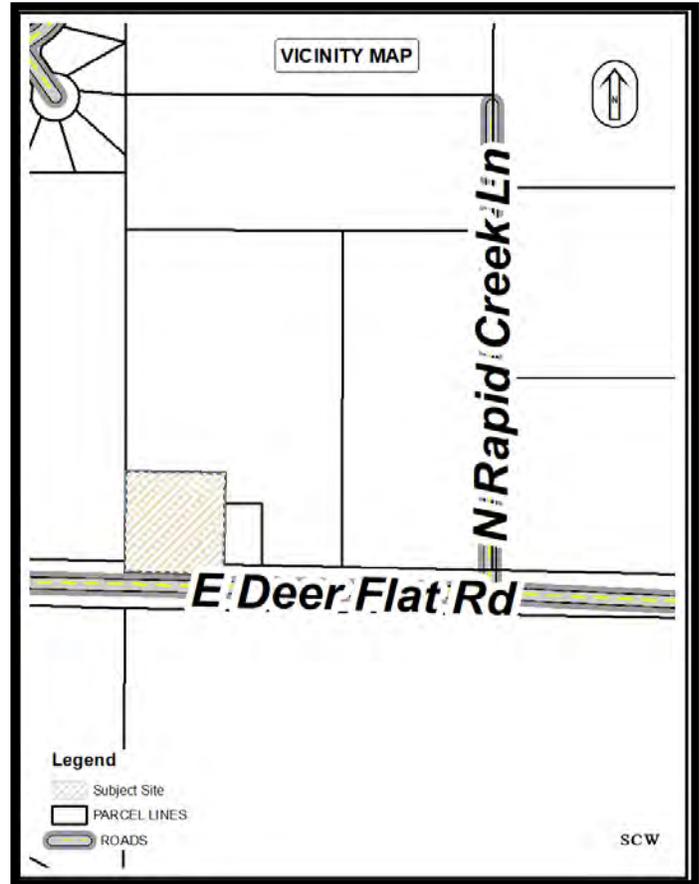
Findings: **July 9, 2019**

Owners of Record: **Cory Tanner**
2619 West Lake Hazel
Meridian, ID 83642

Applicant/Engineer: **Jeff Likes**
1119 East State #120
Eagle, ID 83709
208.514.2713
jeff@alcarchitecture.com

Table of Contents:

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A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review) and Title 5, Chapter 10 (Signs) Section 4-G-10; all new commercial buildings, landscaping, and parking lots are required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Agency Notifications November 5, 2018
- ii. Completeness Letter June 19, 2019
- iii. Agenda July 1, 2019

B. Applicant’s Request:

ALC Architecture seeks Design Review modification approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 650 square-foot drive-thru soda shop and a new 6,100 square-foot retail building, accompanying landscaping, lighting and a parking lot. The site is located at 450 East Deer Flat Road, Kuna, Idaho 83634.

C. General Project Facts:

1. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Map identifies this project location as Commercial.

2. **Surrounding Land Uses:**

North	R-2	Low Density Residential – Kuna City
South	P	Public – Kuna City
East	R-2	Low Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- 1.02 (approximate) acres
- C-1 (Neighborhood Commercial)
- Parcel No. S1313347025

4. **Services:**

- Sanitary Sewer – City of Kuna
- Potable Water – City of Kuna
- Pressurized Irrigation – City of Kuna (KMIS)
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna City Police (Ada County Sheriff’s office)
- Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:**

The property consists of a bare dirt lot and vegetation associated with a residential lot.

6. **Transportation / Connectivity:**

The applicant proposes one driveway access from East Deer Flat Road.

7. **Environmental Issues:**

The subject site lies within the designated Nitrate Priority Area (NPA). Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

D. Staff Analysis:

Staff included the conditions of approval from the Planning and Zoning Commission’s motion on December 11, 2018 in Section “F” of this report. Following the initial approval of *Snerk’s* (18-38-DR) on December 11, 2018, ALC Architecture requested to modify the landscape plan. The modified landscape plan features a six-foot landscape buffer in lieu of a 10-foot landscape buffer along the subject property frontage.

The applicant stated the following in Exhibit A2, the alternative method of compliance: “Due to the ACHD easement of 25 feet and then the Kuna City landscape buffer of ten feet, this greatly reduces the size of the lot and our ability to construct a safe and sound development on the parcel.” Because the additional ACHD easement is a unique site condition, the applicant’s request for alternative method of compliance complies with KCC 5-17-19.

In addition to the alternative method of compliance, the applicant proposes to shift the retail building closer to the rear of the property. The applicant explained that the purpose of the building shift is to keep the cars in the drive-thru lane within the subject property and off the public right-of-way.

With the recommended and required changes, staff has determined that the application modification complies with Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; Staff forwards a recommendation of approval for Case No. 19-20-DR to the Planning and Zoning Commission, subject to the recommended conditions of approval listed in Section "F" of this report.

E. Applicable Standards:

1. Kuna City Code, Title 5
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

F. Decision by the Planning and Zoning Commission:

Based on the facts outlined in staff's report, the case file and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby approves Case No. 19-20-DR Modification, a Design Review request by ALC Architecture to construct a new drive-thru soda shop and a retail building, accompanying landscaping and a parking lot with the following conditions of approval:

1. The applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
2. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. The following site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
 - a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the civil plan from the Kuna City Engineer.
 - b. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - c. The KMIS Irrigation District shall approve any modifications to the existing irrigation system.
 - d. Approval from ACHD / Impact Fees, if any shall be paid prior to building permit approval.
3. All signage for the site shall comply with current Kuna City Code, go through the Design Review process, and *obtain a sign permit prior to construction.*
4. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public and/or private entities owning the property.
5. The applicant shall submit an Idaho PE design to the City Engineer for the seepage beds. The seepage beds shall comply with ACHD standards even if remaining private.
6. This development is subject to building and landscaping design review inspections prior to receiving a Certificate of Occupancy. Inspection fees shall be paid prior to requesting staff inspection.
7. The applicant shall install one street light per the City's recommendation at an equal distance between the existing two.
8. The applicant shall work with the City to arrive at an appropriate fencing material on the two sides.
9. If verified by ACHD that the work along the applicant's frontage happens in 2019, the borrow pit can remain gravel.
10. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.
11. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
12. Applicant shall comply with all local, state and federal laws.



City of Kuna
Kuna Planning and Zoning Commission
Findings of Fact and Conclusions of Law

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.kunacity.id.gov

Based upon the record contained in Case Nos. 19-20-DR including the Comprehensive Plan, Kuna City Code, and Staff's Report, including the exhibits, Kuna Planning and Zoning Commission hereby approves Case No. 19-20-DR, a request from ALC Architecture for a new 650 square-foot drive-thru soda shop and a new 6,100 square-foot retail building, accompanying landscaping, lighting and a parking lot.

If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.

1. Based on the evidence contained in Case No. 19-20-DR, this modification does generally comply with the City Code.

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, objectives and considerations listed in Kuna City Code Title 5.*

2. The modification does generally conform to the design review requirements for commercial districts.

Staff Finding: *The modification does not make any changes to the building design, elevations, materials, or lighting. The previously approved application complied with Kuna City Code Title 5, Chapter 4, Design Review Overlay District.*

3. The modification does provide appropriate, safe vehicle parking and safe access.

Staff Finding: *Per the revised site plan, the applicant proposes 37 standard parking spaces and two ADA accessible spaces, which exceeds Kuna City Code requirements. The revised plan extends the drive-thru lane in an effort to provide safe access.*

4. The modification's site landscaping does minimize the impact on adjacent properties through the use of screening.

Staff Finding: *Per the revised landscape plan, both side boundaries and the rear boundary feature a 10-foot landscape buffer, and the front boundary features a 6-foot landscape buffer. The alternative method of compliance allows the applicant to install a 6-foot landscape buffer along the property frontage.*

DATED this 9th day of July, 2019.

Lee Young, Chairman
Planning and Zoning Commission

ATTEST:

Sam Weiger, Planner I
Kuna Planning and Zoning Department



City of Kuna

Planning and Zoning Commission

Staff Report

P.O. Box 13
 Phone: (208) 922-5274
 Fax: (208) 922-5989
www.Kunacity.id.gov

To: Planning and Zoning Commission

Case Numbers: 19-07-SN (Sign);
 19-17-DR (Design Review) -
**Pi STEM Academy
 Monument Sign**

Site Location: 2275 W. Hubbard Rd.
 Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Meeting Date: July 1, 2019
Tabled To: **July 9, 2019**

Applicant: **PISTEM Academy**
Teresa Fleming
 2273 W. Hubbard Rd.
 Kuna, Idaho 83634
 208.576.4811
Tfleming@pistem.org

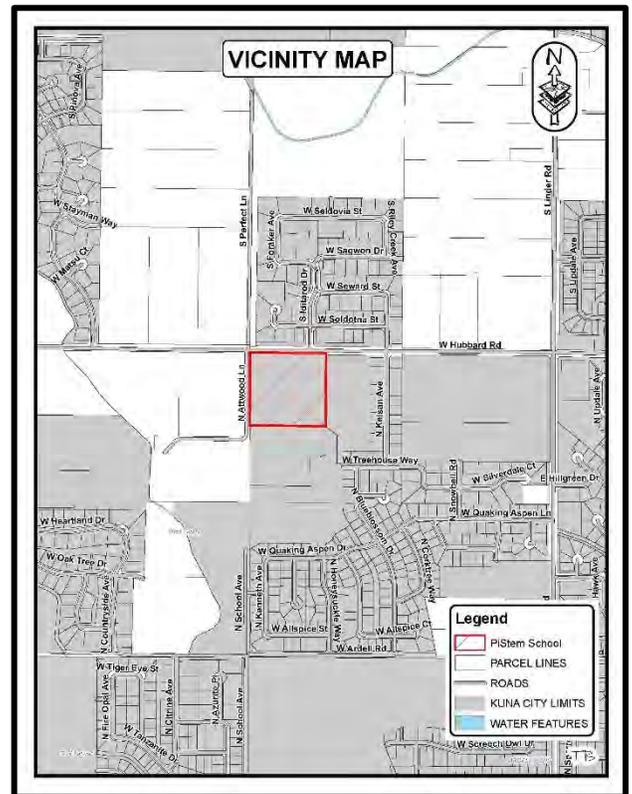


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| A. Process and Noticing | E. General Project Facts |
| B. Applicants Request | F. Staff Analysis |
| C. Site History | G. Applicable Standards |
| D. Aerial Map | H. Proposed Decision by the Commission |

A. Process and Noticing:

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

B. Applicant’s Request:

The PiSTEM Academy, request sign and design review approval for an approximately 18 square foot, double-sided monument sign. The subject site is located 2275 W. Hubbard Road, Kuna, ID 83634 (APN# S1314120891).

C. Site History:

This parcel is currently zoned R-6 within Kuna City Limits. The Pi STEM academy was originally approved for design review by the Planning and Zoning Commission on June 12, 2018. At the time of the original approval, and the Modification in 2019 a monument sign was not included in the application.

D. Aerial Map:



E. General Projects Facts:

1. Surrounding Land Uses:

North	R-5	Medium Density Residential (MDR) – Kuna City
South	R-4	Medium Density Residential (MDR) – Kuna City
East	R-4	Medium Density Residential (MDR) – Kuna City
West	RR	Rural Residential – Ada County

2. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size	Current Zone:	Parcel Number
Pi STEM Academy	9.62 acres	R-6 (Med. Den. Resid.)	S1314120891

3. Existing Structures, Vegetation and Natural Features:

There are currently three (3) modular buildings used for school purposes on approximately five acres of the 9.63 acre site, with vegetation on the remaining site that is typical for an Agriculture field.

4. Environmental Issues:

Apart from being in the nitrate priority area, staff is not aware of any environmental issues, health or safety conflicts at this time. This site’s topography is generally flat.

F. Staff Analysis:

The applicant is proposing to construct a new onsite freestanding monument sign for the Pi STEM Academy, located at 2275 W. Hubbard Road. The monument sign stands approximately four (4) ft high and eight (8) ft across at its widest point. The sign area is approximately 18 square feet of just sign area. The applicant has proposed the sign to be built approximately 10 ft from the rights-of-way.

Staff has determined the design review application complies with Kuna City Code, Title 5; Staff recommends if the proposed project is approved, the applicant be subject to the conditions of approval listed in section “H” of this report and any additional conditions requested by the Planning and Zoning Commission.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Commission's Order of Decision:

Note: This motion is for the approval, conditional approval or denial of the design review application. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of this request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves/conditionally approves/denies** Case No's 19-17-DR (Design Review) and 19-07-SN (Sign), a request from Teresa Fleming, on behalf of the PiSTEM Academy, for design review approval for a low profile monument sign, subject to the following conditions:

1. All signage on site shall comply with KCC 5-10.
2. All electrical components of sign shall be permitted with the City of Kuna. All work shall be inspected by Kuna City inspectors.
3. Applicant shall obtain and pay fees for a building permit for the footings, foundations, electrical and/or other items determined by the building official. All work shall be inspected by Kuna City inspectors.
4. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of approval by the Design Review Committee/Planning and Zoning Commission, or seek an amendment through the Design Review process.
5. Applicant must ensure that sign is no closer than 10' to Rights-of-Way
6. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
7. Applicant shall comply with all local, state and federal laws.



City of Kuna
Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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Based upon the record contained in Case No's 19-17-DR & 19-07-SN including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby approves the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-17-DR & 19-07-SN, a design review request from Teresa Fleming with Pi STEM Academy for a 4-ft high low profile monument sign.

1. Based on the evidence contained in Case No's 19-17-DR & 19-07-SN, this proposal **does/does not** generally comply with the City Code.

Finding: *The applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in Kuna City Code Title 5.*

2. The contents of the proposed design Review application *does* contain all of the necessary requirements as listed in Kuna City Code 5-4-9: - Design Review Application Required.

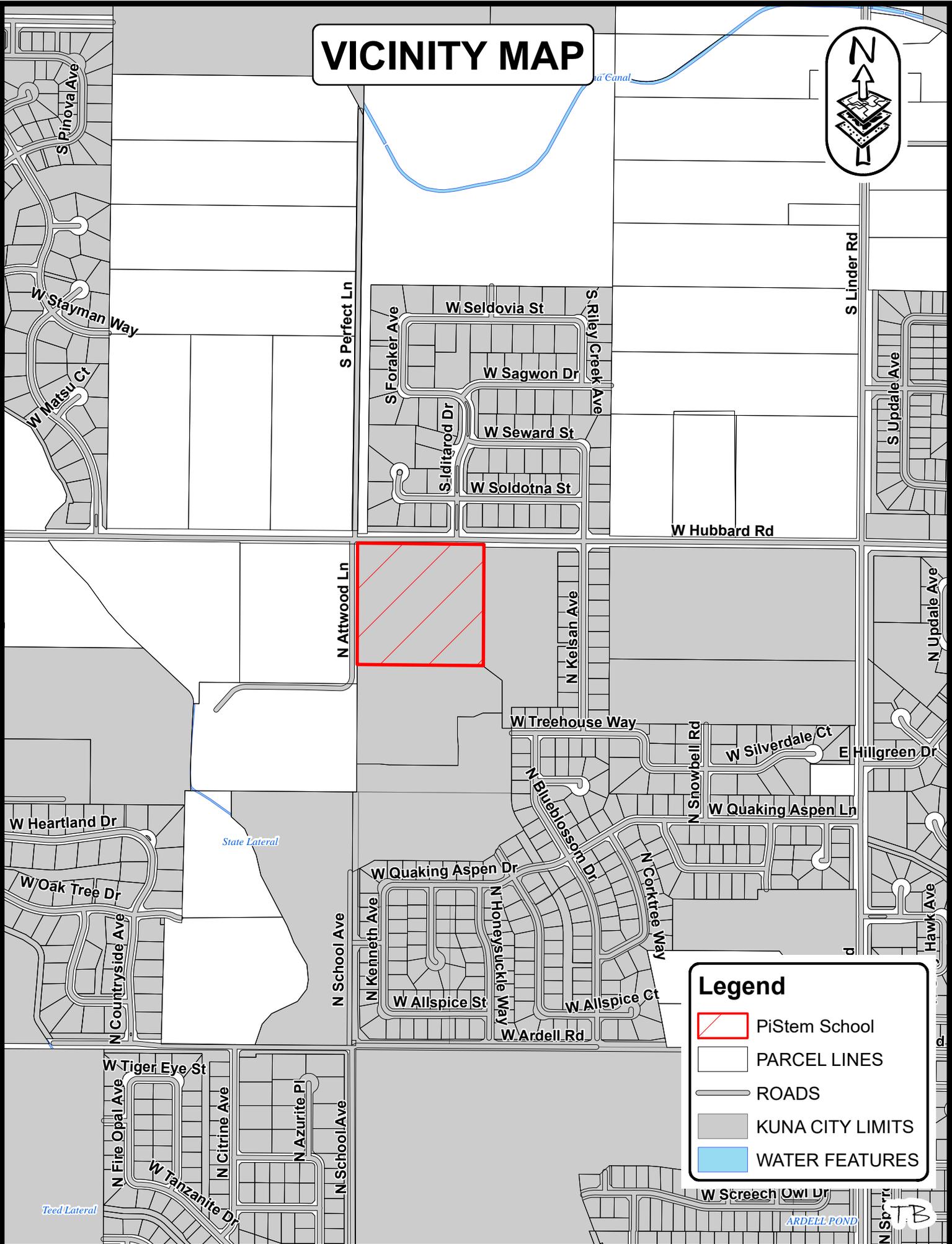
Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The proposed project does generally conform to the Kuna Architecture Guidelines.

Finding: *The applicant proposes to construct a monument sign that stands approximately four (4) ft high and eight (8) ft across at its widest point. The sign area is approximately 18 square feet. The applicant has proposed to construct the sign out of materials and colors that are consistent with the existing building.*

DATED this 9th day of July, 2019.

VICINITY MAP



Legend

-  PiStem School
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES



PiStem
Academy



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.cityofkuna.com

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	19-17-DR: 19-07 SN
Project name	PiSTEM Academy Monument Sign
Date Received	6.12.19
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

Contact/Applicant Information

Owners of Record: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Applicant (Developer): <u>PI STEM</u>	Phone Number: _____
Address: <u>2275 W. Hubbard Rd.</u>	E-Mail: _____
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>2275 W. Hubbard Rd.</u>	
Site Location (Cross Streets): <u>Linder / Hubbard</u>	
Parcel Number (s): <u>S1314120890</u>	
Section, Township, Range: _____	
Property size: <u>9.62</u>	
Current land use: <u>School</u>	Proposed land use: <u>no change</u>
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>no change</u>



Project Description

Impact

Project / subdivision name: Project STEM Academy

General description of proposed project / request: to add roadside sign

Type of use proposed (check all that apply):

Residential

Commercial

Office

Industrial

Other

Amenities provided with this development (if applicable): request adding roadside sign

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family

Townhouses

Duplexes

Multi-Family

Other

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____

Percentage of open space provided: _____ Acreage of open space: _____

Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Hours of operation (days & hours): _____ Building height: _____

Total number of employees: _____ Max. number of employees at one time: _____

Number and ages of students/children: _____ Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: [Signature]

Date: 6/12/19



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: 19-07-SN + 19-17-DR

CROSS REF.: _____

FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
<input type="checkbox"/>	Date of pre- application meeting : _____ <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

received

6-12-19

Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*
One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

- (2) 24" x 36" LARGE FORMAT PLANS*
- (1) 11" X 17" PLAN REDUCTIONS*
- (1) 8 1/2" x 11" PLAN REDUCTIONS*

Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.
Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
<input type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Property lines	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	Existing structures, identify those which are to be relocated or removed	<input type="checkbox"/>
<input type="checkbox"/>	On-site and adjoining streets, alleys, private drives and rights-of-way	<input type="checkbox"/>
<input type="checkbox"/>	Drainage location and method of on-site retention / detention	<input type="checkbox"/>
<input type="checkbox"/>	Location of public restrooms	<input type="checkbox"/>
<input type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location	<input type="checkbox"/>
<input type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input type="checkbox"/>
<input type="checkbox"/>	Location and dimension of off-street parking	<input type="checkbox"/>
<input type="checkbox"/>	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	<input type="checkbox"/>
<input type="checkbox"/>	Trash storage areas and exterior mechanical equipment, with proposed method of screening	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>(a separate sign application must be submitted with this application)</i>	<input type="checkbox"/>
<input type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses of ALL open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i>	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Locations of subdivision lines <i>(if applicable)</i>	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location of walls and fences and indication of their height and material of construction	<input type="checkbox"/>
<input type="checkbox"/>	Roofline and foundation plan of building, location on the site	<input type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input type="checkbox"/>	Location and designation of all rights-of-way and property lines	<input type="checkbox"/>

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
<input type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	<input type="checkbox"/>
<input type="checkbox"/>	Method of irrigation <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input type="checkbox"/>	Clearly identify pressurized irrigation lines and underground water storage	<input type="checkbox"/>
<input type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input type="checkbox"/>

Building Elevations

Applicant
Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)
Note: Four (4) elevations to include all sides of development and must be in color

Staff
Use

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located

Note: Submit as 11"x17" reductions

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Lighting Plan

Applicant
Use

Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Staff
Use

Types and wattage of all light fixtures

Note: The City encourages use of "dark sky" lighting fixtures

Placement of all light fixtures shown on elevations and landscaping plans

Roof Plans

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

Design Review Application

(P.I.STEM)

Applicant: Teresa Fleming Phone: 208-570-8660
 Owner Representative Fax/Email: tfleming@pistem.org

Applicant's Address: _____

Owner: Project Impact STEM Academy Zip: _____
Phone: 208-576-4811

Owner's Address: 1577 N. Linder Rd. Email: _____
MB162 Kuna, ID Zip: 83634

Represented By: *(if different from above)* _____ Phone: _____
Address: _____ Email: _____
Zip: _____

Address of Property: 2275 W. Hubbard Rd. Zip: 83634
Kuna

Distance from Major Cross Street: ~ 1/2 mile Street Name(s): Linder/Hubbard

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW
- DESIGN REVIEW MODIFICATION
- SUBDIVISION / COMMON AREA LANDSCAPE
- STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

Add road side sign. Currently acquiring bids for installation.

1. Dimension of Property: 9.62 acre

2. Current Land Use(s): School

3. What are the land uses of the adjoining properties?

North: sub

South: sub

East: park

West: private

4. Is the project intended to be phased, if so what is the phasing time period? n/a

Please explain: just adding school sign

5. The number and use(s) of all structures: 3 current portable buildings
Adding 2 smaller rentals - no other structures

6. Building heights: ~20' Number of stories: 1

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? no change

8. Exterior building materials & colors: (Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com) under the City Code.

MATERIAL **COLOR**

Roof: _____ / _____

Walls: (State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

% of Wood application: _____ / _____

% EIFS: _____ / _____
(Exterior Insulation Finish System)

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: _____ / _____
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: _____ / _____

Trim, etc.: _____ / _____

Other: _____ / _____

9. Please identify Mechanical Units: _____

Type/Height: _____

Proposed Screening Method: _____

10. Please identify trash enclosure: (size, location, screening & construction materials) _____

11. Are there any irrigation ditches/canals on or adjacent to the property? _____

If yes, what is the name of the irrigation or drainage provider? _____

12. Fencing: (Please provide information about new fencing material as well as any existing fencing material)

Type: _____

Size: _____
Location: _____

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: _____ Square Footage: _____
(Including landscaped rights-of-way)

% of Site that is Hard Surface: _____ Square Footage: _____
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): _____

15. For details, please provide dimensions of landscaped areas within public rights-of-way:

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):*

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* _____

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements:

Total Number of Parking Spaces: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17': _____

21. Is any portion of the property subject to flooding conditions? Yes _____ No _____

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

standard 5" x 5" x 8' Vinyl Fence materials

2-sided, sealed MDO

2275

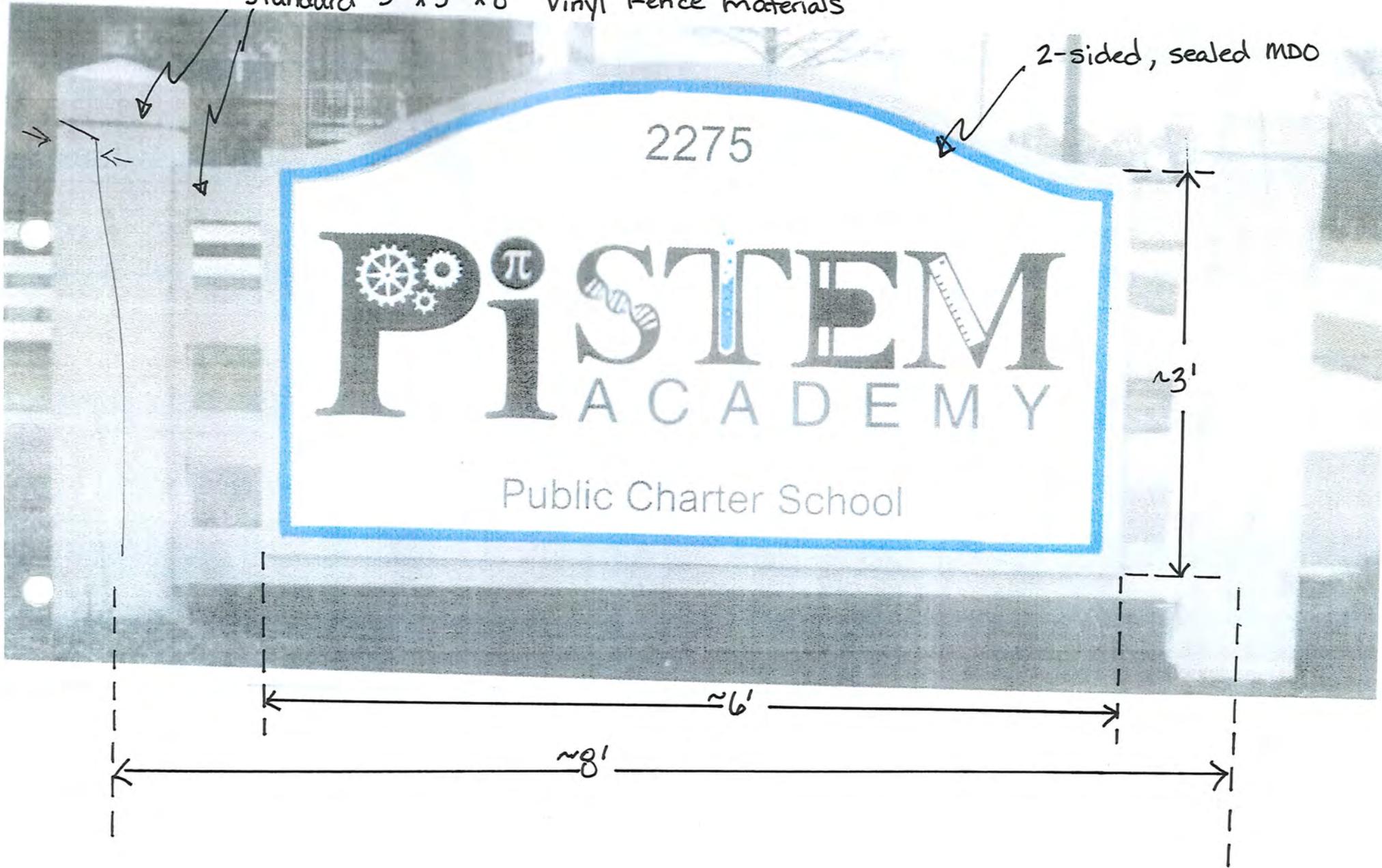
PiSTEM
ACADEMY

Public Charter School

~3'

~6'

~8'

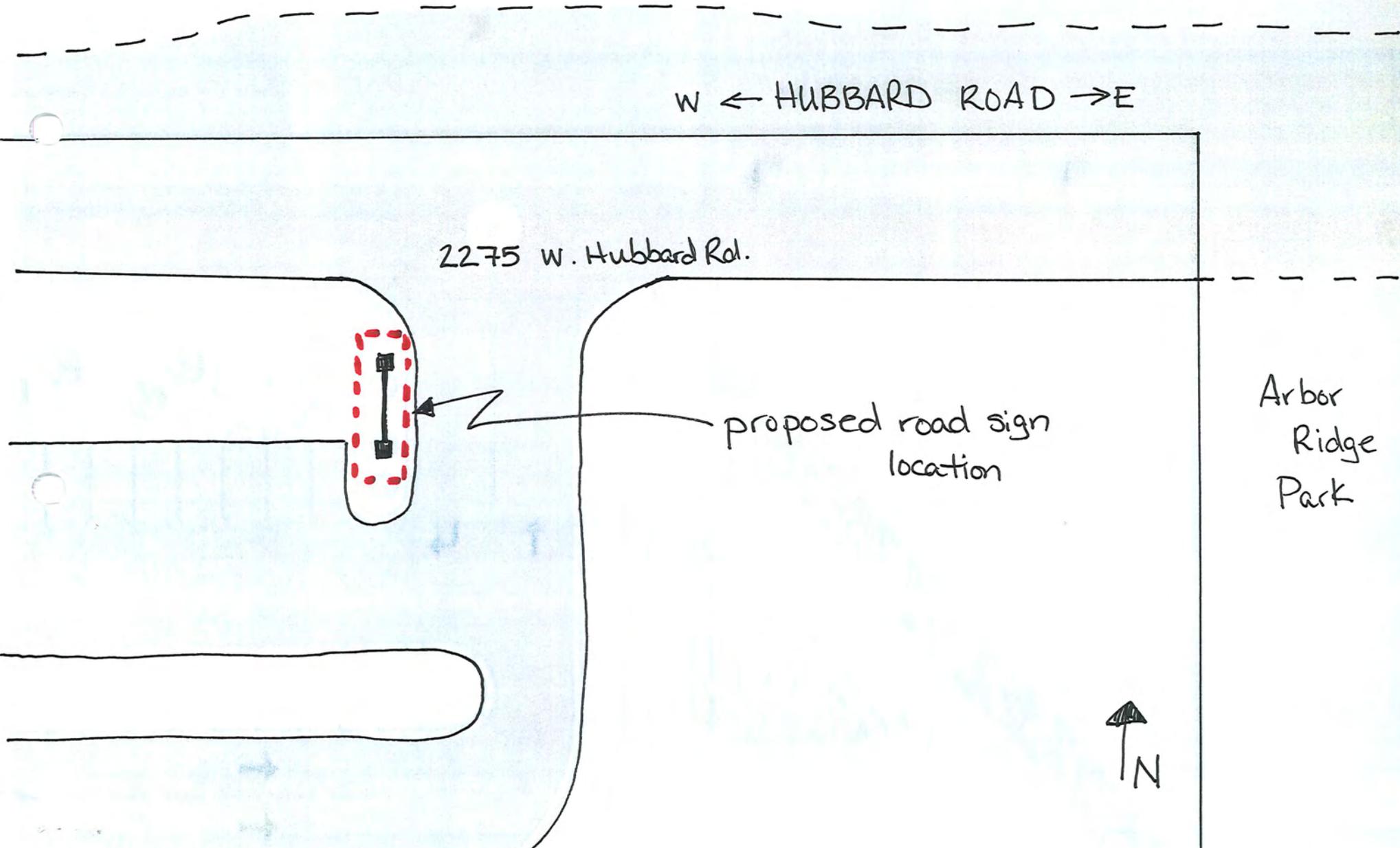


W ← HUBBARD ROAD → E

2275 W. Hubbard Rd.

proposed road sign location

Arbor Ridge Park





City of Kuna SIGN PERMIT APPLICATION

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

SUBMITTAL FEE: \$30

SUBMIT

- ✓ Completed & signed Sign Permit application.
- ✓ Detailed letter by applicant describing the request/project
- ✓ Copy of the dimension and location of existing sign (s). Include picture of both wall signs and free standing signs.
- ✓ Copy of the dimension and location of proposed signs including:
- ✓ Complete text to appear on sign (business name, log, sub-titles, etc) including size & lettering style
- ✓ Overall sign dimensions (including base, wall area, background area
- ✓ Construction materials
- ✓ Sign and lettering color (s) – include color samples or paint chips
- ✓ Copy of building elevations, including wall dimensions & exact, scaled location of sign on building (for wall signs)
- ✓ Copy of site plan showing property lines & any adjacent sidewalks, rights of way from center of streets, landscaping, screening and exact, scaled location of sign on property. (for free standing sign)

Parcel #: S1314120890 Zone R-6

Site Address: 2275 W. Hubbard Rd. Kuna 83634

Applicant's Name: Project Impact STEM Academy Phone: 208-576-4811

Applicant's Address: 1577 N. Linder Rd. MB 162 City: Kuna Zip: 83634

Contact's Email: tfleming@piSTEM.org RCE# _____

Note: The following information must be completed in entirety. For additional signs, please attach information to application

SIGN #1	PROPOSED <u>X</u>	EXISTING _____	OFF PREMISES _____	ON PREMISE <u>X</u>
Type of Sign:	Freestanding <u>X</u>	Wall _____	Ground Monument _____	
Sign Dimensions:	Length <u>~8'</u>	Width <u>~6"</u>	Square Feet _____	
Building Lineal Foot (space of which is occupied by enterprise)	_____			

SIGN #2	PROPOSED _____	EXISTING _____	OFF PREMISES _____	ON PREMISE _____
Type of Sign:	Freestanding _____	Wall _____	Ground Monument _____	
Sign Dimensions:	Length _____	Width _____	Square Feet _____	
Building Lineal Foot (space of which is occupied by enterprise)	_____			

Note: Once plans have been checked and approved for issuance the applicant **MUST** pick up the building permit within **30 days** or the plans will be destroyed. Per IBC 2015/IRC 2012 regulations, work must commence or resume within 180 days or permit is invalid. Building Official may grant time extensions prior to expiration.

Applicant's Signature: Leresa Fleming Date: 6/11/19

*****OFFICE USE ONLY*****

BP #	SITE ADDRESS	Planning & Zoning Approval and Date
FILE #		/

received
6-12-19



City of Kuna

Planning and Zoning Commission

Staff Report

P.O. Box 13
 Phone: (208) 922-5274
 Fax: (208) 922-5989
www.Kunacity.id.gov

To: Planning and Zoning Commission

Case Numbers: 19-06-SN (Sign);
 19-16-DR (Design Review) -
**Anchor Baptist Church
 Monument Sign**

Site Location: 7910 S. Meridian Road, Meridian, ID 83642

Planner: Sam Weiger, Planner I

Meeting Date: July 9, 2019

Owner/Applicant: Anchor Baptist Church
 7910 South Meridian Road
 Meridian, ID 83642
 208-794-2806
pastorgraves@anchorbaptistchurchkuna.org

Representative: Superior Signs; Dana Vance
 120 N. 21st Ave.
 Caldwell, ID 83605
 208-454-0860
dana@superiorsignsidaho.com



Table of Contents:

- | | |
|--------------------------|--|
| A. Process and Noticing | D. Staff Analysis |
| B. Applicant’s Request | E. Applicable Standards |
| C. General Project Facts | F. Proposed Decision by the Commission |

A. Process and Noticing:

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

B. Applicant’s Request:

On behalf of Anchor Baptist Church, Superior Signs requests design review approval for an 11-ft (approximate) multi-tenant commercial monument sign. The subject site is located 7910 S. Meridian Road, Meridian, ID 83642. (APN# 1406336171).

C. General Projects Facts:

1. **Surrounding Land Uses:**

North	RR	Rural Residential – Ada County
South	RR R-1	Rural Residential – Ada County Estate Residential – Ada County
East	RR	Rural Residential – Ada County
West	A	Agricultural – Kuna City

2. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone:	Parcel Number
Anchor Baptist Church	16.44 acres	C-1 – Kuna City	S1406336171

3. **Existing Structures, Vegetation and Natural Features:**

The subject site includes a monument sign for Idaho Baptist College with landscaping, the Anchor Academy Daycare building (approved by Special Use Permit in April 2019), a garage and a shop.

4. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

D. Staff Analysis:

The applicant is proposing to construct a new onsite monument sign for Anchor Baptist Church, located at 7910 S. Meridian Road. The proposed monument sign will replace the existing freestanding sign adjacent to Meridian Road. The monument sign stands approximately 11 feet high and nine feet across at its widest point. The sign area is approximately 100 square feet, which includes an approximately 32 square foot reader board and a 30 square foot sign copy. The applicant has proposed the sign to be built approximately 32 ft from the right-of-way and approximately 40 feet from the roadway.

Staff has determined the design review application complies with Kuna City Code, Title 5; Staff recommends if the proposed project is approved, the applicant be subject to the conditions of approval listed in section “F” of this report and any additional conditions requested by the Planning and Zoning Commission.

E. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

F. Commission’s Order of Decision:

Note: This motion is for the approval, conditional approval or denial of the design review application. However, if the Planning and Zoning Commission wishes to change specific parts of this request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff’s report as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves/conditionally approves/denies) Case Nos. 19-06-SN (Sign) & 19-16-DR (Design Review), a request from Superior Signs for design review approval for a monument sign, subject to the following conditions:

1. All signage on site shall comply with KCC 5-10.
2. All electrical components of sign shall obtain a building permit with the City of Kuna. All work shall be inspected by Kuna City inspectors.
3. Any footings and foundations shall obtain a building permit with the City of Kuna. All work shall be inspected by Kuna City inspectors.
4. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of approval by the Design Review Committee/Planning and Zoning Commission, or seek an amendment through the Design Review process.
5. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
6. Applicant shall comply with all local, state and federal laws.

DATED this 9th day of July, 2019.



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	19-06-SN ? 19-10-DR
Project name	Anchor Baptist Church Monument Sign
Date Received	06.25.2019
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: ANCHOR BAPTIST CHURCH	Phone Number: 208-789-8913
Address: 7910 S. MERIDIAN RD	E-Mail: pastorgraves@anchorbaptistchurchkuna.org
City, State, Zip: MERIDIAN, ID 83642	Fax #: _____
Applicant (Developer): Aaron Vance	Phone Number: 208-454-0860
Address: 120 N. 21st Ave. DBA Superior Signs	E-Mail: aaron@superiorsignsidaho.com
City, State, Zip: Caldwell, Id 83605	Fax #: 208-459-4381
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: 7910 Meridian Road & 7870 S. Meridian Road
Site Location (Cross Streets): Meridian Road & Meridian Road
Parcel Number (s): S1406336171 & S1406336451 (7910) + S1406336402 (7870)
Section, Township, Range: 2N 1E 06
Property size : 7910 = 16.38 ACRES PLUS .387 ACRES 7870 = .387 ACRES
Current land use: Church, College, Academy, Daycare Proposed land use: Same
Current zoning district: C-1 Proposed zoning district: C-1



Project Description

Project / subdivision name: Anchor Baptist Church & Affiliates Multi Tenant Sign

General description of proposed project / request: Manufacture & Install a Multi Tenant Sign to represent the 3 affiliated organizations that are housed on the property - The sign will have a message center and design will use elements similar to other design elements of the buildings on the property

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other Church, College, School & Assembly

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____

Percentage of open space provided: _____ Acreage of open space: _____

Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 3 Other lots: _____

Gross floor area square footage: n/a Existing (if applicable): _____

Hours of operation (days & hours): Mon-Fri Daycare 6am - 6pm Building height: _____
9:45 to 12 noon Sunday
Church Wednesday Eve
tbd

Total number of employees: _____ Max. number of employees at one time: _____

Number and ages of students/children: n/a Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: [Signature] Date: 6-22-2019



City of Kuna Design Review Application

received
5.29.19

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: 19-16-DR ; 19-06-SN
CROSS REF.: _____
FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>4/05/19 - SEE EMAIL DATED 4/05</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

EMAIL TO FOLLOW W/ AFFIDAVIT

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
<input type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	<input type="checkbox"/>
<input type="checkbox"/>	Method of irrigation <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input type="checkbox"/>	Clearly identify pressurized irrigation lines and underground water storage	<input type="checkbox"/>
<input type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input type="checkbox"/>

N/A

Building Elevations

- Applicant Use **N/A** Staff Use
- Detailed elevation plans of each side of any proposed building(s) or additions(s)
Note: Four (4) elevations to include all sides of development and must be in color
 - Identify the elevations as to north, south, east, and west orientation
 - Colored copies of all proposed building materials and indication where each material and color application is to be located
Note: Submit as 11"x17" reductions
 - Screening/treatment of mechanical equipment
 - Provide a cross-section of the building showing any roof top mechanical units and their roof placement
 - Detailed elevation plans showing the materials to be used in construction of trash enclosures

Lighting Plan

- Applicant Use **N/A** Staff Use
- Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)
 - Types and wattage of all light fixtures
Note: The City encourages use of "dark sky" lighting fixtures
 - Placement of all light fixtures shown on elevations and landscaping plans

Roof Plans

- Applicant Use **N/A** Staff Use
- Size and location of all roof top mechanical units

N/A

Detailed site, landscape, drainage plan, elevation and to scale. (No smaller than 1"=30', unless otherwise approved.)

One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(2) 24" x 36" LARGE FORMAT PLANS

(1) 11" X 17" PLAN REDUCTIONS

(1) 8 1/2" x 11" PLAN REDUCTIONS

Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.

Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

SEE RENDERING

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use

Staff Use

- North Arrow
- To scale drawings
- Property lines
- Name of "Plan Preparer" with contact information
- Name of project and date
- Existing structures, identify those which are to be relocated or removed
- On-site and adjoining streets, alleys, private drives and rights-of-way
- Drainage location and method of on-site retention / detention
- Location of public restrooms
- Existing / proposed utility service and any above-ground utility structures and their location
- Location and width of easements, canals and drainage ditches
- Location and dimension of off-street parking
- Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas
- Trash storage areas and exterior mechanical equipment, with proposed method of screening
- Sign locations (a separate sign application must be submitted with this application)
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of ALL open spaces
- Locations, types and sizes of sound and visual buffers (Note: all buffers must be located outside the public right-of-way)
- Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle
- Locations of subdivision lines (if applicable)
- Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles
- Location of walls and fences and indication of their height and material of construction
- Roofline and foundation plan of building, location on the site
- Location and designations of all sidewalks
- Location and designation of all rights-of-way and property lines

Design Review Application

Applicant: DANA OR AARON VANCE Phone: 208 454-0860
 Owner Representative Fax/Email: dana@superior-signs
idaho.com
 Applicant's Address: 120 N. 21st Ave. CALDWELL ID
 Zip: 83605

Owner: ANCHOR Church Phone: 208--789-8913
Ed WELLS
 Owner's Address: 7910 S. MERIDIAN RD. Email: pastor@rares@
anchorbaptistchurch
meridian, ID. kane.org
 Zip: 83642
 Represented By: (if different from above) _____ Phone: 83642

Address: _____ Email: _____
 Zip: _____

Address of Property: 7910 S. MERIDIAN RD.
MERIDIAN, ID. Zip: 83642
 Distance from Major Cross Street: 39' 6" FROM EDGE OF Street Name(s): S. MERIDIAN RD.

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW - SIGN** **DESIGN REVIEW MODIFICATION**
 SUBDIVISION / COMMON AREA LANDSCAPE **STAFF LEVEL APPLICATION**

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

BUILD & INSTALL 1 DOUBLE FACED MONUMENT SIGN W/ BASE, INTERNAL LED LIGHTING, ACRYLIC FACES AND 19.8mm COLOR DIGITAL DISPLAY.

1. Dimension of Property: SEE ATTACHED PARCEL MEASUREMENT PDF DOCS
2. Current Land Use(s): CHURCH
3. What are the land uses of the adjoining properties?
 North: NORTHWEST LINEMAN COLLEGE
 South: FARMLAND
 East: SUBDIVISION
 West: FARMLAND

4. Is the project intended to be phased, if so what is the phasing time period? NO
 Please explain: _____

5. The number and use(s) of all structures: 3 BUILDINGS: ANCHOR BAPTIST CHURCH,
IDAHO BAPTIST COLLEGE & ANCHOR ACADEMY

6. Building heights: _____ Number of stories: _____
 The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? _____

8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com under the City Code.*

MATERIAL

COLOR

Roof: _____ / _____

Walls: *(State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.*

% of Wood application:	_____	/	_____
% EIFS: <i>(Exterior Insulation Finish System)</i>	_____	/	_____
% Masonry:	_____	/	_____
% Face Block:	_____	/	_____
% Stucco:	_____	/	_____
& other material(s):	_____	/	_____
List all other materials:	_____		
Windows/Doors: <i>(Type of window frames & styles / doors & styles, material)</i>	_____	/	_____
Soffits and fascia material:	_____	/	_____
Trim, etc.:	_____	/	_____
Other:	_____	/	_____

9. Please identify Mechanical Units: _____
 Type/Height: _____
 Proposed Screening Method: _____

10. Please identify trash enclosure: *(size, location, screening & construction materials)* _____

11. Are there any irrigation ditches/canals on or adjacent to the property?
 If yes, what is the name of the irrigation or drainage provider? _____

12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*
 Type: _____

Size: _____
Location: _____

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Defention: _____

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: _____ Square Footage: _____
(Including landscaped rights-of-way)

% of Site that is Hard Surface: _____ Square Footage: _____
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): _____

15. For details, please provide dimensions of landscaped areas within public rights-of-way: _____

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):*

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* _____

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____

Total Number of Parking Spaces: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17': _____

21. Is any portion of the property subject to flooding conditions? Yes _____ No _____

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

Signature of Applicant  Date 5/29/19

City staff comments:

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)

05-29-2019

Anchor Babtist Church
7910 S Meridian Rd
Meridian, ID 83642

City Of Kuna
Planning & Development Staff

I am submitting a sign permit application to the
planning & development staff of City Of Kuna for design review approval.
This project complies with Design Review standards by using the 2 main building
colors and a rock base similar in color to the rock on a portion of the building.

The Application is for 1 Double- faced Monument Sign With Base,
Internal LED Lighting, Acrylic Faces, 19.8 mm Color Digital Display Message Center
Consists of 2 Parts. Top is 3'6" x 8'7"
Bottom is 3'8" x 8'1" - EMC
Total Sign Area is 8'7" x 7' 11"

Location: 7910 S. Meridian Rd. Meridian, ID 83642
Adjacent to S. Meridian Rd. 11' from S. Meridian Rd. , 83' from Property Line adjacent to E. Columbia Rd .

Thank You,

Dana Vance, Superior Signs

41

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 01/28/04 04:42 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Title One
AMOUNT 12.00

4



Order No.: A0425640

[Signature]

WARRANTY DEED

FOR VALUE RECEIVED,

MELVIN E. COPPLE and PAMELA K. COPPLE, husband and wife AND MELVIN E. AND PAMELA K. COPPLE JOINT LIVING TRUST, dated 26th of April, 1996
The Grantor(s), do(es) hereby grant, bargain sell and convey unto

ANCHOR BAPTIST CHURCH and IDAHO BAPTIST COLLEGE

whose current address is 7870 & 7910 S. MERIDIAN RD. MERIDIAN, ID 83642

PO Box 190978 Boise, ID 83719-0978

the Grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

Parcel I

A parcel of land being a portion of U.S. Government Lot 7, located in the Southwest Quarter of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho;
BEGINNING at an aluminum cap marking the Section corner common to Sections 1 and 12, Township 2 North, Range 1 West, Boise Meridian, and Sections 6 and 7, Township 2 North, Range 1 East, Boise Meridian; thence along the section line common to said Sections 1 and 6, also being the centerline of Idaho State Highway No. 69
North 0° 53'50" East 513.05 feet to a point; thence leaving said section line
South 89° 06'10" East 33.00 feet to an iron pin on the east right-of-way line of said Highway No. 69, also being the REAL POINT OF BEGINNING; thence along said east right-of-way line
South 0° 53'50" West 38.25 feet to an iron pin; thence leaving said east right-of-way line
South 89° 06'10" East 142.00 feet to an iron pin; thence
South 0° 53'50" West 300.00 feet to a point; thence
North 89° 06'10" West 142.00 feet to an iron pin on the said east right-of-way line of Highway No. 69; thence along said east right-of-way line
South 0° 53'50" West 149.75 feet to a point at the intersection of said east right-of-way line of Highway No. 69, and the north right-of-way line of E. Columbia Road, said point being referenced by a right-of-way brass cap, which is North 89° 11'25" West 0.31 feet from said right-of-way intersection point; thence leaving said east right-of-way line, and along said north right-of-way line

South 89° 11'25" East 1,195.38 feet to an iron pin on the east boundary line of said U.S. Government Lot 7; thence leaving said north right-of-way line, and along said east boundary line North 0° 27'33" East 812.35 feet to an iron pin; thence leaving said east boundary line North 89° 06'10" West 587.58 feet to an iron pin; thence South 0° 53'50" West 326.15 feet to an iron pin; thence North 89° 06'10" West 601.59 feet to the REAL POINT OF BEGINNING.

EXCEPT that portion deeded to State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board, in Warranty Deed recorded February 24, 1997, as Instrument No. 97014422, records of Ada County, Idaho.

Parcel II

A parcel of land in the Southwest Quarter of the Southwest Quarter, Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 6; thence North along the section line common to Section 6, Township 2 North, Range 1 East, and Section 1, Township 2 North, Range 1 West, Boise Meridian, 174.80 feet; thence East 33.00 feet to the east right-of-way line of Idaho State Highway No. 69, the REAL POINT OF BEGINNING; thence continuing East 142.00 feet to a point; thence North 150.00 feet to a point; thence West 142.00 feet to a point on the east right-of-way line of said Highway; thence South along the east right-of-way line of said Highway 150.00 feet to the REAL POINT OF BEGINNING.

EXCEPT that portion deeded to State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board, in Warranty Deed recorded February 24, 1997, as Instrument No. 97014424, records of Ada County, Idaho.

Parcel III

A parcel of land being a portion of U.S. Government Lot 7, located in the Southwest Quarter of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho; BEGINNING at an aluminum cap marking the Section corner common to Sections 1 and 12, Township 2 North, Range 1 West, Boise Meridian, and Sections 6 and 7, Township 2 North, Range 1 East, Boise Meridian; thence along the section line common to said Sections 1 and 6, also being the centerline of Idaho State Highway No. 69 North 0° 53'50" East 324.80 feet to a point; thence leaving said section line South 89° 06'10" East 33.00 feet to an iron pin on the east right-of-way line of said Highway No. 69, also being the REAL POINT OF BEGINNING; thence along said east right-of-way line North 0° 53'50" East 150.00 feet to an iron pin; thence leaving said east right-of-way line South 89° 06'10" East 142.00 feet to an iron pin; thence South 0° 53'50" West 150.00 feet to an iron pin; thence

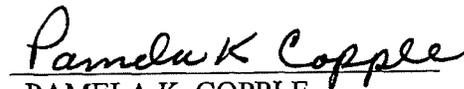
North 89° 06'10" West 142.00 feet to the REAL POINT OF BEGINNING.

EXCEPT that portion deeded to State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board, in Warranty Deed recorded July 18, 1996, as Instrument No. 96060208, records of Ada County, Idaho.

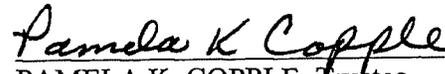
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT: Subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 01/23/04


MELVIN E. COPPLE


PAMELA K. COPPLE

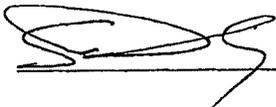

MELVIN E. COPPLE, Trustee


PAMELA K. COPPLE, Trustee

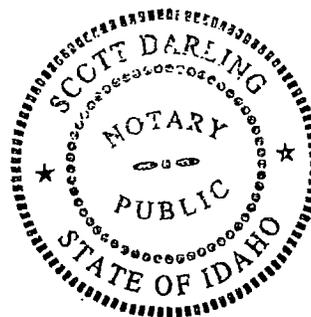
STATE OF IDAHO

COUNTY OF ADA

ON THIS 23rd DAY OF JANUARY IN THE YEAR 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED MELVIN E. COPPLE AND PAMELA K. COPPLE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AS TRUSTEE OF MELVIN E. AND PAMELA K. COPPLE JOINT LIVING TRUST AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME AS TRUSTEE.

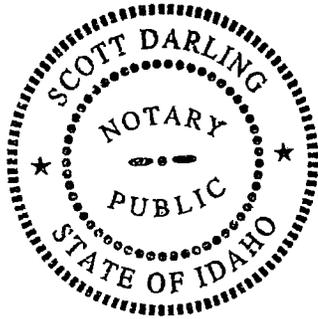


RESIDING AT: Ada
MY COMMISSION EXPIRES ON:
SCOTT DARLING
ESCROW OFFICER
RESIDING: EAGLE, ID
COMMISSION EXPIRES: 11-28-07



STATE OF IDAHO, COUNTY OF ADA, ss.

On this 27th day of JANUARY in the year of 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared MELVIN E. COPPLE AND PAMELA K. COPPLE known or identified to me to be the person (s) whose name (s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Signature: 

Residing at: EAGLE, IDAHO

My commission expires: 11/28/07

Project Name: SH-69 and Columbia Road Intersection
Project No: 307013
Name: Anchor Baptist Church and Idaho Baptist College
R/W Parcel No: 4
T2N, R1E, Sec 6

293240 K/L/G

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 11/26/08 10:38 AM
DEPUTY Bonnie Oberbillig
RECORDED-REQUEST OF
Pioneer

AMOUNT 18.00 6



WARRANTY DEED

THIS INDENTURE, made this 25th day of NOVEMBER, 2008, **ANCHOR BAPTIST CHURCH and IDAHO BAPTIST COLLEGE**, the "GRANTOR", and ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, the "GRANTEE";

WITNESSETH:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

Subject to those exceptions to GRANTOR's title as are set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

SUBJECT TO those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

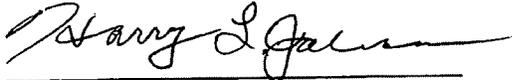
The current address of the GRANTEE is:

Ada County Highway District
3775 Adams Street
Garden, Idaho 83714-6499

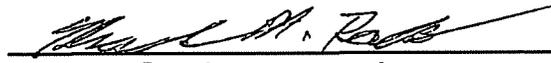
Project Name: SH-69 and Columbia Road Intersection
Project No: 307013
Name: Anchor Baptist Church and Idaho Baptist College
R/W Parcel No: 4
T2N, R1E, Sec 6

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by ~~Daniel Brubaker~~,
~~James Roduner and Amy Moore~~ on behalf of Anchor Baptist Church and Idaho Baptist College, the
GRANTOR, the day, month and year herein first above written.

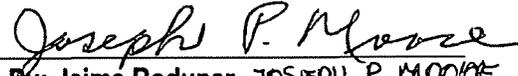
Anchor Baptist Church, Inc.



Harry L. Johnson- Trustee



By: ~~James Brandon~~ Thad Roduner
Its: ~~Chairman~~ Trustee



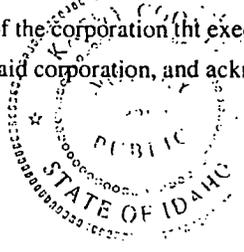
By: ~~James Roduner~~ JOSEPH P. MOORE
Its: ~~Secretary~~ Trustee

STATE OF IDAHO)

ACKNOWLEDGMENT - Corporate

STATE OF Id., County of Ada, ss.

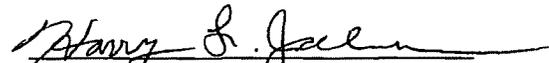
On this 25th day of November, in the year of 2008, before me
the undersigned, a notary public,
personally appeared Harry L. Johnson, Thad Roduner & Joseph P. Moore,
known or identified to me to be the trustees
of the corporation that executed the instrument or the person who executed the instrument on behalf of
said corporation, and acknowledged to me that such corporation executed the same.

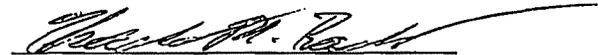


Notary Public: 
Residing at: Boise, ID
Commission Expires: 8-15-09

Project Name: SH-69 and Columbia Road Intersection
Project No: 307013
Name: Anchor Baptist Church and Idaho Baptist College
R/W Parcel No: 4
T2N, R1E, Sec 6

Idaho Baptist College, Inc.


By: ~~Harry L. Johnson~~ // Harry L. Johnson
Its: ~~Chairman~~ / Trustee


By: ~~Thad Roduner~~ Thad Roduner
Its: ~~Secretary~~ / Trustee


By: Joseph P. Moore
Its: Trustee

CORPORATE:

ACKNOWLEDGMENT - Corporate

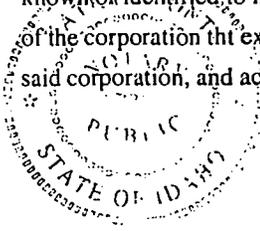
STATE OF Id , County of Ada , ss.

On this 25th day of November , in the year of 2008 , before me

the undersigned , a notary public,
personally appeared Harry L. Johnson, Thad Roduner and Joseph P. Moore ,

known or identified to me to be the trustees

of the corporation that executed the instrument or the person who executed the instrument on behalf of
said corporation, and acknowledged to me that such corporation executed the same.



Notary Public: 
Residing at: Bowling Green
Commission Expires: 8-15-09

Ada County Highway District
SH-69 and Columbia Road Intersection
Project No. 307013

Parcel 4
Right-of-Way Requirement Description

A parcel located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an aluminum cap monument marking the southwest corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ from which a 5/8 inch diameter iron pin marking the southeast corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ bears S 89°11'48" E a distance of 1228.65 feet;

Thence S 89°11'48" E along the southerly boundary of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 700.00 feet to a point;

Thence leaving the said southerly boundary N 0°48'12" E a distance of 25.00 feet to a point on the northerly right-of-way of Columbia Road and the **POINT OF BEGINNING**;

Thence N 89°11'48" W along said northerly right-of-way a distance of 215.90 feet to a point;

Thence continuing along said right-of-way N 86°10'42" W a distance of 284.49 feet to a point;

Thence continuing along said right-of-way N 89°11'28" W a distance of 109.67 feet to a point;

Thence continuing along said right-of-way N 44°14'09" W a distance of 14.17 feet to a point;

Thence leaving said right-of-way S 89°11'48" E along a line 50.00 feet northerly of and parallel to the southerly boundary of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 219.69 feet to a point;

Thence S 82°04'18" E a distance of 120.93 feet to a point;

Thence S 87°58'09" E a distance of 280.06 feet to a point;

Thence S 0°48'12" W a distance of 4.00 feet to the **POINT OF BEGINNING**.

This parcel contains 5,581 square feet (0.128 acres) and is subject to any easements existing or in use.

Prepared By: Clint W. Hansen
Land Solutions, PC
April 14, 2008



Project Name: SH-69 and Columbia Road Intersection
Project No.: 307013
R/W Parcel No.: 4
Township/Range/Section: T2N, R1E, Section 6

EXHIBIT B to Warranty Deed

**Items listed on Schedule C – Special Exceptions – Title Commitment, (order # 293240)
for Parcel # 152-S1406336153.**

2. Sewerage charges and special assessment powers of the City of Kuna.
3. Liens and assessments of the following district and the rights and powers thereof as provided by law. No delinquencies appear in the county recorder's office.
District: Boise Kuna Irrigation District (922-5608)
4. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Transmission line
In Favor of: Idaho Power Company, a corporation
Recorded: September 29, 1920
Filed In: Book 147 of Deeds at Page 129
5. Ditch , public utilities and road easements as the same exist over the premises.
6. Matters disclosed by Record of Survey
Recorded: January 10, 1994
Instrument No.: 94002100
Survey No.: 2723
7. An Easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes, as disclosed in instrument or by action herein set forth.
For: Ingress and egress
In Favor of: Parcel 2 and 3
Disclosed: Quitclaim Deed
Recorded: April 29, 1996
Instrument: 96034909
8. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: The purpose of constructing or installing thereon an irrigation ditch and facilities
In Favor of: the State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board
Recorded: February 24, 1997
Instrument No.: 97014423

Project Name: SH-69 and Columbia Road Intersection
Project No.: 307013
R/W Parcel No.: 4
Township/Range/Section: T2N, R1E, Section 6

EXHIBIT B to Warranty Deed

**Items listed on Schedule C – Special Exceptions – Title Commitment, (order # 293240)
for Parcel # 152-S1406336153.**

9. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: The purpose of constructing or installing thereon an irrigation ditch and facilities
In Favor of: the State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board
Recorded: February 24, 1997
Instrument No.: 97014425
10. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Well head easement
In Favor of: Anchor Baptist Church/Idaho Baptist College
Recorded: February 20, 2008
Instrument No.: 108019169
11. Terms and provisions set forth in Ordinance No. 2007-28 by City of Kuna.
Dated: August 27, 2007
Recorded: September 4, 2007
Instrument No.: 107124267
12. Terms and provisions set forth in Ordinance No. 2007-28A by City of Kuna.
Dated: December 18, 2007
Recorded: December 20, 2007
Instrument No.: 107167609



500' AERIAL PHOTO

	<p>Project Name: Anchor Church Location: Kuna, ID Customer: Ed Wells, Gail Graves</p>	<p>this artwork was designed and produced by superior signs which falls under federal copyright laws & cannot be reproduced in whole or in part without permission of superior signs. All photos are to approximate scale.</p>	<p>Sales rep. Aaron Vance Email: aaron@superiorsignsidaho.com Phone: 208-454-0860 PERMIT DOCUMENTS</p>
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701230241111111111

Workflow (1)

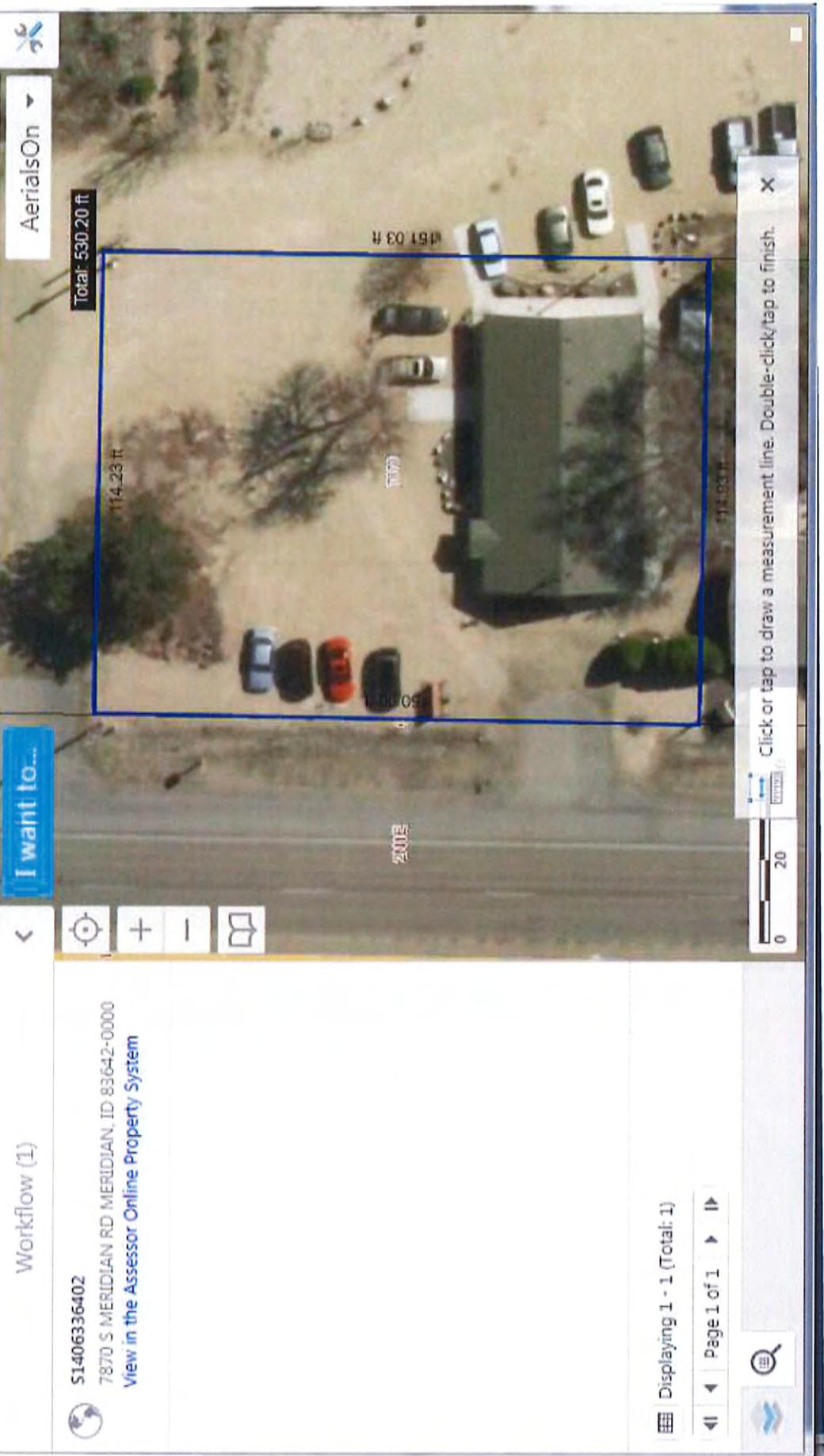


S1406336171

7910 S MERIDIAN RD MERIDIAN, ID 83642-0000

View in the Assessor Online Property System





Workflow (1)

51406336402
7870 S MERIDIAN RD MERIDIAN, ID 83642-0000
[View in the Assessor Online Property System](#)

Displaying 1 - 1 (Total: 1)

Page 1 of 1

AerialsOn

Total: 530.20 ft

114.23 ft

151.03 ft

7870

2003

114.03 ft

Click or tap to draw a measurement line. Double-click/tap to finish.

0 20



Workflow (1)



51406336451

7910 S MERIDIAN RD, MERIDIAN, ID 83642-0000
View in the Assessor Online Property System

Ada County Assessor



ANCHOR CHURCH PROPERTY

VICINITY MAP

1" = 32'

Map Scale:

Legend

- Railroad
- Roads (<2,000 scale)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Address
- Townships
- Sections
- Condos
- Parcels



Project Name: Anchor Church
 Location: Kuna, ID
 Customer: Ed Wells, Gail Graves



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Sales rep. Aaron Vance
 Email: aaron@superiorsignsidaho.com
 Phone: 208-454-0860

PERMIT DOCUMENTS

PRE MEETING NOTES

Aaron Vance

From: "Troy Behunin" <tbehunin@kunaid.gov>
Date: Friday, April 05, 2019 10:02 AM
To: "Aaron Vance" <aaron@superiorsignsidaho.com>
Subject: Anchor Church Sign

Fair enough.
Troy

From: Aaron Vance [mailto:aaron@superiorsignsidaho.com]
Sent: Friday, April 05, 2019 8:37 AM
To: Troy Behunin <tbehunin@kunaid.gov>
Subject: Re: Anchor Church Sign

Troy,

Yes that's makes more sense. They are only planning on the one on Meridian Rd. Thank you I will get the final paperwork going and we will send it in for design review.

Thanks
Aaron

From: [Troy Behunin](#)
Sent: Wednesday, April 03, 2019 4:44 PM
To: [Aaron Vance](#)
Cc: [Jace Hellman](#)
Subject: Anchor Church Sign

Aaron,
I apologize for being confusing. You can propose a sign like this to advertise all three on the same sign. You can have one of these signs on Columbia and one on Meridian Road. It needs to go through our Design Review Committee.
Make sense?
Troy

From: Aaron Vance [mailto:aaron@superiorsignsidaho.com]
Sent: Wednesday, April 03, 2019 4:08 PM
To: Troy Behunin <tbehunin@kunaid.gov>
Cc: Jace Hellman <jhellman@kunaID.gov>
Subject: Re: Anchor Church Sign

Troy,
I am a little confused by what you mean by Combine 3 sign with number 2. I am guessing you are referring to the other signs currently out there. I believe the plan is to remove all of the other signs out there and just make 1 large campus sign.
But with all of that in mind would we still be able to proceed with this size of sign out here I'm just making sure we are not going down the wrong road and wasting a lot of time.



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

Paul A. Stevens, P.E.
Kuna City Engineer
208-287-1727

DESIGN REVIEW MEMORANDUM

Date: 12 June 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: ANCHOR BAPTIST CHURCH SIGN APPLICATION 19-16-DR

The Anchor Baptist Church sign application design review request dated May 29, 2019 has been reviewed. The following narrative is limited to the design review request for the installation of a new sign.

1. General

- a. The design review application shows a new sign being installed 39'6" from the edge of S Meridian Road at 7910 S Meridian Road, Meridian, Idaho.
- b. The sign design shows a rock foundation with multiple entities listed on acrylic faces with LED back lighting.

2. Road

- a. Verify that the 39'6" is from the edge of Right of Way and not edge of pavement.
- b. Sign must be located on applicant's property or formal easement.
- c. If in an easement, provide a copy of the easement with a graphic figure to the City of Kuna.
- d. Sign must not block the site triangle. This is especially important on Meridian Road considering current and future traffic density.
- e. Sign must not interfere with underground or overhead utilities.

3. Maintenance

- a. Sign must be maintained in "good condition". Acrylic faces and lettering shall be maintained such that fugitive light is not emitted from the sign to the detriment of passing motorists.



Paint Color 1
to match accents color
of building

Paint Color 2
to match main color
of building

Faux Stone
Picked by customer
to approved design

Double Faced sign with internal LED lighting, acrylic faces lettered to customer approved design, Daktronics digital message center to customer approved specs, steel frame construction, steel frame base with backer board and high density foam to customer approved rock appearance, 24 gauge sheet metal textured and painted to customer approved colors, Excavation, setting 6" round pole in concrete with concrete leveling pad, installation of sign, hooking to customer provided power at sign location, installation of radio communication and connection into customers internet and training how to use sign.



Project Name: Anchor Church
Location: Kuna, ID
Customer: Ed Wells, Gail Graves

this artwork was designed and produced by superior signs which falls under federal copyright laws & cannot be reproduced in whole or in part without permission of superior signs. All photos are to approximate scale.

Sales rep. Aaron Vance
Email: aaron@superiorsigns.idaho.com

DESIGN REVIEW APP

Phone: 208-454-0860



City of Kuna

Planning and Zoning Commission

Staff Report

P.O. Box 13
 Phone: (208) 922-5274
 Fax: (208) 922-5989
www.Kunacity.id.gov

To: Planning and Zoning Commission

Case Numbers: 19-05-AN
Hansen Annexation

Site Locations: 1863/2075 East Rodeo Lane
 & 2400 North Meridian Road
 Kuna, ID 83634

Planner: Sam Weiger, Planner I

Hearing Date: July 9, 2019

Owners: **Go For It, LLC**
Select Development & Contracting, LLC
Jane Golden
Sandstone Farms

Applicant: **Larry Hansen**
 3440 West Davis Lane
 Meridian, ID 83642
 208.866.0346
larryh@lhrealtors.com

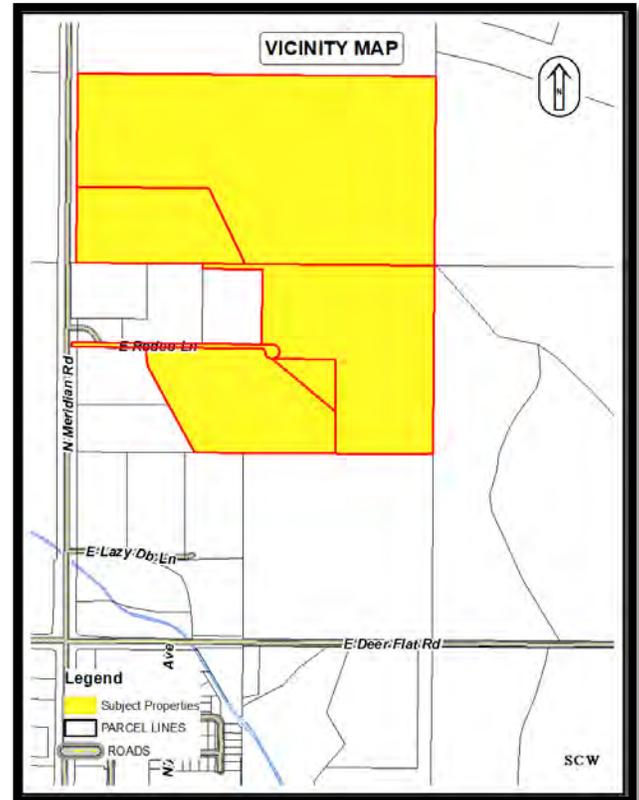


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| F. Applicable Standards | |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states that annexations are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

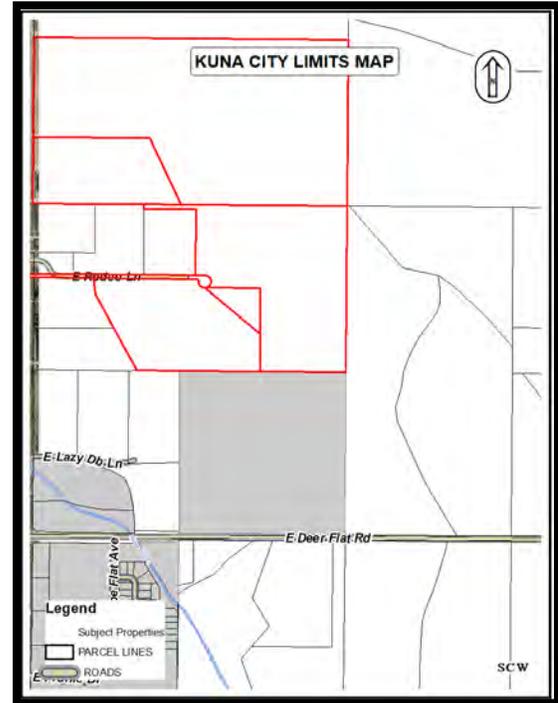
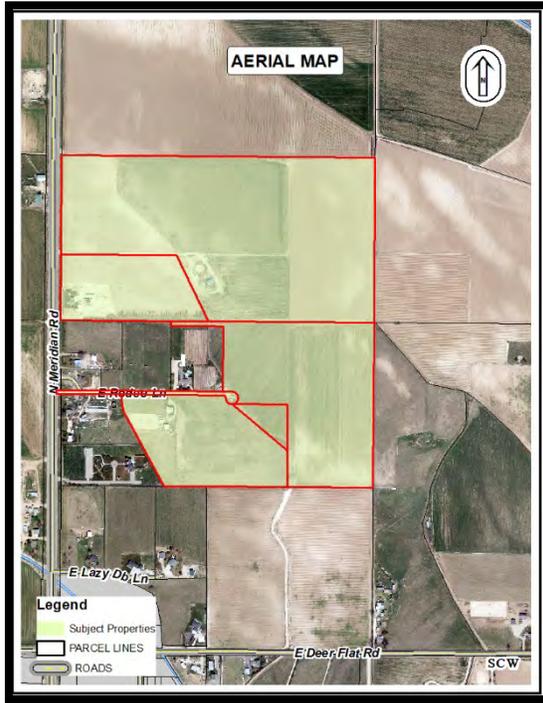
a. Notifications

- | | |
|----------------------------------|------------------------------------|
| i. Neighborhood Meeting | April 8, 2019 (13 people attended) |
| ii. Agency Comment Request | June 10, 2019 |
| iii. 400' Property Owners Notice | June 10, 2019 |
| iv. Kuna, Melba Newspaper | June 12, 2019 |
| v. Site Posted | May 25, 2019 |

B. Applicant's Request:

The applicant, Larry Hansen, requests to annex six contiguous parcels on East Rodeo Lane and North Meridian Road into Kuna City Limits with C-1 and R-4 zoning districts. The subject sites are located at 1863 East Rodeo Lane, 2075 East Rodeo Lane and 2400 North Meridian Road, within Section 18, Township 2 North, Range 1 East (APNs S141823400, S1418233650, R7534260155, R7534260400, R7534260218, & R7534260350).

C. Exhibit Maps:



D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map is intended to serve as a *guide* for the decision-making body for the City. The Future Land Use Map indicates land use designations, it is not the actual zone. The Future Land Use Map identifies the 63.26-acre parcel, 12.74-acre parcel, 1.13-acre parcel and western portion of the 17.13-acre parcel as mixed-use. The 28.69-acre parcel, 1.86-acre parcel and eastern portion of the 17.13-acre parcel are identified as medium density residential.



2. **Surrounding Land Uses:**

North	RR	Rural Residential – Ada County
South	R-4	Medium Density Residential – Kuna City
	RUT	Rural-Urban Transition – Ada County
East	RR	Rural Residential – Ada County
West	RUT	Rural-Urban Transition – Ada County
	RR	Rural Residential – Ada County

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone:	Parcel Number
Go For It, LLC	63.26 acres	RR, Ada County	S1418233650
Go For it, LLC	12.74 acres	RR, Ada County	S1418234000
Select Development & Contracting, LLC	28.69 acres	RR, Ada County	R7534260350
Select Development & Contracting, LLC	1.86 acres	RR, Ada County	R7534260218
Sandstone Farms, LLC	1.13 acres	RUT, Ada County	R7534260400
Jane Golden	17.13 acres	RUT, Ada County	R7534260155
Total acres: 124.81 acres			

4. **Services:**

- Sanitary Sewer– City of Kuna (future)
- Potable Water – City of Kuna (future)
- Pressurized Irrigation – City of Kuna (KMIS) (future)
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna Police (Ada County Sheriff’s office)
- Sanitation Services – J & M Sanitation (future)

5. **Existing Structures, Vegetation and Natural Features:**

The 63.26-acre parcel contains one agricultural building and historically has been farmed. The 12.74-acre parcel and 17.13-acre parcel contain features associated with a residential lot, ag buildings, and farm land. The 28.69-acre parcel and 1.86-acre parcel historically have been farmed and contain features associated with agricultural land. The 1.13-acre parcel contains a private, gravel road and cul-de-sac. The sites are flat, and bedrock depth is estimated to be between 20 and 40 inches and greater than 60 inches, according to the USDA Soil Survey for Ada County.

6. **Transportation/Connectivity:**

The 17.13-acre site, 1.86-acre site, 1.13-acre site and 28.69-acre site are currently accessed via East Rodeo Lane. The 12.74-acre site and 63.26-acre site are currently accessed via North Meridian Road.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

8. **Agency Responses:** The following responding agency comments are included as Exhibits with this case file:

- Kuna City Engineer - Exhibit B-1
- Ada County Development Services - Exhibit B-2
- Community Planning Association of Southwest Idaho - Exhibit B-3
- Ada County Highway District – Exhibit B-4

E. **Staff Analysis:**

A pre-application meeting was held on March 13, 2019. The applicant and Planning and Zoning staff were in attendance to discuss the proposed project. A neighborhood meeting was held by the applicant for residents with

the vicinity of the proposed project on April 8, 2019. A recap of the neighborhood meeting can be found within the applicant's neighborhood meeting certification (Exhibit A2h).

The applicant proposes to annex three parcels of approximately 17.13 acres, 63.26 acres and 12.74 acres into Kuna City limits with an R-4 (Medium Density Residential) zoning district, and annex three parcels of approximately 1.13 acres, 1.86 acres and 28.69 acres into Kuna City limits with a C-1 (Neighborhood Commercial) zoning district. City limits are contiguous to the southern property line of the 17.13 and 28.69-acre parcels.

The applicant stated in the letter of intent that, "The reason for annexation is to plan for future development." In the future, when development is desired, the project will be required to submit for applications pertaining to the type of development.

If the annexation is approved, any future reconfiguration of the subject properties shall go through the re-platting process or a lot line adjustment as applicable to comply with KCC Title 5, Chapter 16, Special Developments. The meeting minutes from Ada County Development Services (Exhibit B2) indicate that the applicant expressed interest in a vacation within Rodeo Subdivision. Any vacation within the Rodeo Subdivision following annexation into the City will be required to comply with Kuna City Code Title 6, Chapter 6, Vacations, Dedications and Variances.

This project is adjacent to North Meridian Road and East Rodeo Lane. All major public utilities are located within approximately 300 feet of the subject sites. Development of these parcels will require connection to all city services and associated connection fees are required at time of building permit.

Staff would like to note that the ACHD Roadways to Bikeways Master Plan and City of Kuna Pathways Master Plan Map identify the future extensions of East Ardell Road and South Stroebel Road as future bike paths.

Staff has determined the annexation complies with the goals and policies for Kuna City, Title 5 and Title 6 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 19-05-AN (Annexation), subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and City Council.

F. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 50.

G. Proposed Findings of Fact:

Based upon the record contained in Case No. 19-05-AN including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends (*approval/denial*) of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-05-AN.

1. The Kuna Planning and Zoning Commission recommends (approval/conditional approval/denial) of the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Staff Findings: *The Kuna Planning and Zoning Commission held a public hearing on the subject application on July 9, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. Based on the evidence contained in Case No. 19-05-AN, this proposal (does/does not) generally comply with the Comprehensive Plan Map.

Staff Findings: *The proposed zoning districts are R-4 (Medium Density Residential) and C-1 (Neighborhood Commercial). The Comp Plan Map designates these properties as Medium Density Residential and Mixed-Use. The applicant previously applied for mixed-use zoning in an effort to comply with the Comp Plan Map, but the district does not yet exist.*

3. Based on the evidence contained in Case No. 19-05-AN, this proposal (does/does not) generally comply with City Code.

Staff Findings: *The applicant has submitted a complete application, and following staff review the application appears to be in general compliance with the objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

4. The Kuna Planning and Zoning Commission has the authority to recommend approval, conditional approval or denial of Case No. 19-05-AN.

Staff Findings: *On July 9, 2019, the Commission voted to recommend (approval/conditional approval/denial) of Case No. 19-05-AN.*

5. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Findings: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on July 9, 2019.*

H. Proposed Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed annexation request for the sites *is/is not* consistent with the following Comprehensive Plan components as described below:

2.0 – Property Rights

Goal 1: *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in a private property “takings”.*

Policy: *As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criteria established to determine the potential for property taking.*

6.0 – Land Use

Policy: *Provide a variety of housing densities and types to accommodate various lifestyles, ages and economic groups.*

Goal 2: *Encourage a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.*

9.0 – Transportation

Goal 1: *Promote and encourage bicycling and walking as transportation modes.*

10.0 – Recreation

Goal 2: *Integrate trails, pathways, bike lanes and greenway corridor systems into community life and development patterns.*

Objective 2.1: *Ensure that neighborhoods have easy access to open green space, pathways, trails and bike lanes.*

I. Proposed Kuna City Code Analysis:

1. This request (appears/does not appear) to be consistent and in compliance with all Kuna City Code (KCC).

Comment: *The proposed application adheres to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Commission feels the sites (are/are not) physically suitable for development in the future.

Comment: *The 63.26-acre (approximate), 12.74-acre (approximate), 28.69-acre (approximate), 1.86-acre (approximate), 1.13-acre (approximate) and 17.13-acre (approximate) sites are suitable for development in the future.*

3. The annexation request (is/is not) likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The annexation request will not cause environmental damage or loss of habitat.*

4. These applications (are/are not) likely to cause adverse public health problems.

Comment: *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application (appears/does not appear) to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The annexation request appears to avoid detriment to surrounding uses. Commission did consider the annexation and the location of the property with adjacent uses.*

B. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No. 19-05-AN, Commission finds that Case No. 19-05-AN *does/does not* adequately comply with Kuna City Code.
2. Based on the evidence contained in Case No. 19-05-AN, Commission finds that Case No. 19-05-AN generally *does/does not* comply with Kuna City Code.
3. The public notice requirements *have/have not* been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

C. Proposed Decision and Order by the Planning and Zoning Commission:

Note: This motion is for the recommendation of approval, conditional approval or denial of the annexation application. However, if the Planning and Zoning Commission wishes to change specific parts of this request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval/denial* of Case No. 19-05-AN (Annexation), an annexation request from Larry Hansen, on behalf of Go For It, LLC, Select Development & Contracting, Jane Golden and Sandstone Farms, LLC, to annex approximately 124.81 acres into Kuna City limits, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the drainage and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan from the City Engineer.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).
5. Any and all vacations within the Rodeo Subdivision following annexation into the City shall comply with Kuna City Code Title 6, Chapter 6.
6. Any future reconfiguration of the subject properties shall go through the re-platting process or a lot line adjustment as applicable.
7. Curb, gutter and detached sidewalk shall be installed throughout the proposed project sites and along the sites' frontages on North Meridian Road and East Rodeo Lane.
8. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
9. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
10. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 9th day of July, 2019.



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	19-05 AN
Project name	Hansen Annex
Date Received	6/10/19
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Multi-put</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: <u>on record</u>	Fax #: _____
Applicant (Developer): <u>Larry Hansen</u>	Phone Number: _____
Address: <u>3440 W. Ballis Ln Meridian</u>	E-Mail: _____
City, State, Zip: <u>Id. 83642</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	F-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>Rodeo Lane</u>	
Site Location (Cross Streets): <u>Meridian</u>	
Parcel Number (s): <u>5141823400, 51418233650, R7534260, R7534260400, R7534260218</u>	
Section, Township, Range: <u>R7534260350</u>	
Property size: <u>1.25 Acres</u>	
Current land use: <u>A9</u>	Proposed land use: <u>C-1 + R-4</u>
Current zoning district: <u>RUT</u>	Proposed zoning district: <u>C-1 + R4</u>



Project Description

Project / subdivision name: _____
General description of proposed project / request: Request Annexation for Future Development
Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other _____
Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: _____
Any existing buildings to remain? Yes No
Number of residential units: _____ Number of building lots: _____
Number of common and/or other lots: _____
Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
Percentage of open space provided: _____ Acreage of open space: _____
Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____
Gross floor area square footage: _____ Existing (if applicable): _____
Hours of operation (days & hours): _____ Building height: _____
Total number of employees: _____ Max. number of employees at one time: _____
Number and ages of students/children: _____ Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____
Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
b. Total Parking spaces: _____ Dimensions: _____
c. Width of driveway aisle: _____
Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: [Signature] Date: 6-10-19

Larry Hansen Co. Inc.

3440 W. Davis Lane

Meridian, Id. 83642

Kuna Planning and Zoning Department

PO Box 13

Kuna, Idaho 983634

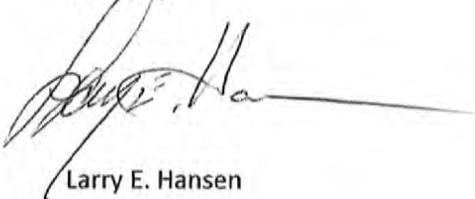
Via: sweiger@kunaid.gov

Letter of Intent to annex

Approximately 125 acres in Section 18 comprising 6 parcels

The intent of this application is to plan for future development. This application is requesting a combination R-4 and C-1 zoning district. Approximately 4 acres will be added to the Lagarno subdivision and the balance for future development.

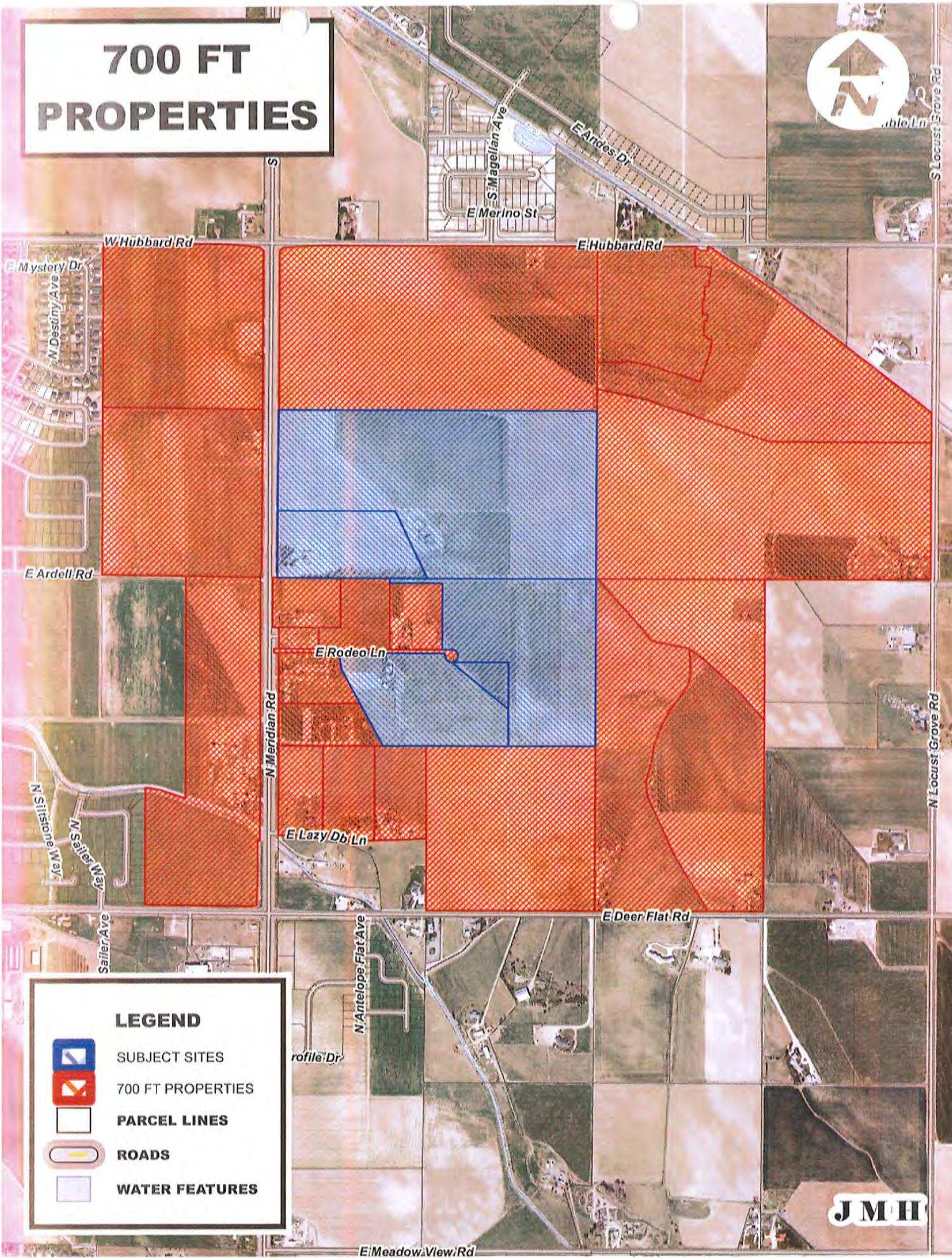
Sincerely,



Larry E. Hansen



700 FT PROPERTIES



LEGEND

-  SUBJECT SITES
-  700 FT PROPERTIES
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

JMH



City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
) ss.
County of Ada)

I, Jane C. Golden, 18 1863 E. Rodeo Lane
Name Address
Kuna IDA 83634
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my
permission to _____
Name Address

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any
claim or liability resulting from any dispute as to the statements contained herein or as to
the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose
of site inspections related to processing said application(s),

Dated this 4/10/2019 day of April, 2019

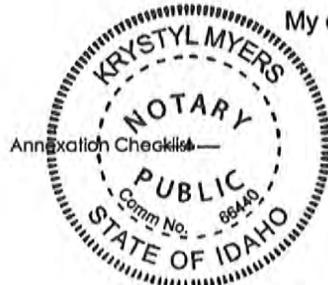
Jane C. Golden
Signature

Subscribed and sworn to before me the day and year first above written.

Krystyl Myers
Notary Public for Idaho

Residing at: Kuna, ID

My commission expires: 10-6-21



Being re-recorded to add notary acknowledgement.

File #52963

QUITCLAIM DEED

For Value Received Jane C. Golden, personal representative of Charles R. Golden, deceased, probate case no. SPIE 9700587M, and Jane Cyndi Golden, a single person

do hereby convey, release, remise and forever quit claim unto

Jane C. Golden, a single person

whose current address is 1863 E. Rodeo Lane, Kuna, Idaho 83634

the following described premises, to-wit:

See Attached Exhibit A

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

1999 FEB 16 PM 4:11

RECORDED-REQUEST OF

FEE 6.00 DEPUTY Shipt

99015340

AMERICAN LAND TITLE CO.

AMERICAN LAND

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

1999 FEB 22 PM 4:07

RECORDED-REQUEST OF

FEE 6.00 DEPUTY Williams

99017224

together with their appurtenances.

Dated: February 10, 1999

Jane C. Golden personal representative Jane Cyndi Golden
Jane C. Golden, Personal Representative Jane Cyndi Golden

Furnished to

STATE OF IDAHO, COUNTY OF Ada
On this 10th day of February 19 99
before me, a notary public in and for said State, personally
appeared
Jane C. Golden

known to me to be the person who's name is
subscribed to the within instrument, and acknowledged to me that
she executed the same

Christine A. Elledge
Christine A. Elledge Notary Public
Residing at Boise, Idaho
Comm. Expires 3/4/2000

STATE OF IDAHO
County of Ada

On this 10th day of February in the year
1999 before me, a Notary Public,
personally appeared Jane C. Golden
Jane C. Golden, known or identified
to me to be the person whose name is
subscribed to the within instrument, and acknowledged to me that
she is the personal representative of Charles R. Golden,
deceased and acknowledged to me that she
executed the same as such personal
representative.

Christine A. Elledge
Notary Public
Residing in: Boise
Commission Expires: 3/4/2000

EXHIBIT A

PARCEL I:

LOT 1 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.

PARCEL II:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2

N 00°01'11" E, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2

S 89°41'42" E, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42" E, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42" E, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE

S 50°10'48" E, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE

S 50°10'48" E, A DISTANCE OF 32.93 FEET TO A POINT; THENCE

S 00°01'11" W, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE

N 89°50'01" W, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2

N 89°50'01" W, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

THIS INSTRUMENT FILED FOR RECORD BY TRANSNATION TITLE & ESCROW, INC. AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS AFFECT UPON THE TITLE.

QUITCLAIM DEED

FOR VALUE RECEIVED

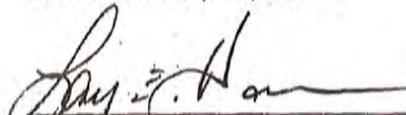
Larry E. Hansen and Kathleen A. Hansen, husband and wife

do(es) hereby convey, release and forever quitclaim unto: **Sandstone Farms, LLC, an Idaho Limited Liability Company**

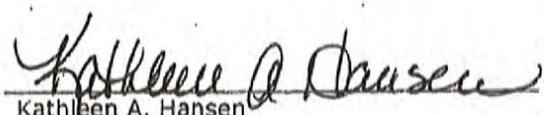
whose current address is: **1888 E. Rodeo Ln, Kuna ID 83634**
the following described premises, to-wit:

Lot 1, Block 2 of Rodeo Subdivision, according to the official plat thereof, filed in Book 72 of Plats at Page(s) 7413 through 7414, records of Ada County, Idaho.

Date: February 19, 2010



Larry E. Hansen



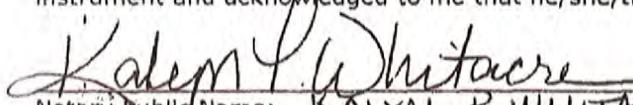
Kathleen A. Hansen

Date: 2-22-10

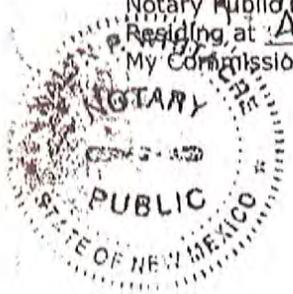
Date: 2-22-10

State of ~~Idaho~~ New Mexico
County of Colfax

On this 22nd day of February, 2010, before me the undersigned, a Notary Public in and for said state, personally appeared Larry E. Hansen and Kathleen A. Hansen known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.



Notary Public Name: KALYN P. WHITACRE
Residing at: ANGEL FIRE, NEW MEXICO
My Commission Expires: MAY 5, 2010





City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
) ss.
County of Ada)

I, Russell D. Hunemiller, 16130 N. Elderst
Name Address
Meridian Nampa, ID, 83687
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Harry Hansen 3440 W. Davison Ln Meridian ID, 83642
Name Address

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

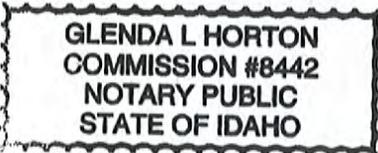
C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 15th day of April, 2019

Russell D. Hunemiller
Signature

Subscribed and sworn to before me the day and year first above written.

Glenda L. Horton
Notary Public for Idaho
Residing at: Nampa Idaho
My commission expires: 05/12/19





TitleOne
a title & escrow co.
Order Number: 10317728

Warranty Deed

For value received,

Danny M. Cafferty, a married man, as his sole and separate property and Donald George Pica and Bonnie Lee Pica, Trustees of The Restated Donald and Bonnie Pica Trust, U/T/A dated September 16, 2010 and Derek A. Pica and Vicki J. Pica, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Russell D. Hunemiller and Karen Hunemiller, husband and wife

whose current address is 16130 N. Elder St. Nampa, ID 83687

the grantees, the following described premises, in Ada County, Idaho, to wit:

A parcel of land lying in the Northwest quarter of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 18, Township 2 North, Range 1 East, Boise Meridian; thence South 00°15'24" West 2,649.60 feet to the Southwest corner of Government Lot 2 (the West quarter corner) of Section 18; thence South 89°41'42" East 60.00 feet along the South line of Government Lot 2 to a point on the Easterly right-of-way line of State Highway 69; thence North 00°15'24" East 527.18 feet along said Easterly right-of-way line to the Real Point of Beginning of this description; thence North 00°15'24" East 797.57 feet along said Easterly right-of-way line to a point on the North line of Government Lot 2; thence South 89°41'47" East 2,499.46 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 18; thence South 00°10'25" West 1,323.90 feet to the Southeast corner of the Southeast quarter of the Northwest quarter (center quarter corner) of said Section 18; thence North 89°44'04" West 1,315.76 feet along the South line of the Southeast quarter of the Northwest quarter to a point on the centerline of a concrete irrigation ditch; thence North 21°05'18" West 35.20 feet along said centerline to a point; thence North 28°21'40" West 102.73 feet along said centerline to a point; thence North 25°53'44" West 450.56 feet along said centerline to a point; thence North 89°41'42" West 925.01 feet to the Real Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: August 13, 2018

Danny M. Cafferty

The Restated Donald and Bonnie Pica Trust

By: *Donald George Pica*
Donald George Pica, Trustee

By: *Bonnie Lee Pica*
Bonnie Lee Pica, Trustee

**SIGNED IN
COUNTERPART**

**SIGNED IN
COUNTERPART**

**SIGNED IN
COUNTERPART**

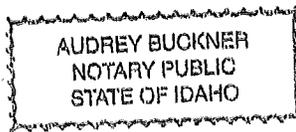
~~_____~~
Derek A. Pica

~~_____~~
Vicki J. Pica

State of Idaho
County of Twin Falls, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a notary public in and for said state personally appeared Donald George Pica and Bonnie Lee Pica, known or identified to me to be the persons whose names are subscribed to the within instrument, as trustees of The Related Donald and Bonnie Pica Trust and acknowledged to me that they executed the same as trustees.

~~_____~~
Notary Public
Residing In: Jerome, ID
My Commission Expires: 2-5-24
(seal)



~~_____~~
State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Derek A. Pica and Vicki J. Pica known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

~~_____~~
Notary Public
Residing In:
My Commission Expires:
(seal)

~~_____~~
State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Danny M. Cafferty known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

~~_____~~
Notary Public
Residing In:
My Commission Expires:
(seal)



Title One

a title & escrow co.

Order Number: 18317728

Warranty Deed

For value received,

Danny M. Cafferty, a married man, as his sole and separate property and Donald George Pica and Bonnie Lee Pica, Trustees of The Restated Donald and Bonnie Pica Trust, U/T/A dated September 16, 2010 and Derek A. Pica and Vicki J. Pica, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Russell D. Hunemiller and Karen Hunemiller, husband and wife

whose current address is 16130 N. Elder St. Nampa, ID 83687

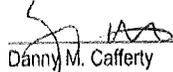
the grantee, the following described premises, in Ada County, Idaho, to wit:

A parcel of land lying in the Northwest quarter of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 18, Township 2 North, Range 1 East, Boise Meridian; thence South 00°15'24" West 2,649.50 feet to the Southwest corner of Government Lot 2 (the West quarter corner) of Section 18; thence South 89°41'42" East 60.00 feet along the South line of Government Lot 2 to a point on the Easterly right-of-way line of State Highway 69; thence North 00°15'24" East 527.18 feet along said Easterly right-of-way line to the Real Point of Beginning of this description; thence North 00°15'24" East 797.57 feet along said Easterly right-of-way line to a point on the North line of Government Lot 2; thence South 89°41'47" East 2,499.46 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 18; thence South 00°10'25" West 1,323.90 feet to the Southeast corner of the Southeast quarter of the Northwest quarter (center quarter corner) of said Section 18; thence North 89°44'04" West 1,315.76 feet along the South line of the Southeast quarter of the Northwest quarter to a point on the centerline of a concrete irrigation ditch; thence North 21°05'16" West 35.20 feet along said centerline to a point; thence North 28°21'40" West 102.73 feet along said centerline to a point; thence North 25°53'44" West 450.56 feet along said centerline to a point; thence North 89°41'42" West 925.01 feet to the Real Point of Beginning.

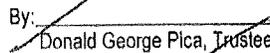
To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: August 13, 2018

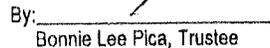


Danny M. Cafferty

The Restated Donald and Bonnie Pica Trust

By: 

Donald George Pica, Trustee

By: 

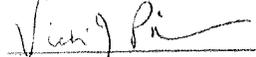
Bonnie Lee Pica, Trustee

**SIGNED IN
COUNTERPART**

*DGP
VJP*



Derek A. Pica



Vicki J. Pica

**SIGNED IN
COUNTERPART**

State of Idaho
County of _____, ss.

On this _____ day of August in the year of 2018, before me, the undersigned, a notary public in and for said state personally appeared Donald George Pica and Bonnie Lee Pica, known or identified to me to be the persons whose names are subscribed to the within instrument, as trustees of The Restated Donald and Bonnie Pica Trust and acknowledged to me that they executed the same as trustees.

Notary Public
Residing In:
My Commission Expires:
(seal)

State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Derek A. Pica and Vicki J. Pica known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public
Residing In:
My Commission Expires:
(seal)

**Residing: Eagle, Idaho
Commission Expires: 6/18/2022**



State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Danny M. Cafferty known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Notary Public
Residing In:
My Commission Expires:
(seal)

**Residing: Eagle, Idaho
Commission Expires: 6/18/2022**





TitleOne
a title & escrow co.

Order Number: 18317710

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
TITLEONE BOISE

2018-076828

08/14/2018 01:57 PM

\$15.00

Warranty Deed

For value received,

Robert Huff and Betty Huff, as Co-Trustees of the Robert and Betty Huff Trust under Trust Agreement dated April 6, 2000, who acquired title as Robert I. Huff and Betty J. Huff, husband and wife as community property

the grantor, does hereby grant, bargain, sell, and convey unto

GO FOR IT, LLC, an Idaho limited liability company

whose current address is 16130 N. Elder St. Nampa, ID 83687

the grantee, the following described premises, in Ada County, Idaho, to wit:

Parcel 1 of Record of Survey No. 3493 recorded April 2, 1996 as Instrument No. 96027526.

Except that portion conveyed to the State of Idaho Transportation Department on June 21, 1996 as Instrument No. 96052315.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: August 13, 2018

The Robert and Betty Huff Trust

By: Robert Huff, Co-Trustee
Robert Huff, Co-Trustee

By: Betty Huff, Co-Trustee
Betty Huff, Co-Trustee

Robert I. Huff
Robert I. Huff

Betty J. Huff
Betty J. Huff

State of Idaho
County of Ada, ss.

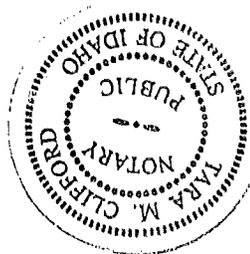
On this 14th day of August in the year of 2018, before me, the undersigned, a notary public in and for said state personally appeared Robert Huff and Betty Huff, known or identified to me to be the persons whose names are subscribed to the within instrument, as co-trustees of The Robert and Betty Huff Trust and acknowledged to me that they executed the same as co-trustees.

Tara M. Clifford
Notary Public

Residing in:

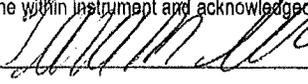
My Commission Expires:
(seal)

Residing: Eagle, Idaho
Commission Expires: 6/18/2022



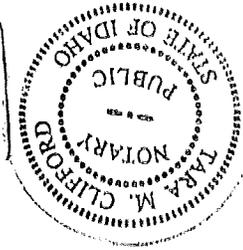
State of Idaho
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert I. Huff and Betty J. Huff known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.



Notary Public
Residing In:
My Commission Expires:
(seal)

Residing: Eagle, Idaho
Commission Expires: 6/18/2022





City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
) ss.
County of Ada)

SELECT DEVELOPMENT AND CONTRACTING, LLC, BY:
I, RANDY FULLMER, 2501 EAST STATE AVE. SUITE 210
Name Address
MERIDIAN, IDAHO 83642
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to LARRY HANSEN 1808 EAST RODEO LANE
Name Address KUNA, ID 83634
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s),

Dated this 18th day of APRIL, 2019

[Signature]
Signature

Subscribed and sworn to before me the day and year first above written.

[Signature]
Notary Public for Idaho

Residing at: MERIDIAN, ID

My commission expires: 2/21/25

**ALAN C NOBLE
COMM NO. 61141
NOTARY PUBLIC
STATE OF IDAHO**

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4103-3093476 (DS)

Date: March 05, 2019

For Value Received, **Sandstone Farms LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL I:

LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION FILED AT BOOK 72 AT PAGES 7413-7414, ACCORDING TO THE PLAT OF RECORD IN ADA COUNTY EXCEPT THAT PORTION DEEDED TO JANE CYNDI GOLDEN BY QUITCLAIM DEED RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99017224 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 00°01'11" EAST, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 SOUTH 89°41'42" EAST, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A

APN: R7534260218;
R7534260350

Warranty Deed

File No.: 4103-3093476 (DS)

- continued

Date: 03/05/2019

DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 32.93 FEET TO A POINT; THENCE SOUTH 00°01'11" WEST, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°50'01" WEST, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 89°50'01" WEST, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

PARCEL II:

BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°41'50," EAST BETWEEN AN ALUMINUM CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 18 AND A 1" DIAMETER IRON PIPE MARKING THE CW 1/16 CORNER OF SECTION 18, BOTH IN TOWNSHIP 2 NORTH, 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST QUARTER, OF SECTION 18, AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, AS SHOWN ON FILE IN BOOK 72 OF PLATS AT PAGE 7413 RECORDS OF ADA COUNTY, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE C QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 0°01'25" WEST, COINCIDENT WITH THE EASTERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, ALSO BEING THE EASTERLY BOUNDARY OF LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 1320.00 FEET TO A 1" DIAMETER IRON PIPE MARKING THE CS 1/16 CORNER OF SAID SECTION 18; THENCE NORTH 89°49'40" WEST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 684.72 FEET TO A 1/2 REBAR PLS 14221; THENCE NORTH 0°01'22" EAST, COINCIDENT WITH THE COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 659.76 FEET TO A 1/2" REBAR NO CAP; THENCE NORTH 89°41'55" WEST, COINCIDENT WITH SAID COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, 442.80 FEET TO AT 1/2" REBAR NO CAP AND THE BEGINNING OF A NON-TANGENT CURVE, ALSO BEING THE EASTERLY BOUNDARY OF EAST RODEO LANE; THENCE 157.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 180°00'00", A RADIUS OF 50.00 FEET, SUBTENDED, BY A CHORD BEARING NORTH 0°25'40" EAST, 100.00 FEET TO A 5/8" REBAR NO CAP; THENCE NORTH 89°40'44" WEST, COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SAID EAST RODEO LANE, 73.40 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 523.73 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 89°43'27" WEST, PARALLEL

APN: R7534260218;
R7534260350

Warranty Deed

File No.: 4103-3093476 (DS)

- continued

Date: 03/05/2019

WITH THE NORTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 125.06 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 89°41'50" WEST, PARALLEL WITH THE NORTHERLY BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 290.91 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 37.50 FEET TO A 1/2" REBAR ILLEGIBLE CAP ON THE NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 89°41'50" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 291.11 FEET TO A 1" IRON PIPE MARKING THE CW 1/16 CORNER OF SAID SECTION 18; THENCE SOUTH 89°43'27" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE NORTHERLY BOUNDARY OF LOT 3 IN BLOCK 1 OF SAID RODEO SUBDIVISION, 1325.49 FEET TO THE POINT OF BEGINNING.

APN: R7534260218; R7534260350

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: **4103-3093476 (DS)**

Date: **March 05, 2019**

For Value Received, **Sandstone Farms LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL I:

LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION FILED AT BOOK 72 AT PAGES 7413-7414, ACCORDING TO THE PLAT OF RECORD IN ADA COUNTY EXCEPT THAT PORTION DEEDED TO JANE CYNDI GOLDEN BY QUITCLAIM DEED RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99017224 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 00°01'11" EAST, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 SOUTH 89°41'42" EAST, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A

APN: R7534260218;
R7534260350

Warranty Deed

File No.: 4103-3093476 (DS)

- continued

Date: 03/05/2019

DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 32.93 FEET TO A POINT; THENCE SOUTH 00°01'11" WEST, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°50'01" WEST, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 89°50'01" WEST, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

PARCEL II:

BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°41'50," EAST BETWEEN AN ALUMINUM CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 18 AND A 1" DIAMETER IRON PIPE MARKING THE CW 1/16 CORNER OF SECTION 18, BOTH IN TOWNSHIP 2 NORTH, 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST QUARTER, OF SECTION 18, AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, AS SHOWN ON FILE IN BOOK 72 OF PLATS AT PAGE 7413 RECORDS OF ADA COUNTY, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE C QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 0°01'25" WEST, COINCIDENT WITH THE EASTERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, ALSO BEING THE EASTERLY BOUNDARY OF LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 1320.00 FEET TO A 1" DIAMETER IRON PIPE MARKING THE CS 1/16 CORNER OF SAID SECTION 18; THENCE NORTH 89°49'40" WEST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 684.72 FEET TO A 1/2 REBAR PLS 14221; THENCE NORTH 0°01'22" EAST, COINCIDENT WITH THE COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 659.76 FEET TO A 1/2" REBAR NO CAP; THENCE NORTH 89°41'55" WEST, COINCIDENT WITH SAID COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, 442.80 FEET TO AT 1/2" REBAR NO CAP AND THE BEGINNING OF A NON-TANGENT CURVE, ALSO BEING THE EASTERLY BOUNDARY OF EAST RODEO LANE; THENCE 157.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 180°00'00", A RADIUS OF 50.00 FEET, SUBTENDED, BY A CHORD BEARING NORTH 0°25'40" EAST, 100.00 FEET TO A 5/8" REBAR NO CAP; THENCE NORTH 89°40'44" WEST, COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SAID EAST RODEO LANE, 73.40 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 523.73 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 89°43'27" WEST, PARALLEL

APN: R7534260218;
R7534260350

Warranty Deed

File No.: 4103-3093476 (DS)

- continued

Date: 03/05/2019

WITH THE NORTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 125.06 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 89°41'50" WEST, PARALLEL WITH THE NORTHERLY BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 290.91 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 37.50 FEET TO A 1/2" REBAR ILLEGIBLE CAP ON THE NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 89°41'50" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 291.11 FEET TO A 1" IRON PIPE MARKING THE CW 1/16 CORNER OF SAID SECTION 18; THENCE SOUTH 89°43'27" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE NORTHERLY BOUNDARY OF LOT 3 IN BLOCK 1 OF SAID RODEO SUBDIVISION, 1325.49 FEET TO THE POINT OF BEGINNING.

APN: R7534260218; R7534260350

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

QUITCLAIM DEED

FOR VALUE RECEIVED

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 DAN RYALLS
SANDSTONE FARMS LLC

2017-111300
11/20/2017 04:03 PM
AMOUNT \$15.00

Jane C Golden



do(es) hereby convey, release and forever quitclaim unto:

Sandstone Farms LLC

whose current address is: 1888 E. Rodeo Lane, Kuna, Id 83634
the following described premises, to-wit:

BASIS OF BEARING for this description is South 89°41'50" East between an aluminum cap monument marking the W 1/4 corner of Section 18 and a 1" diameter iron pipe marking the CW 1/16 corner of Section 18, both in T. 2 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land located in the N1/2 of the SW 1/4, of Section 18, and Lot 3, Block 1, Rodeo Subdivision, as shown on file in Book 72 of Plats, at Page 7413, Records of Ada County, T. 2 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

COMMENCING at a brass cap marking the C 1/4 corner of said Section 18;

Thence South 0°01'25" West, coincident with the easterly boundary of the NE 1/4 of the SW 1/4 of said Section 18, also being the easterly boundary of Lot 3, Block 1, of said Rodeo Subdivision, 1320.00 feet to a 1" diameter iron pipe marking the CS 1/16 corner of said Section 18;

Thence North 89°49'40" West, coincident with the southerly boundary of said NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 659.42 feet to the **POINT OF BEGINNING**;

Thence North 89°49'40" West, coincident with said southerly boundary of the NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 25.30 feet to a 1/2" rebar PLS 6111;

Thence North 0°01'22" East, coincident with the common boundary of Lot 2 and Lot 3, Block 1, of said Rodeo Subdivision, 293.01 feet;

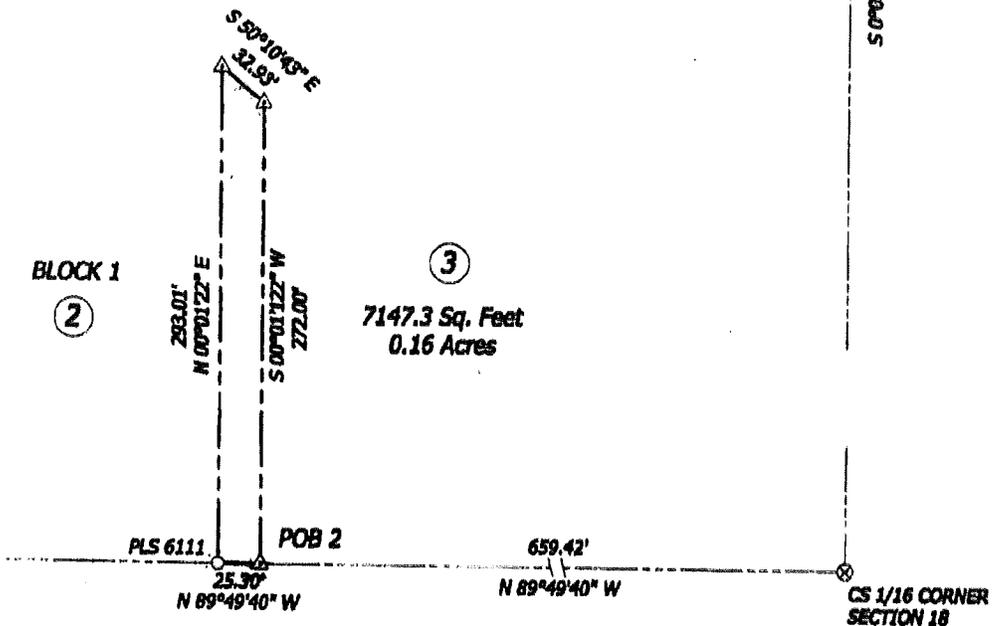
Thence South 50°10'43" East, 32.93 feet;

Thence South 0°01'22" West, 272.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains 0.16 acres more or less.



C 1/4 CORNER
SECTION 18
CP&F 8855627



PROJECT: EXHIBIT LOCATED IN
 LOT 3, BLOCK 1,
 RODEO SUBDIVISION,
 BOOK 72, PAGE 7413
 THE NE 1/4 OF THE SW 1/4
 SECTION 18, T.2N., R.1E., B.M.,
 ADA COUNTY, IDAHO

OWNER/DEVELOPER:
 LARRY HANSEN
 DATE: 11/7/2017



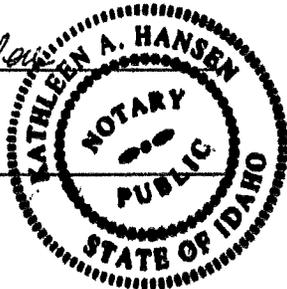
2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 P: (208) 398-8104
 F: (208) 398-8105
 WWW.SAWTOOTHLS.COM

DWG #
 17237
 PROJECT #
 17237 PBA
 SHEET
 1 OF 1

**Quit Claim Deed
continued**

Date: **November 9, 2017**

Jane C. Golden
Jane C Golden



State of Idaho, Ada County, ss.

On this 19th day of November, in the year of 2017, before me the undersigned Notary Public in and for said State, personally appeared Jane Golden, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Kathleen A. Hansen

Residing at: Kuna Idaho
My Commission Expires: 10/22/2018



BASES OF BEARINGS IS SOUTH OF THE 2021 WEST BETWEEN THE SW1/4 CORNER AND SW1/4 WEST CORNER OF SECTION 18, T. 21N, R. 1 E, 14M.

**RECORD OF SURVEY - PROPERTY LINE ADJUSTMENT FOR JANE GOLDEN
A PARCEL OF LAND BEING LOT 1 AND A PORTION OF LOT 2, BLOCK 1, RODEO SUBDIVISION
LOCATED IN THE N1/2 SW1/4 OF SECTION 18, T. 21N, R. 1 E, 14M,
ADA COUNTY, IDAHO
2019**

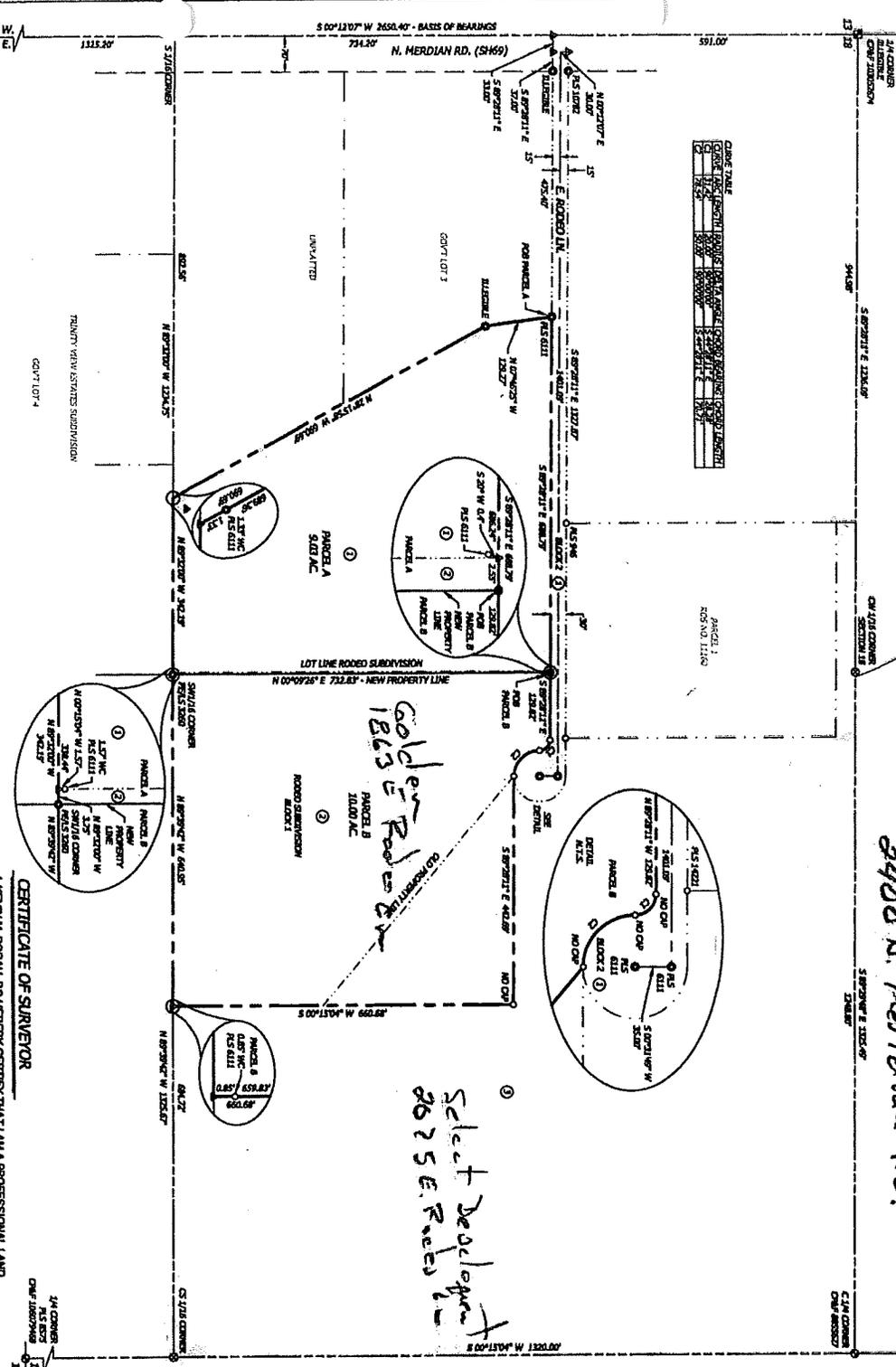
*Go with the 2019/2018 Assessor's
2400 N. Meridian Rd.*

CERTIFICATE OF COUNTY RECORDER
INSTRUMENT NO. _____
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED AT _____ MINUTES
PAST _____ O'CLOCK _____ DAY OF _____ IN
THE YEAR _____

DEPUTY _____ **EX-COFFICIO RECORDER** _____
FEE: \$ _____

CHART TABLE

NO.	DESCRIPTION	DATE	BY
1	RECORD OF SURVEY	11/18/2019	J.M.B.
2	RECORD OF SURVEY	11/18/2019	J.M.B.
3	RECORD OF SURVEY	11/18/2019	J.M.B.
4	RECORD OF SURVEY	11/18/2019	J.M.B.
5	RECORD OF SURVEY	11/18/2019	J.M.B.
6	RECORD OF SURVEY	11/18/2019	J.M.B.
7	RECORD OF SURVEY	11/18/2019	J.M.B.
8	RECORD OF SURVEY	11/18/2019	J.M.B.
9	RECORD OF SURVEY	11/18/2019	J.M.B.
10	RECORD OF SURVEY	11/18/2019	J.M.B.



SURVEYOR'S NARRATIVE:
THIS RECORD OF SURVEY PROPERTY LINE ADJUSTMENT WAS PERFORMED AT THE REQUEST OF LARRY HANSEN, SURVEYOR OF PROPERTY. THIS SURVEY A GAP WAS FOUND TO EXIST ALONG THE SOUTH LINE OF THE N1/2 SW1/4 OF SAID SECTION 18, THE PLAT OF THE RODEO SUBDIVISION (R1) AND RECORD OF SURVEY 1180 (R1) HELD BY THE PLAT OF THE TRINITY VIEW ESTATES SUBDIVISION (R2), LOCATED IN GOVT LOT 4 OF SAID SECTION 18, HELD BY CALCULATED POSITION FOR SAID CS1/8 CORNER, BEING THE MIDPOINT BETWEEN THE C1/4 CORNER AND THE S1/4 CORNER, THE CALCULATED POSITION OF THE CS1/8 CORNER IS 2.28 SOUTH OF THE IRON PIPE. THE TRINITY VIEW ESTATES SUBDIVISION ESTABLISHED THE NE CORNER OF SAID GOVT LOT 4 (SW1/4 CORNER) ON LINE BETWEEN SAID CALCULATED POSITIONS FOR SAID CS1/8 CORNER AND THE NW CORNER OF SAID GOVT LOT 4 (SW1/8 CORNER) COMMAND TO SECTIONS 13 AND 18, THIS RESULTS IN SAID GOVT LOT 4 BEING 100 FEET AT SAID SW1/8 CORNER TO 2.28 FEET AT SAID CS1/8 CORNER TO ELIMINATE THE GAP. I HEARD THE SOUND FROM THE CS1/8 CORNER AND THE FOUND THE IRON PIPE REAR AS THE CORNER POINTS. THE IRON PIPE WAS FOUND AS THE CORNER POINT OF THE SECTION AND PARCELS FOR THE POINT OF BEGINNING AND RECORD OF SURVEY 1180 WERE EXTENDED SOUTHERLY TO INTERSECT THIS LINE. AN ANGLE WAS ALSO CREATED BY HOLDING SAID IRON PIPE ALONG THE EAST LINE OF THE SW1/4 OF SECTION 18.

CERTIFICATE OF SURVEYOR
I, KEVIN M. BORDAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS LAYED HEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND PLUNG ACT, IDAHO CODE.

KEVIN M. BORDAN, P.L.S. 10561

PROFESSIONAL LAND SURVEYOR
KEVIN M. BORDAN, P.L.S. 10561

SAWTOOTH Land Surveying, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

19033-P8A03

- REFERENCES:**
- R1) RODEO SUBDIVISION, BOOK 72, PAGE 7415
 - R2) TRINITY VIEW ESTATES SUBDIVISION, BOOK 64, PAGE 6487
 - R3) RECORD OF SURVEY 228 INST. NO. 8718286
 - R4) RECORD OF SURVEY 1338 INST. NO. 8558222
 - R5) RECORD OF SURVEY 1118 INST. NO. 105167334
 - R6) RECORD OF SURVEY 7183 INST. NO. 108102410
 - R7) RECORD OF SURVEY 1180 INST. NO. 207718829

LEGEND

- LINE ADJUSTED
- BOUNDARY LINE OR LOT LINE
- NEW PROPERTY LINE
- CENTERLINE
- RIGHT OF WAY
- SECTION LINE
- ROAD ALUMINUM CURB ELEVATION
- ROAD BASES CURB ELEVATION
- ROAD 50' RESURFACING
- ROAD 10' RESURFACING
- ROAD 15' RESURFACING
- ROAD 20' RESURFACING
- ROAD 25' RESURFACING
- ROAD 30' RESURFACING
- ROAD 35' RESURFACING
- ROAD 40' RESURFACING
- ROAD 45' RESURFACING
- ROAD 50' RESURFACING
- ROAD 55' RESURFACING
- ROAD 60' RESURFACING
- ROAD 65' RESURFACING
- ROAD 70' RESURFACING
- ROAD 75' RESURFACING
- ROAD 80' RESURFACING
- ROAD 85' RESURFACING
- ROAD 90' RESURFACING
- ROAD 95' RESURFACING
- ROAD 100' RESURFACING

REFERENCES:

1. KEVIN M. BORDAN, P.L.S. 10561

SAWTOOTH
Land Surveying, LLC
WWW.SAWTOOTHLS.COM

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

19033-P8A03

SHEET: 1 OF 1
DATE: 3/2019
DRAWN BY: CHECKED BY: DDB:
NO. OF 19033



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.cityofkuna.com * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting. Please provide detailed meeting minutes.

SITE INFORMATION

Parcel #s 5141823400 51418233659 R7534260155 R7534260400
R7534260218 R7534260350

CURRENT PROPERTY OWNER: all Select Development LLC, Sandstone Farms LLC
Tanise Golden, Russ Huacmillor, BuyRite LLC

CONTACT PERSON (Mail recipient and person to call with questions):

Larry Hansen 3440 W. Davis Ln Meridian, ID. 83642
208-866-0346 larryh@realtors.com

PROPOSED USE:

Application Type

Brief Description

Annexation

APPLICANT:

Larry Hansen
3440 W. Davis Ln.
Meridian, ID 83642

Neighborhood Meeting

Monday Evening April 8, 2019

6:00 PM

Pursuant to the Kuna Planning and Zoning requirements you and or your representative are invited to attend a Neighborhood meeting to discuss Annexation into the City of Kuna for the properties identified in blue.

Please join us at Sandstone Vineyards event center, 1888 E. Rodeo Lane Kuna, 83634 at 6 PM for a short description of the upcoming annexation request.

If you have any questions please contact me, Larry Hansen at 208-866-346 or larryh@lhrealtors.com.

Kuna Neighborhood Meeting

3/8/2019

A neighborhood meeting was called on March 8, 2019 at 6 PM by Larry Hansen. The location was 1888 E. Rodeo Lane in the Sandstone Vineyards Event Center. Thirteen neighbors and representatives were in attendance, a list of which is attached. A list of properties under consideration was described including the attached colored map provided by the City of Kuna.

The topics discussed was an approximate time line, and proposed zoning probabilities. Most attendees were primarily concerned about an increase in taxes and whether their properties would be forced to annex. Most were resolved that development was headed their way. Only one participant was belligerent. Richard Hersey, He was convinced his property would be annexed even though I attempted to convince him that his property was not a part of the proposed annexation request. All in all most of the rest of the attendees seemed happy with receiving the information.

A handwritten signature in black ink, appearing to read "Larry Hansen". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
/ BALL BERNIE C	BALL RITA A CHADEZ	1804 E LAZY DB LN	KUNA, ID 83634-1338
/ DAY ROBERT S & DOROTHY E TRUST	DAY ROBERT S TRUSTEE	2096 N MERIDIAN RD	KUNA, ID 83634-0000
/ DOLL FAMILY REVOCABLE TRUST DATED 12/8/11	DOLL DEBRA A TRUSTEE	PO BOX 56	KUNA, ID 83634-0000
/ GO FOR IT LLC		16130 N ELDER ST	NAMPA, ID 83687-0000
/ GOLDEN JANE C		1863 E RODEO LN	KUNA, ID 83634-0000
/ GROTHAUS DANIEL LEE &	GROTHAUS SHIRLEY LOUISE	2404 DEER FLAT	KUNA, ID 83634-0000
/ HERSEY RICHARD S	HERSEY LOUISE E	2202 N MERIDIAN RD	KUNA, ID 83634-0000
/ HILL MARGARET M FAMILY LP		1556 E LOCUST VIEW LN	MERIDIAN, ID 83642-0000
/ HUNEMILLER RUSSELL D	HUNEMILLER KAREN	16130 N ELDER ST	NAMPA, ID 83687-0000
/ JOHNSON T J	JOHNSON G ELAINE	2425 N LOCUST GROVE RD	KUNA, ID 83634-1313
/ JONES THOMAS	JONES TONI	PO BOX 231	KUNA, ID 83634-0231
/ JRL PROPERTIES LLC		9839 W CABLE CAR ST STE 101	BOISE, ID 83709-0000
/ JRL PROPERTIES LP		9839 W CABLE CAR ST STE 101	BOISE, ID 83709-0000
/ KOUDEKA J J JR	KOUDELKA MADGE H	PO BOX 1564	BOISE, ID 83709-0000
/ LEE JACK & RITA FAMILY TRUST 4/22/98	LEE MONROE M TRUSTEE	4357 S TINKER AVE	NAMPA, ID 83653-1564
/ LEE'S FOREST PRODUCTS INC		4357 S TINKER AVE	BOISE, ID 83709-0000
/ MANNING AUSTIN	MANNING ROSIE	2800 E DEER FLAT RD	BOISE, ID 83709-0000
/ MILLS KIM RENEE		1698 E LAZY DB LN	KUNA, ID 83634-0000
/ SANDSTONE FARMS LLC		1888 E RODEO LN	KUNA, ID 83634-0000
/ SELECT DEVELOPMENT & CONTRACTING LLC		PO BOX 1030	KUNA, ID 83634-0000
/ SMITH RAYMOND	SMITH MARCIA	2284 N MERIDIAN RD	MERIDIAN, ID 83680-0000
/ TRUAX ROBERT		1888 E RODEO LN	KUNA, ID 83634-0000

SIGN IN SHEET

PROJECT NAME: Section 18

Date: 4-8-19

1	Larry Hansen	3440 W. Davis Ln	Meridian	208-866-0346
2	Robert Ruox	1898 R Redd Lane	Kuna	890 0311
3	Lib Truax	2142 Kirtide	Murlee	890 9022
4	Billy Edwards	P.O. Box 311	MERIDIAN	208.288.0700
5	DAVID SHIRLEY GEORGEAS	2404 E. DEER FLAT	KUNA	208-890-2234
6	Austin Manning	2800 E. Deer Flat	Kuna	208 421-1377
7	Janie Miller	1863 E. Redd Lane	Kuna	208-860-1417
8	Ruth Hersey	2202 Meridian Rd	KUNA	208-697-6771
9	Louise Hersey	2202 meridian-TD	Kuna	208 697-6772
10	Marcia Smith	2284 N. Meridian	Kuna	808 922-4883
11	Raymond Smith			
12	Debbie Noel	1920 E Lazy D Bln	Kuna	406 799 5058
13	Kim Mills	1698 E. Lazy D Bln	Kuna	208 484-3960
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City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

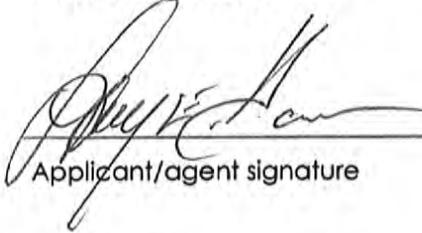
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8



Applicant/agent signature

4-16-19
Date



City of Kuna PROOF OF PROPERTY POSTING

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

This notice shall confirm that the Public Hearing Notice for Section 18 was
(NAME OF SUBDIVISION)

posted as required per Kuna City Ordinance 5-1-5B. Sign posted May 25, 2019
(DAY OF THE WEEK,

May 2019
MONTH, DATE AND YEAR)

DATED this 30th day of May, 2019

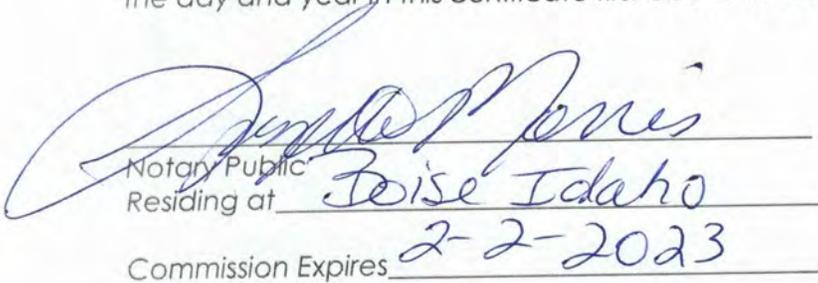
Signature,


Owner/Developer

STATE OF IDAHO)
County of Ada) : ss

On this 31 day of May, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public
Residing at Boise Idaho
Commission Expires 2-2-2023



CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

THE CITY OF KUNA will hold a Public Hearing July 9 2019
6PM at the Kuna City Hall 751W 4th Street 208-922-5274

PURPOSE: Application for Annexation of approximately 125 Acres
with R-4 and C-1

CASE # 19-05-AN

LOCATION: parcel numbers S141823400, S1418233650, R7534260155,
R7534260400, R7534260218, R7534260350

APPLICATION BY: Larry Hansen Co. Inc.

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CASE # 19-05-AN

LOCATION: parcel numbers S141823400, S1418233650, R7534260155,
R7534260400, R7534260218, R7534260350

APPLICATION BY: Larry Hansen Co. Inc.

**CITY OF KUNA
PUBLIC HEARING
NOTICE**

KUNA PLANNING AND ZONING COMMISSION
THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON JUNE 15, 2015
AT 6:00 PM AT THE KUNA CITY HALL, 1000 W. BROADWAY, KUNA, IDAHO 83401
AGENDA: APPROVAL OF A ZONING MAP AMENDMENT TO ADD
A ZONING DISTRICT FOR AGRICULTURE, FORESTRY, AND RECREATION
APPLICATOR: Mr. Larry Smith, Sr., Inc.

CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

THE CITY OF KUNA will hold a Public Hearing July 9, 2018
8PM at the Kuna City Hall 751W 43d Street 288-822-8224

PURPOSE: Application for Amendment of approximately 125 Acres
with R-4 and C-1

LOCATION: parcel numbers 046020400, 046020401, 046020402,
046020403, 046020404, 046020405, 046020406, 046020407, 046020408, 046020409, 046020410, 046020411, 046020412, 046020413, 046020414, 046020415, 046020416, 046020417, 046020418, 046020419, 046020420, 046020421, 046020422, 046020423, 046020424, 046020425, 046020426, 046020427, 046020428, 046020429, 046020430, 046020431, 046020432, 046020433, 046020434, 046020435, 046020436, 046020437, 046020438, 046020439, 046020440, 046020441, 046020442, 046020443, 046020444, 046020445, 046020446, 046020447, 046020448, 046020449, 046020450, 046020451, 046020452, 046020453, 046020454, 046020455, 046020456, 046020457, 046020458, 046020459, 046020460, 046020461, 046020462, 046020463, 046020464, 046020465, 046020466, 046020467, 046020468, 046020469, 046020470, 046020471, 046020472, 046020473, 046020474, 046020475, 046020476, 046020477, 046020478, 046020479, 046020480, 046020481, 046020482, 046020483, 046020484, 046020485, 046020486, 046020487, 046020488, 046020489, 046020490, 046020491, 046020492, 046020493, 046020494, 046020495, 046020496, 046020497, 046020498, 046020499, 046020500

APPLICATION BY: Larry Benson Co., Inc.

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PRIVATE LANE



CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

THE CITY OF KUNA will hold a Public Hearing July 9 2019
6PM at the Kuna City Hall 751W 4th Street 208-922-5274

PURPOSE: Application for Annexation of approximately 125 Acres
with R-4 and C-1

CASE # 19-05-AN

LOCATION: parcel numbers S141823400, S1418233650, R75342
R7534260400, R7534260218, R7534260350

APPLICATION BY: Larry Hansen Co. Inc.



Rebecca W. Arnold, President
Mary May, 1st Vice-President
Sara M. Baker, 2nd Vice-President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

May 16, 2019

To: Larry Hansen & Co., via email
3440 W. Davis Lane
Meridian, ID 83642

Subject: KUNA19-0007/ 19-05-AN
Rodeo Lane & Meridian Road
Annexation

The applicant is requesting annexation of six contiguous parcels into the City of Kuna that total 125 acres.

A. Findings of Fact

This application is for annexation only. Listed below are some findings that the District may identify when it reviews a future development application. The District may add additional findings when it reviews a specific redevelopment application.

B. State Highway SH-69/ Meridian Road

SH-69/Meridian Road is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69/ Meridian Road.

1. North-South Mid-Mile Collector (Stroebe Road)

a. **Existing Conditions:** There are no mid-mile collector roadways adjacent to or within this site.

b. **Policy**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-foot wide to be constructed on both sides of all collector streets. A parkway strip at least 6-foot wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-foot wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-foot), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should abut the site's east property line stubbing to the north and south. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 69-feet of right-of-way.

- c. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to construct the new collector street abutting the site's east property line, Stroebel Road, as ½ of a 36-foot street section with vertical curb, gutter and 5-foot wide detached sidewalk or 7-foot wide attached sidewalk, plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

See vicinity map with collector road location depicted on page 12.

If the sidewalk is attached, then the right-of-way should extend a minimum of 2-feet behind the back edge of sidewalk.

If the sidewalks are detached, then the right-of-way may extend from the borrow ditch to 2-feet behind the back of curb on the west side of the roadway. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

2. East-West Mid-Mile Collector (Ardell Road)

a. **Existing Conditions:** There are no mid-mile collector roadways adjacent to or within this site.

b. **Policy**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-foot wide to be constructed on both sides of all collector streets. A parkway strip at least 6-foot wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-foot wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and

concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Ardell Road, which will be constructed as part of the Winfield Subdivision 2016 approval, on the west side of SH-69/Meridian Road and continue through the property stubbing to the east. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section.

- c. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to construct the new collector street, abutting the site's north property line, Ardell Road, as ½ of a 36-foot street section with vertical curb, gutter and 5-foot wide detached sidewalk or 7-foot wide attached sidewalk, plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

See vicinity map with collector road location depicted on page 12.

If the sidewalk is attached, then the right-of-way should extend a minimum of 2-feet behind the back edge of sidewalk.

If the sidewalks are detached, then the right-of-way may extend from the borrow ditch to 2-feet behind the back of curb on the south side of the roadway. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

3. Internal Local Street

a. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way. For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.

- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane..
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.).

Half Street Policy: District Policy 7208.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Cul-de-sac Streets Policy: District policy 7208.5.7 states that the minimum radius permitted for a turnaround is 55-feet to back-of-curb.

Landscape Medians Policy: District policy 7208.5.15 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.

- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
 - The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
 - Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.
- b. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to design and construct the internal local streets to meet ACHD District policies listed above.

4. Roadway Offsets

- a. **Existing Conditions:** There are no roadways internal to the site.
- b. **Policy:**
Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.
 District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.
Local Offset Policy: District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).
 District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).
 District policy 7208.4.2, requires commercial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).
 District policy 7209.4.2, requires industrial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).
- c. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to design and construct the roadway intersections to meet ACHD District policies listed above.

5. Stub Streets

- a. **Existing Conditions:** There are no stub streets to or from the site.
- b. **Policy:**
Stub Street Policy: District policy 7206.2.4 and 7207.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.5.4 and 7207.2.5.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."
 In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7206.2.4 and 7207.2.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Staff Comments/Recommendations:** As part of a future development application stub streets should be constructed to adjacent parcels north and south of the site to provide for future connectivity and must be designed and constructed to meet ACHD District policies listed above.

6. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

7. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

8. Other Access

The future collector roadways Stroebel Road and Ardell Road are classified as collector roadways. Direct lot access is prohibited to these roadways and should be noted on the final plat with a future development application.

C. Site Specific Conditions of Approval

This application is for annexation only. Site specific conditions of approval will be established as part of the future development application.

1. Comply with the Standard Conditions of Approval as noted below.

D. Traffic Information

Trip Generation: Below is a list of vehicle trip generation rates based on potential land uses at this site, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Land Use	Average Daily Trips (ADT)	PM Peak Hour (VPH)
Single Family Detached (per unit)	9.44	1.00
Multifamily Housing (low-rise)	7.32	0.56
Nursery (Garden Center) (1,000 sf)	68.10	6.94
Tractor Supply Store	-	1.40
Variety Store	63.47	6.84
Shopping Center (1,000 sf GLA)	37.75	3.81

Condition of Area Roadways: *Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count
**State Highway 69 Meridian Road	1360-feet	Principal Arterial	1,110

** ACHD does not set level of service thresholds for State Highways.

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for SH-69/Meridian Road south of Hubbard Road was 19,726 on March 15, 2018.

E. Attachments

1. Vicinity Map
2. Standard Conditions of Approval
3. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6218.

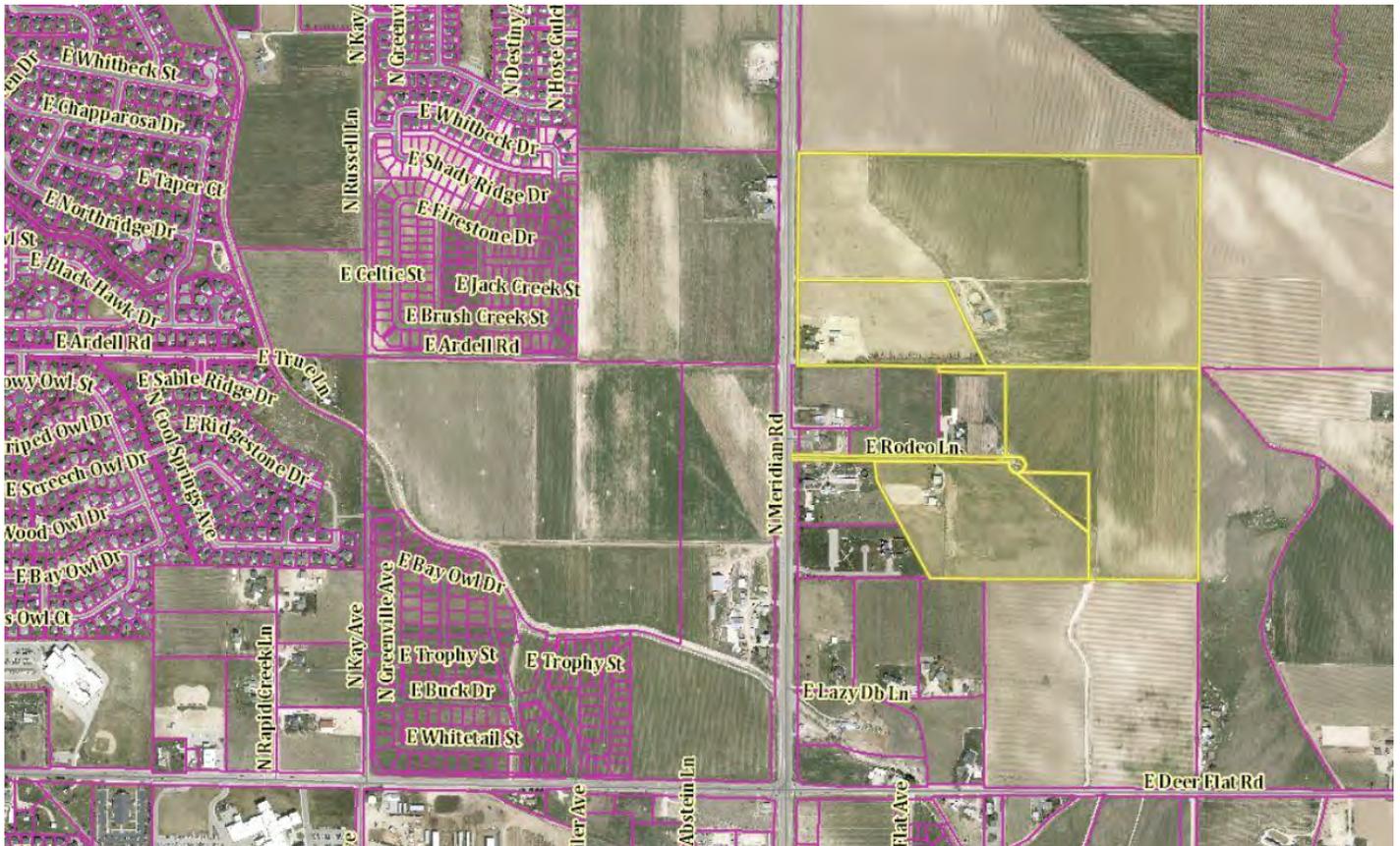
Sincerely,



Dawn Battles
Planner
Development Services

cc: City of Kuna, via email

VICINITY MAP



VICINITY MAP with Collector Streets



Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



**ADA COUNTY
DEVELOPMENT SERVICES**

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

The applicant is required to post the public hearing sign on the property at least 10 days before the public hearing. A sign certification form is required to be submitted at least 7 days before the public hearing. See Subsection 8-7A-5F of the Ada County Code for information on Sign Posting.

CODE REFERENCES:

Section 8-6-6: Vacation
Idaho Code Section 50-1306A
Idaho Code Section 50-1324
Subsection 8-7A-5F ~ Sign Posting Requirements

CURRENT APPLICATION FEES:

Vacation - \$350

MEETING NOTES:

The applicant is seeking to remove the cul-de-sac at the end of Rodeo Lane in order to annex that portion into the City of Kuna. The applicant is also seeking to relocate the turnaround further to the west.

The relocation of the turnaround cannot occur through the County prior to the annexation because it would remove frontage and access to a parcel, which would not meet Ada County Code.

The applicant would need to go through the rezone with the City of Kuna (and include the cul-de-sac) in the legal description first.

After the property has been rezoned into the City, the applicant would need to come back to the County and do modification to the private road to relocate the cul-de-sac and provide an easement for the turnaround. The applicant at the time of the private road modification application, could also request to vacate the remaining portion of the private roadway.

Additional Preap Conference: Not Recommended

Neighborhood Meeting Required? No

Cross References:



ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

Preapplication Number: 201900016 - PREAP - A

Status: Active

Date Received: 2/26/2019

Date Closed:

Meeting Date: 2/27/2019 Date Assigned: 2/26/2019

Project Description:

Applicant's Name:
HANSEN LARRY

Vacation of the cul-de-sac of Rodeo Lane in Rodeo
Subdivision

No. of Lots/Units: 0 Total Acres: 29.815

Development Services Staff Assigned To Meeting:

Staff Name:	Attended Meeting?
BRENT DANIELSON	<input checked="" type="checkbox"/>
JASON BOAL	<input checked="" type="checkbox"/>
JERRY HASTINGS	<input checked="" type="checkbox"/>
KRISTY INSELMAN	<input checked="" type="checkbox"/>
ZACH KIRK	<input checked="" type="checkbox"/>

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Parcel Info:

Parcel Num:	Street Address:	City/State/Zip:
R7534260350	2075 E RODEO LN	Kuna, ID 83634-0000
R7534260400	E RODEO LN	Kuna, ID 83634-0000

Zone Info:

Zone Type:	Zone:
Existing Zone	RR

TwN / Rng / Sec Info:

TwN:	Rng:	Sec:	Qtr:
2N	1E	18	

Overlay Areas Info:

Overlay Area:	Overlay Value:	Code Ref:	Comments:
Impact Area	Kuna Area of Impact		
Impact Area	Kuna Area of Impact		

Comp Plan:

Agencies To Contact:

Agency Name:	Contact Person:
ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170 Comments:	LITTLE CHRISTY
CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517 Comments:	BADIGIAN LORI
IDAHO POWER COMPANY - (208)-388-2699 Comments:	MURRAY ALLISON

Proposed Allowed Uses:



ADA COUNTY
DEVELOPMENT SERVICES

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PREAPPLICATION CONFERENCE NOTES

PRIVATE ROAD

Required Applications:

App Type:	Descriptive Name:
VAC	VACATION

Notes:

See Section 8-6-6 of the Ada County Code for information on vacations. An applicant or owner may petition the Board for a total or partial vacation of a recorded subdivision plat, including easements. Vacation shall be processed in accord with the regulations set forth in Idaho Code Section 50-1306A and recorded in accord with the regulations set forth in Idaho Code Section 50-1324.

- Idaho Code Section 50-1306A ~ Procedure. (1) Any person, persons, firm, association, corporation or other legally recognized form of business desiring to vacate a plat or any part thereof must petition the city council if it is located within the boundaries of a city, or the county commissioners if it is located within the unincorporated area of the county. Such petition shall set forth particular circumstances of the requests to vacate; contain a legal description of the platted area or property to be vacated; the names of the persons affected thereby, and said petition shall be filed with the city clerk.
- (2) Written notice of public hearing on said petition shall be given, by certified mail with return receipt, at least ten (10) days prior to the date of public hearing to all property owners within three hundred (300) feet of the boundaries of the area described in the petition. Such notice of public hearing shall also be published once a week for two (2) successive weeks in the official newspaper of the city, the last of which shall be not less than seven (7) days prior to the date of said hearing; provided, however, that in a proceeding as to the vacation of all or a portion of a cemetery plat where there has been no interment, or in the case of a cemetery being within three hundred (300) feet of another plat for which a vacation is sought, publication of the notice of hearing shall be the only required notice as to the property owners in the cemetery.
- (3) When the procedures set forth herein have been fulfilled, the city council may grant the request to vacate with such restrictions as they deem necessary in the public interest.
- (4) If a petition to vacate is brought before county commissioners, and the plat or part thereof which is the subject of the petition is located within one (1) mile of the boundaries of any city, the county commissioners shall cause written notice of the public hearing on the petition to be given to the mayor or chief administrative officer of the city by regular mail at least thirty (30) days prior to the date of public hearing.
- (5) In the case of easements granted for gas, sewer, water, telephone, cable television, power, drainage, and slope purposes, public notice of intent to vacate is not required. Vacation of these easements shall occur upon the recording of the new or amended plat, provided that all affected easement holders have been notified by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.
- (6) When public streets or public rights-of-way are located within the boundary of a highway district, the highway district commissioners shall assume the authority to vacate said public streets and public rights-of-way as provided in section 40-203, Idaho Code.
- (7) All publication costs shall be at the expense of the petitioner.
- (8) Public highway agencies acquiring real property within a platted subdivision for highway right-of-way purposes shall be exempt from the provisions of this section.
- (9) Land exclusive of public right-of-way that has been subdivided and platted in accordance with this chapter need not be vacated in order to be replatted.

Idaho Code Section 50-1324 ~ Recording vacations. (1) Before a vacation of a plat can be recorded, the county treasurer must certify that all taxes due are paid and such certification is recorded as part of the records of the vacation. The treasurer shall withhold the certification only when property taxes are due, but not paid.

(2) Upon payment of the appropriate fee therefor, the county recorder of each county shall index and record, in the same manner as other instruments affecting the title to real property, a certified copy of each ordinance, resolution or order by which any lot, tract, public street, public right of way, private road, easement, common, plat or any part thereof has been vacated. Such certification shall be by the officer having custody of the original document and shall certify that the copy is a full, true and correct copy of the original.



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

Paul A. Stevens, P.E.
Kuna City Engineer
208-287-1727

REZONE & ANNEXATION REVIEW MEMORANDUM

Date: 29 April 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Hansen Annexation 19-05-AN

The Hunemiller, Select, Golden, Hansen (Hansen Annexation) dated 18 April 2019 has been reviewed. The following narrative is limited to the annexation request. No zoning request was submitted with this application.

1. General

- a. With the addition of this property into the corporate limits of Kuna and its potential connection to pressurized irrigation, sewer, and potable water utilities, this property will be placing demand on constructed facilities and on water rights provided by others.
- b. It is expected that this property shall transfer to the City, at time of annexation, all conveyable water rights by deed and "Change of Ownership" form from Idaho Department of Water Resources (IDWR). It is further expected that the irrigation water rights shall provide a sufficient quantity of irrigation water to service the described property.
- c. A plan approval letter will be required if this project affects any local irrigation districts or its facilities.
- d. The City reserves the right of prior approval to all agreements involving the applicant, successors & assigns and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- e. No zoning information was provided. Zoning and subsequent densities at time of development determine the full impact of additional demand on City infrastructure.

2. Property Description

- a. The applicant provided three quitclaim deeds and five warranty deeds with associated metes and bounds property description (legal description) of the subject parcels. The legal descriptions pertain to the gross area and the property boundaries of the described lands.

3. Pressurized Irrigation

- a. When available the subject property shall connect to the City of Kuna pressurized irrigation system.
- b. Portions of the pressurized irrigation system are nearing capacity.
- c. The developer may be asked to participate with pressurized irrigation master plan model updates to verify capacity.

4. Sewer

- a. Sewer lift stations that will serve this area upon development are approaching capacity.
- b. Developers may be asked to participate with sewer master plan model updates to verify capacity.
- c. Upsizing sewer infrastructure (pipes and force mains) may be necessary.
- d. The listed properties shall be connected to the City of Kuna Sewer System when development commences and sewer service becomes available.

5. Water

- a. Upon development, the properties shall connect to City Potable Water.
- b. The developer may be asked to participate with a water master plan model update to show the needed supporting infrastructure improvements needed to service the project.

Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Hansen Rezone

Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: TBD

New jobs: TBD

Exceeds CIM forecast: TBD

	<p>CIM Corridor: N/A Pedestrian level of stress: R-Highway 69 Bicycle level of stress: R-Highway 69</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 980 Jobs within 1 mile: 600 Jobs/Housing Ratio: 0.6</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: 2.8 miles Nearest fire station: 2 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 1,227 acres</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: >4 miles Nearest public school: 1.1 miles Nearest public park: 1.5 miles Nearest grocery store: 0.7 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

The proposal is on the fringe of urban development in an area removed from employment centers and existing public transportation. Nearby services, such as schools, parks, public emergency facilities, and grocery stores are likely accessed only by vehicle and there are no plans for public transportation to this location. A site plan was not provided however, consider minimizing access to Highway 69. The proposal is a mix of residential and retail, which can reduce congestion by decreasing the amount of single occupancy vehicle trips generated on the transportation network and encourage non-motorized travel.

The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service along Linder Road from downtown Kuna to the Boise Research Center with 20-minute frequencies. The closest bus stop would be approximately 1 mile west when that route is operational.

More information about COMPASS and *Communities in Motion 2040 2.0*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>