

OFFICIALS

Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Tyson Garten, Commissioner
Vacant



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

Planning & Zoning Commission Meeting
AGENDA
Tuesday February 22, 2022

6:00 PM REGULAR MEETING

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

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

All items listed under the Consent Agenda are considered to be routine and are acted on with one (1) Motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated February 8, 2022
- 2. Findings of Fact & Conclusions of Law
None

3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

- A. *Tabled from February 8, 2022* Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Planning Services Specialist

Matt Sanchi of ZGA Architects, on behalf of his client Jason Papich, requests Special Use Permit & Design Review approval for an approx. 14.86-acre development which includes: Enclosed RV & self-storage; outdoor RV storage; self-storage office with second-floor living quarters; three (3) flex-space (office/warehouse) buildings; fire suppression tank/system; fencing; landscaping; and parking. The proposed project is to be completed in five (5) phases and be connected to a well & septic system until City Services are within 300 feet of the site. The subject site is located at 7370 S Meridian Road, #1 (APN: S1406325625) with a C-2 (Area Commercial) zone.

Staff requests this item be tabled to a date certain of March 8, 2022, pending critical reports from Ada County Highway District and Idaho Transportation Department.

- B. Case No. 21-08-SUP (Special Use Permit) for Essentials with Ashley – Jessica Reid, Planning Services Specialist

Ashley & Lake Phothale request Special Use Permit approval to operate a Home Occupation Business called “Essentials with Ashley” providing esthetic services such as facials, waxing, and eyelash extensions. The subject site is located at 1904 N Duck Hawk Ave, within the December Subdivision No. 4.

C. Case Nos. 21-08-AN (Annexation), 21-06-S (Preliminary Plat) & 21-18-DR (Design Review) for Rising Sun West Subdivision

JUB Engineers, on behalf of M3 Companies, LLC, requests approval for a Comprehensive Plan Map Amendment to change the zoning designation for part of an approximately 42.04-acre site from solely Commercial, to R-8 (Medium Density Residential) and R-20 (High Density Residential) zoning designations. Additionally, the Applicant requests Annexation of the parcels into Kuna City Limits, with 18.81-acres R-8 (Medium Density Residential), 13.29-acres R-20 (High Density Residential), and 9.94-acres C-1 (Neighborhood Commercial) zoning designations, as well as, Preliminary Plat approval to subdivide the parcels into 90 Single-Family lots, 8 Common Lots, 2 shared driveways and 1 multi-family lot (Future development) and 13 commercial lots. The site is located south of the N Meridian Road and E Kuna Road intersection in Section 25, Township 2 North, Range 1 West & section 30, Township 2 North, Range 1 East (Parcel numbers; R0615251201, R0615250551, R0615250575). *All acreages are approximate.*

Staff requests this item be tabled to a date certain of March 08, 2022 pending critical agency comments.

4. BUSINESS ITEMS:

None

5. ADJOURNMENT:

OFFICIALS

Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Tyson Garten, Commissioner
Vacant



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

Planning & Zoning Commission Meeting
AGENDA
Tuesday February 8, 2022

6:00 PM REGULAR MEETING

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

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:10)

COMMISSION MEMEBERS PRESENT:

Chairman Lee Young – Via Zoom
Vice Chairman Dana Hennis
Commissioner Stephen Damron
Commissioner Tyson Garten
Vacant

CITY STAFF PRESENT:

Matt Johnson, City Attorney
Jace Hellman, Planning and Zoning Director
Jessica Reid, Planning Services Specialist

2. CONSENT AGENDA: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:00:36)

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated January 25, 2022
- 2. Findings of Fact & Conclusions of Law
 - 1. Case No. 21-05-CPF (Combination & Preliminary Plat) for Zatica Subdivision No. 1 & No. 2
 - 2. Case No. 21-30-DR (Design Review) for Heartland Dental

(Timestamp 00:00:38)

Motion To: Approve Consent Agenda.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:00:55)

- A. Tabled from January 25, 2022 Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Planning Services Specialist

(Timestamp 00:01:34)

Planning Services Specialist Jessica Reid notified the Commission that this and other projects may be tabled more often as Ada County Highway District has an approximately nine (9) week lead time.

(Timestamp 00:01:56)

Motion To: Table Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage to a date certain of February 22, 2022.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Motion Passed: 4-0-0

4. BUSINESS ITEMS:

(Timestamp 00:2:42)

Planning & Zoning Director Jace Hellman updated the Commission on the number of applications received for the vacant Commissioner seat.

5. ADJOURNMENT:

(Timestamp 00:03:26)

Motion To: Adjourn.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 0

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planning and Zoning Director
Kuna Planning and Zoning Department

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF) **Case Nos. 21-08-SUP (Special Use Permit)**
)
ASHLEY & LAKE PHOTHALE)
) **STAFF REPORT FOR THE**
) **ESSENTIALS WITH ASHLEY**
For a Special Use Permit for 1904 N) **SPECIAL USE PERMIT**
Duck Hawk Avenue.) **APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Comprehensive Plan Analysis
8. Proposed Findings of Fact and Conclusions of Law
9. Commission’s Recommendation



**I
EXHIBIT LIST**

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Memo			X
2.1	P&Z Application Coversheet			X
2.2	Special Use Permit Application			X

2.3	Narrative			X
2.4	Warranty Deed & Legal Description			X
2.5	Vicinity Map			X
2.6	Aerial Map			X
2.7	Neighborhood Meeting Certification			X
2.8	Commitment to Property Posting			X
2.9	Public Works Memo			X
2.10	KMN Legal Publication			X
2.11	Legal Notice Mailer for Landowners within 300-ft			X
2.12	Proof of Property Posting			X

**II
PROCESS AND NOTICING**

2.1 In accordance with Kuna City Code (KCC) 1-14-3: Decision Making Authority, Special Use Permits are designated as Public Hearings, with the Planning and Zoning Commission as the decision-making body. The land use application was given proper public notice and followed the requirements set forth in Idaho Code Chapter 65, Local Land Use Planning Act.

2.1.1 Notifications

2.1.1.1	Neighborhood Meeting:	December 28, 2021 (No Attendees)
2.1.1.2	Agency Comments Request:	January 21, 2022
2.1.1.3	300 FT Property Owners Notice:	February 1, 2022
2.1.1.4	Kuna Melba News Newspaper:	February 2, 2022
2.1.1.5	Site Posted:	February 11, 2022

**III
APPLICANTS REQUEST**

3.1 Ashley and Lake Phothale request Special Use Permit approval to operate a Home Occupation Business providing esthetic services such as facials, waxing, and eyelash extensions. The subject site is located at 1904 N Duck Hawk Avenue, within the December Subdivision No. 4.

**IV
GENERAL PROJECT FACTS**

4.1 Site History

4.1.1 The subject site contains a single-family residence built in 2002; Lot 49, Block 3 of December Subdivision No. 4.

4.2 Surrounding Land Uses

North	R-6	Medium Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

- 4.3.1 R1789280190
- 4.3.2 Ashley and Lake Phothale
- 4.3.3 Approximately 0.182-acres
- 4.3.4 R-6 (Medium Density Residential)

4.4 Services

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

4.5 Existing Structures, Vegetation, and Natural Features

- 4.5.1 There is an existing single-family residence, and landscaping typical to a residence, on the subject site. The site has an estimated average slope of 0% to 0.9%, and according to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches.

4.6 Environmental Issues

- 4.6.1 Beyond the property being located within the Nitrate Priority Area, staff is not aware of any other environmental issues, health or safety conflicts.

4.7 Comprehensive Plan Future Land Use Map

- 4.7.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body of the city and indicates land use designations generally speaking. The FLUM identifies the approximately 0.182-acre site as Medium Density Residential and it is currently zoned R-6 (Medium Density Residential).

V

TRANSPORTATION AND CONNECTIVITY

- 5.1 The subject site is located within the December Subdivision which takes access directly from Linder Road. Ingress/egress to the driveway of the subject site is taken directly from N Duck Hawk Avenue.

VI

STAFF ANALYSIS

- 6.1 The Applicant previously operated a Commercial business called “Ash’s Lashes and Spa” in downtown Kuna from August 2017 to July 2020. Due to the pandemic, the Applicant chose to downsize and moved the business to Meridian. After some time, the Applicant and her clients both felt the business returning to Kuna would be optimal, as such, the Applicant has since decided to change direction and operate her business from her home.

As a business offering esthetic services such as waxing, facials and eyelash extensions, Kuna City Code (KCC) 5-1-6 classifies the use as Beauty Parlor. Based on the Land Use Table in KCC 5-3-2, a Special Use Permit is required to operate within an R-6 (Medium Density Residential) zone.

The Applicant has submitted a complete application in accordance with KCC 5-6-2. The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on December 28, 2022, there were no attendees; the meeting minutes have been included as a part of this application.

The Applicants have converted a spare bedroom into an office in which to provide their services. An entrance into the service area via a side door on the left side of the home, directly in front of the gate is proposed as the major business ingress/egress. During the application period, the Applicant had planned on offering permanent makeup tattooing in addition to the previously listed services, however, staff determined that was not an allowable use. The Applicant averages up to four (4) clients per day with parking for clients met off-street within the existing driveway

Per City Engineer's comments (Exhibit 2.9), Public Works can support this Special Use Permit request.

Staff has determined the Applicant's Special Use Permit request is in compliance with Kuna City Code Title 5, Comprehensive Plan and Idaho Code. Staff recommends that if the Commission approves the Special Use Permit, the Applicant be subject to the Conditions of Approval listed in section "VIII" (8) of this report, as well as any additional Conditions designated by the Planning and Zoning Commission.

6.2 Applicable Standards

- 6.2.1 City of Kuna Zoning Ordinance Title 5.
- 6.2.2 City of Kuna Comprehensive Plan.
- 6.2.3 Idaho Code §65-65 Local Land Use Planning Act.

VII COMPREHENSIVE PLAN ANALYSIS

7.1 The Kuna Planning and Zoning Commission may *Accept/Reject* the Comprehensive Plan components, and has determined the requested Special Use Permit for the site *is/is not* consistent with the following Comprehensive Plan components as described below:

- 7.1.1 Goal Area 1: Kuna will be Economically Diverse and Vibrant.
 - Goal 1.C: Attract and encourage new and existing businesses.
 - Objective 1.C.2: Create an environment that is friendly to business creation, expansion and relocation.
- 7.1.2 Goal Area 3: Kuna's Land Uses will support Desirable, Distinctive and Well-Designed Community.
 - Objective 3.G: Respect and protect private property rights.
 - Policy 3.G.1: Ensure Land Use policies, restrictions, and fees do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

VIII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 21-08-SUP (Special Use Permit) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, and including the exhibits, and testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby (*Approves/Conditionally Approves/Denies*) Case No. 21-08-SUP, a request by Ashley and Lake Phothale to operate a Home Occupation Business providing esthetic services such as facials, waxing, and eyelash extensions.

If the Planning and Zoning Commission wishes to Approve, Deny or Modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

8.1 Based on the evidence contained in Case No. 21-08-SUP, this proposal *does/does not* 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 Kuna City Code Title 5.

8.2 Based on the evidence contained in Case No. 21-08-SUP, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: The current zone for the subject site is R-6 (Medium Density Residential), the Comprehensive Plan Future Land Use Map designates the subject site as Medium Density Residential.

8.3 The home esthetic business *does/does not* constitute a Special Use as established in the Land Use Table in KCC 5-3-2.

Staff Finding: According to the Official Schedule of District Regulations, a home esthetics business does constitute a Special Use Permit for an R-6 zone.

8.4 The Applicant *does/does not* plan to keep the residence harmonious within the subdivision.

Staff Finding: The esthetic business will take an average of four (4) clients per day and client parking needs will be met off-street within the subject sites' driveway. Additionally, the proposed use does not produce any undue noise or emissions.

8.5 The public notice requirements *have/have not* been met and the neighborhood meeting *was/was not* conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: The Applicant held a Neighborhood Meeting on December 28, 2021, there were no attendees. Legal Notices were mailed out to landowners within 300-feet of the subject site on February 1, 2022, and a legal notice was published in the Kuna Melba Newspaper on February 2, 2022. The Applicant posted a sign on the property on February 10, 2022. Upon staff review, this meets all noticing requirements to hold a Public Hearing.

VIII COMMISSION'S RECCOMENDATION

Note: These Motions are for recommendation of Approval, Conditional Approval or Denial of the Rezone application to the City Council, and the Approval, Conditional, Approval or Denial of the Special Use Permit. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of these requests 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. 21-08-SUP, a request by Ashley and Lake Phothale to operate a Home Occupation Business providing esthetic services such as facials, waxing, and eyelash extensions, subject to the following Conditions of Approval:

- 9.1 The Applicant shall obtain applicable building permit(s) for any and all modifications, remodeling or additions to the existing structure, *prior* to construction (Mechanical, Plumbing and/or Electrical modifications are considered modifications under this Condition).
- 9.2 The Applicant shall acquire and maintain a Kuna City Home Occupation Business License through the City Clerk's office once the Special User Permit is acquired.
- 9.3 Signs, banners, flags or other means to advertise, attract attention, or identify the site as a business are not permitted in accordance with Kuna City Code 5-5-4(K)(3)(d).
- 9.4 Parking on site shall comply with Kuna City Code 5-5-4(K)(3)(g).
- 9.5 The Special Use Permit is non-transferrable between parcels.
- 9.6 This Special Use Permit shall be valid only if the Conditions of Approval are adhered to continuously. In the event the Conditions are not continuously met, the Special Use Permit Approval may be revoked.
- 9.7 The Applicant shall follow all staff and agency recommendations.
- 9.8 The Applicant shall comply with all local, state and federal laws.

DATED this 22nd day of February, 2022.



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



****Office Use Only****

File No.(s): 21-08-SUP

Project Name: Essentials with Ashley

Date Received: Initial doc 12.30.2021, Remaining docs 01.07.2022

Date Accepted as Complete: _____

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation & Zoning	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input checked="" type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: Ashley & Lake Phothale

Address: 1904 N Duck Hawk Ave, Kuna, ID 83634

Phone: 208-353-9006 Email: essentialswithashley@gmail.com

Applicant (Developer) Information

Name: Same

Address: _____

Phone: _____ Email: _____

Engineer/Representative Information

Name: N/A

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: 1904 N Duck Hawk Ave, Kuna, ID 83634

Nearest Major Cross Streets: Linder & Wood Owl

Parcel No.(s): R1789280190

Section, Township, Range: Section 13, Township 2 North, Range 1 West

Property Size: 0.182 acres

Current Land Use: Single Family Home Proposed Land Use: R-6 with Home Occupation Business

Current Zoning: R-6 Proposed Zoning: R-6

Project Description

Project Name: Essentials with Ashley

General Description of Project: Home Occupation esthetician business providing facials, waxing & eyelash extensions.

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4 R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD

Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: N/A

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

Net Density (Dwelling Units ÷ Total Acreage not including Roads): _____

Percentage of Open Space provided: _____ Acreage of Open Space: _____

Type of Open Space provided (i.e. public, common, landscaping): _____

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

Applicant Signature: By staff on behalf of Applicant Date: 01.07.2020

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application attachments to be uploaded to the cloud.



Special Use Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



A Special Use requires a Public Hearing with the Planning & Zoning Commission. A Public Hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s): 21-08-SUP

Project Name: Essentials with Ashley

Date Received: 01.06.2022

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following (digital documents preferred):

- Complete Planning & Zoning Application Coversheet.
- Complete Special Use Permit Application.
- Detailed narrative or justification of the application, describing how the project enhances and beautifies the community; types of services the project will provide; and any other applicable information.
- Legal Description of Property: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Aerial Photo: 8.5" x 11" depicting proposed site, street names, and surrounding parcels within five-hundred (500) feet. *(The purpose of the aerial map is to view the site for existing features and existing features of adjacent sites.)*
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.

Information to Note:

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature: Ashley Prothale Date: 12/20/21

By signing, you are confirming you have provided all required items listed on this application.

To whom it may concern,

My name is Ashley Phothale. I am writing to you today to inform you of my intent to open a home business. To legally open my home business, which the city of Kuna classifies as a "Beauty Parlor", I am required to notify all neighbors within 300 feet of my property. You are receiving this letter as notification of my intent, and as an invitation to a neighborhood meeting regarding my project.

We will be holding the neighborhood meeting at the subject property, my home, on December 28th, at 6 pm.

Meeting address and directions:

December 28th at 6:00 PM

1904 N. Duck Hawk Ave.

Kuna, ID 83634

Please Park in the driveway or directly in front of our home, either side of the street is fine. My office entrance is on the left side of the house. Enter through the door directly in front of the gate.

This meeting is being held as a time for you to ask any questions you may have about the project, and to voice any concerns.

What is Essentials with Ashley:

Essentials with Ashley, the business in question, has been a part of Kuna for a while. Some of you may have heard of Ash's Lashes and Spa which opened in downtown Kuna in August 2017. Essentials with Ashley is Ash's Lashes and Spa reborn. Ash's Lashes provided the Kuna area with Esthetic services from August 2017 until July 2020. During the height of the pandemic, I decided it was best for my clients and business to rebrand and downsize. Ash's Lashes closed and reopened in Meridian as Essentials with Ashley. Downsizing allowed me to provide my clients with the same services in a smaller, more controlled environment- which meant I could operate during the pandemic and keep my clients safe at the same time. While in Meridian, I found that most of my clients and myself wished that the business was back in Kuna. After looking at all the options my husband and I decided a home office may be the best solution. We have worked hard to turn our spare room into a professional office where I can continue to provide Esthetic services to my clients, and have the convenience of being in Kuna. Essentials with Ashley provides the following services: facials, full body waxing, and eyelash extensions.

Moving my business home, we had to consider how this would affect the neighborhood, and this is what we have found:

Traffic: I service an average of 4 clients a day *one at a time*, so possibly expect an average of 4 more vehicles traveling to and from my home each day.

Parking: Our home has 4 available parking spaces in the driveway plus additional rv parking on the side. Servicing one client at a time, there will always be off street parking available.

Noise: The nature of Esthetics, is quiet and relaxing. I do not foresee any additional noise.

I hope that this letter has been informative, and that if you have further questions, comments, or concerns you will attend our neighborhood meeting.

Thank you for your time,

Ashley Phothale

Owner/ Operator Essentials with Ashley

When Recorded Return to:

Amrock
662 Woodward Avenue
Detroit, MI 48226

Prepared By:

Candace M. Wilkerson
Attorney at Law
10675 Willows Road NE, Suite 250
Redmond, WA 98052
Idaho Bar ID: 7436

Order Number:

65916406 - 5050 992

QUITCLAIM DEED

GRANTOR, **LAKE PHOTHALE, f/k/a PRASIT MARUNGRUANG**, a married man, whose current mailing address is 1904 North Duck Hawk Avenue, Kuna, ID 83634, for good and valuable consideration, the receipt whereof is hereby acknowledged, does **RELEASE** and forever **QUITCLAIM** and give up all right, title, and interest, unto **LAKE PHOTHALE** and **ASHLEY MARIE PHOTHALE**, husband and wife, as community property with right of survivorship, whose current mailing address is 1904 North Duck Hawk Avenue, Kuna, ID 83634, as **GRANTEE**, and to Grantee's heirs/successors and assigns, forever all of the following described real estate, situated in the County of Ada, State of Idaho, to wit:

Lot 49, Block 3, December Subdivision No. 4, according to the plat thereof, filed in Book 83 of Plats at Page(s) 9138-9139, records of Ada County, Idaho.

Parcel ID: 04 R1789280190

Property Address: 1904 North Duck Hawk Avenue, Kuna, ID 83634

BEING the same property which **STEPHAN D. WILLIAMS**, a married man, as his sole and separate property, granted and conveyed to **PRASIT MARUNGRUANG**, an unmarried man, by deed dated April 5, 2016, recorded April 6, 2016, as Instrument No. 2016-028598 in the Office of the Recorder of Deeds of Ada County, State of Idaho.

WHEREAS, PRASIT MARUNGRUANG changed his name to LAKE PHOTHALE pursuant to Case No. CV01-18-15545 in Ada County Magistrate Court.

TOGETHER WITH any and all after-acquired interest.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hands this 24 day of July, 2019.

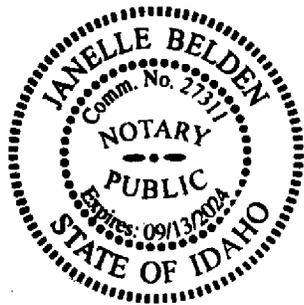
Lake Phothale f/k/a

Prasit Marungruang

LAKE PHOTHALE,
f/k/a PRASIT MARUNGRUANG

State of Idaho :
County of Ada : ss

On this 24 day of July, 2019, before me, the undersigned Notary Public, personally appeared LAKE PHOTHALE, f/k/a PRASIT MARUNGRUANG, known/or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.



Janelle Belden
Janelle Belden, Notary Public
Notary Public for Idaho
Residing at Frank ID
My Comm. Exp.: 5/9/24

VICINITY MAP



-  Subject Site
-  KUNA_ROADS
-  KUNA_PARCELS
-  KUNA_RAILROAD
-  KUNA_WATERBODIES
-  KUNA_CITY_LIMITS



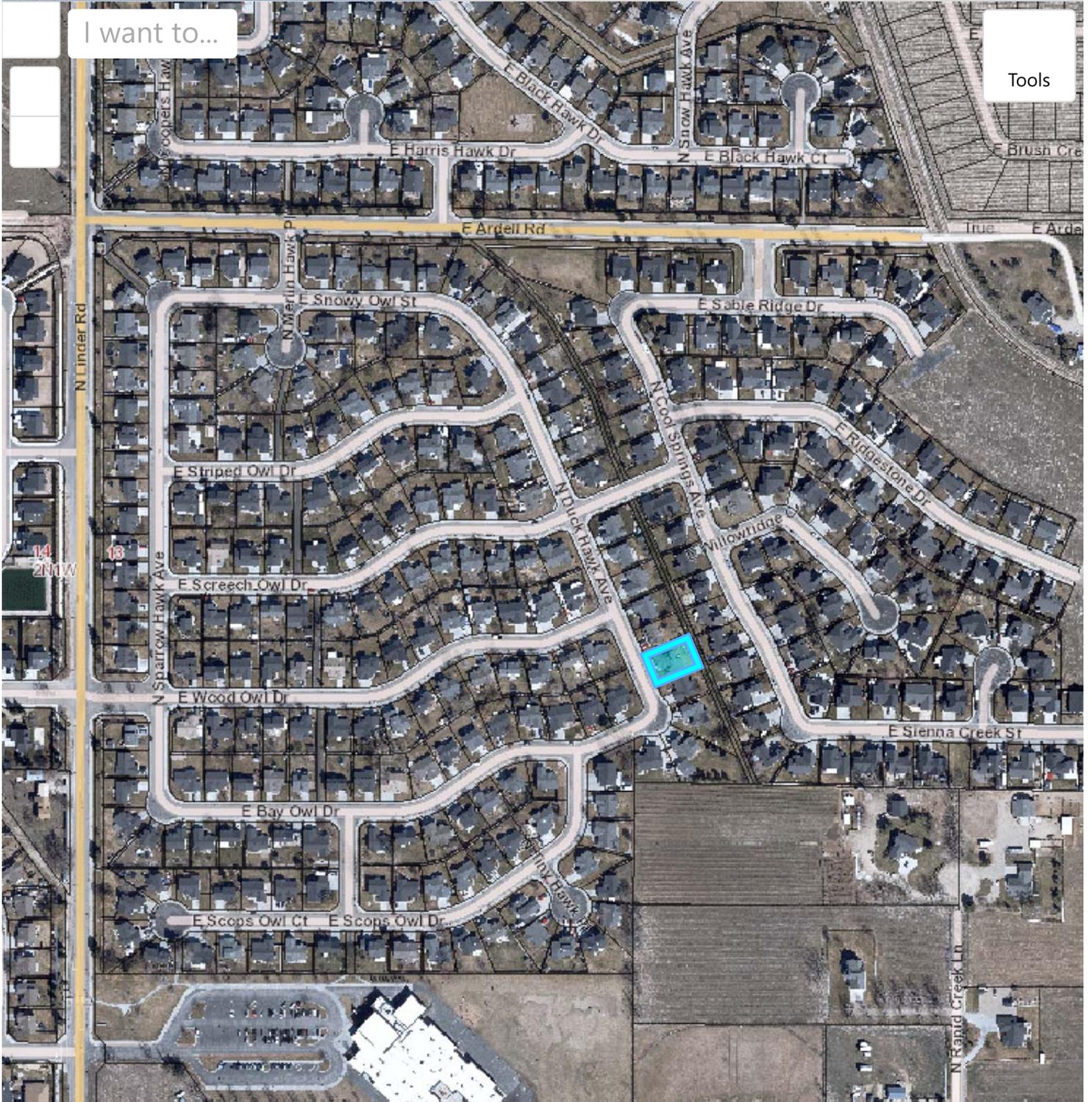


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Sign in

I want to...

Tools





Neighborhood Meeting Certification

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: Home Esthetics Business: Essentials with Ashley - facials, waxing, Eyelash extensions, single provider business

Date of Meeting: 12/28/21 Time: 6:00 pm

Meeting Location: 1904 N. Duck Hawk Ave. Kuna, ID 83634

Site Information

Location: Section _____ Township _____ Range _____ Total Acres _____

Subdivision Name: December no. 4 Lot 49 Block 3

Address: 1904 N. Duck Hawk Ave. Kuna, ID 83634

Parcel No(s): R 1789280190

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Lake and Ashley Phothale

Address: 1904 N. Duck Hawk Ave. Kuna, ID 83634

Contact Person

Name: Ashley Phothale

Business Name (if applicable): Essentials with Ashley

Address: 1904 N. Duck Hawk Ave Kuna ID 83634

Phone: (208) 353-9006 Email: essentialswithashley@gmail.com

Applicant

Name: Same as contact

Address: _____

Phone: _____ Email: _____

I, Ashley Phothale, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.

Applicant Signature: Ashley Phothale Date: 12/28/2021

SIGN-IN SHEET

Project Name: Essentials with Ashley

	Name	Address	Phone
1	Ashley Prothale	1904W Duck Hawk Ave	2083539006
2	Lake Prothale	1904 N Duck Hawk Ave	208-860-8123
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 12/28/2021 Number of Attendees: 2
Location: 1904 W Duck Hawk Ave. Kona, ID 83634
Project Description: Essentials with Ashley Home business

Attendee Comments or Concerns: 6 PM meeting start:
Ashley Phothale is All for project.

Lake Phothale is all for Project.

Nobody else showed up.

7 PM meeting closed.

I, Ashley Phothale, hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.

Applicant Signature: Ashley Phothale Date: 12/28/2021

To whom it may concern,

My name is Ashley Phothale. I am writing to you today to inform you of my intent to open a home business. To legally open my home business, which the city of Kuna classifies as a "Beauty Parlor", I am required to notify all neighbors within 300 feet of my property. You are receiving this letter as notification of my intent, and as an invitation to a neighborhood meeting regarding my project.

We will be holding the neighborhood meeting at the subject property, my home, on December 28th, at 6 pm.

Meeting address and directions:

December 28th at 6:00 PM

1904 N. Duck Hawk Ave.

Kuna, ID 83634

Please Park in the driveway or directly in front of our home, either side of the street is fine. My office entrance is on the left side of the house. Enter through the door directly in front of the gate.

This meeting is being held as a time for you to ask any questions you may have about the project, and to voice any concerns.

What is Essentials with Ashley:

Essentials with Ashley, the business in question, has been a part of Kuna for a while. Some of you may have heard of Ash's Lashes and Spa which opened in downtown Kuna in August 2017. Essentials with Ashley is Ash's Lashes and Spa reborn. Ash's Lashes provided the Kuna area with Esthetic services from August 2017 until July 2020. During the height of the pandemic, I decided it was best for my clients and business to rebrand and downsize. Ash's Lashes closed and reopened in Meridian as Essentials with Ashley. Downsizing allowed me to provide my clients with the same services in a smaller, more controlled environment- which meant I could operate during the pandemic and keep my clients safe at the same time. While in Meridian, I found that most of my clients and myself wished that the business was back in Kuna. After looking at all the options my husband and I decided a home office may be the best solution. We have worked hard to turn our spare room into a professional office where I can continue to provide Esthetic services to my clients, and have the convenience of being in Kuna. Essentials with Ashley provides the following services: facials, full body waxing, and eyelash extensions.

Moving my business home, we had to consider how this would affect the neighborhood, and this is what we have found:

Traffic: I service an average of 4 clients a day *one at a time*, so possibly expect an average of 4 more vehicles traveling to and from my home each day.

Parking: Our home has 4 available parking spaces in the driveway plus additional rv parking on the side. Servicing one client at a time, there will always be off street parking available.

Noise: The nature of Esthetics, is quiet and relaxing. I do not foresee any additional noise.

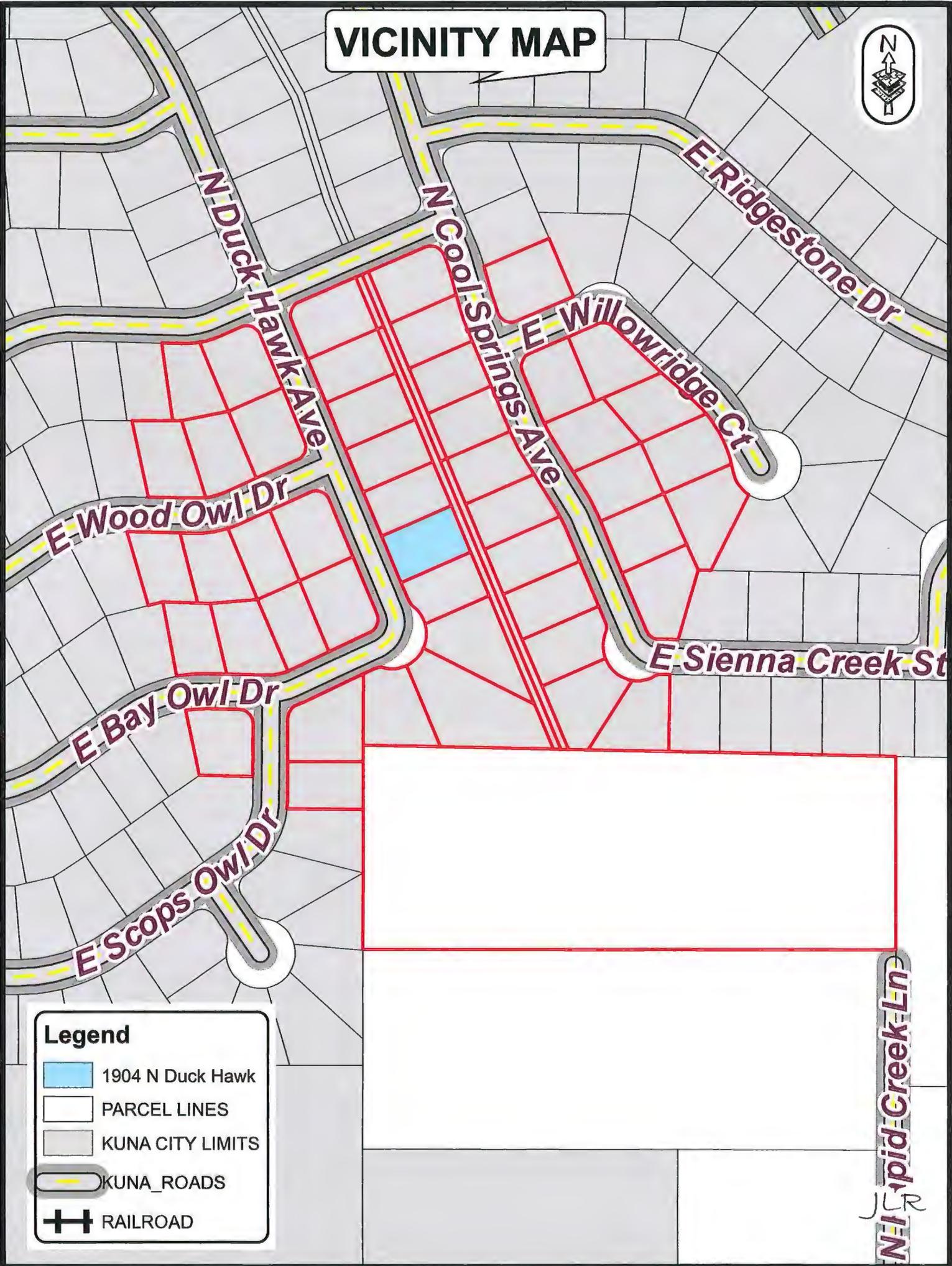
I hope that this letter has been informative, and that if you have further questions, comments, or concerns you will attend our neighborhood meeting.

Thank you for your time,

Ashley Phothale

Owner/ Operator Essentials with Ashley

VICINITY MAP



Legend

-  1904 N Duck Hawk
-  PARCEL LINES
-  KUNA CITY LIMITS
-  KUNA ROADS
-  RAILROAD

Nipid Creek Ln
JLR



COMMITMENT TO PROPERTY POSTING

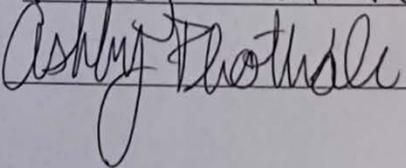
PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Per Kuna City Code (KCC) 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 on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *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 to the next available date, as scheduling permits.

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

Print Name: Ashley Prothale
Signature:  Date: 1/27/22



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

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

MEMORANDUM

To: Jace Hellman - Planning and Zoning Director
From: Brady Barroso - Engineering Technician I
Catherine Feistner - Assistant City Engineer
Date: 28 January 2022
RE: Public Works Comments
Essentials with Ashley, 21-08-SUP (Special Use Permit)

The Essentials with Ashley property, 21-08-SUP, special use permit request dated 21 January 2022 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received. No construction is anticipated as a result of approving this request.

Public Works can support approval for this special use permit.

Comments may be expanded or refined in connection with the future land-use actions.



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 PO Box 1570,
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BILLING DATE:	ACCOUNT NO:
01/28/22	21880

LEGAL NOTICE

**Case Nos. 21-08-SUP
 (Special Use Permit)
 Essentials with Ashley**

JESSICA REID
 1 KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, February 22, 2022, at 6:00 PM, or as soon as can be heard; in connection with a Special Use Permit (SUP) request for Essentials with Ashley. Ashley Phothale requests approval to operate a Home Occupation Business providing esthetic services such as facials, waxing & eyelash extensions. The subject site is located at 1904 N Duck Hawk Avenue (APN: R1789280190); Section 13, Township 2 North, Range 1 West.

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

February 2, 2022 197981

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
197981	21-08-SUP - ESSENTIA	02/02/22	02/02/22	1	\$38.48

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$38.48
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$38.48

We Appreciate Your Business!



Kuna-Melba News

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Balewagons:

NH pull-type & self propelled models/parts/tires/manuals. Buy/Sell/Trade/Finance

Call Jim anytime
(208)880-2889

www.balewagon.com

MERCHANDISE

Firearms

GUN SHOW

Nampa, Idaho
February 5 & 6

FORD IDAHO CENTER
16200 Idaho Center Blvd.,
Nampa, ID – Exit 38

Sat 9-6 & Sun 9-3

Info. 208-746-5555

Sponsor:
Lewis Clark Trader

IDAHO GUN SHOW
Owyhee County
Community Building

Admission: \$7
February 19th & 20th
Saturday 9am-5pm
Sunday 9am-3pm

For info call
(208)870-1712

Miscellaneous

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& VETS!
WWW.FRA382.ORG
(208) 629-0863

Miscellaneous

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Wanted

Elderly Person Needs Assistance.

Looking for a part-time care assistant to run errands, shop, do light cooking and housekeeping. Pay negotiable (208) 345-7042

WANTED TO BUY

Mr. Baseball coming to Idaho Buying Sports Cards and Memorabilia. Please call: 203-767-2497

PETS & SUPPLIES

Pets/Pet Supplies & Equipment

NEW TODAY

Absolutely Beautiful French Bulldog Puppies

8 weeks old
\$2600 - \$3000
1st shots, wormed, nice puppy pack

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www.coastalcutiesakc.com



Pets/Pet Supplies & Equipment

NEW TODAY

Golden Retriever Puppies

De-wormed, 1st shots Ready to go Feb. 11th \$1,000

Please Call: 208-866-0522



NEW TODAY

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6 girls, 3 boys, parti-colored,
\$1000 Born: 12/11/2021
Please Call: 503-314-6495



NEW TODAY

BEAGLE PUPPIES \$1200

AKC Registered Beagle Puppies for Sale
7 males, 1 female
Call 208-297-6787



Pets/Pet Supplies & Equipment

AKC Vizsla Puppies
9 weeks guaranteed healthy,
tail/dewclaws docked,
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FREE TO GOOD HOME
Male Tuxedo Cat,
around 2 yrs old, Very loving.
Please call after noon
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Mini Dachshund Puppies!
Smooth coat, Black & Tans.
\$1,250
Call or text 208-972-4186

NEW TODAY

Mini Australian Shepard
\$600 CASH ONLY.
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FOR RENT FURNISHED WITH UTILITIES EXECUTIVE STYLE APARTMENT
1Br., Hardwood Floors, TV, WD, WIFI, No pets/smokers. 1100 sq. ft., \$1750 per mo. & deposit. Available Immediately
208-371-4225

LEGALS

Government

LEGAL NOTICE

Case Nos. 21-02-CPM (Comp Plan Map Change), 21-08-AN (Annexation) 21-06-S (Preliminary Plat) Rising Sun West Subdivision

NOTICE IS HEREBY GIVEN the Planning and Zoning

Government

Commission will hold a public hearing **Tuesday, February 22, 2022, at 6:00 PM**, or as soon as can be heard; in connection with a Comprehensive Plan Map Change (CPM), Annexation, (AN), and Preliminary Plat (S) request by JUB Engineers, on behalf of M3 Companies, to change the Comprehensive Plan Map from Commercial to High Density & Medium Density Residential and Commercial; to Annex approx. 42.04 ac., & subdivide the same into 9 commercial lots, 90 residential lots, 8 common lots & 1 High Density Residential lot. Applicant proposes a Net Density of 6.22 DUA with 28.3% open space. The site is at the intersection of Meridian Rd. & Kuna Rd., in Sec 25, T2N, R1W & Sec 30, T2N, R1E (APNS; R0615251201, R0615250551, R0615250575).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at 208.922.5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
Department

February 2, 2022 197987

Abbreviate words lead
to slower sales!

Government

LEGAL NOTICE

Case Nos. 21-08-SUP (Special Use Permit) Essentials with Ashley

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, February 22, 2022, at 6:00 PM, or as soon as can be heard; in connection with a Special Use Permit (SUP) request for Essentials with Ashley. Ashley Phothale requests approval to operate a Home Occupation Business providing esthetic services such as facials, waxing & eyelash extensions. The subject site is located at 1904 N Duck Hawk Avenue (APN: R1789280190); Section 13, Township 2 North, Range 1 West.

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
Department

February 2, 2022 197981

Many buyers won't
leave a message give a
best time to call

Suggestions for Testifying at Public Hearings:

Be Informed...

Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time...

Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.



Planning & Zoning
PO BOX 13
Kuna, ID 83634

POST

FIRST-CLASS MAIL

02/01/2022

US POSTAGE \$000.00⁰⁰



ZIP 83634
041M11460992

City of Kuna
MA 2/1/22



Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



This form shall confirm that the Public Hearing Notice for 21-090 - SUP
Essentials with Ashley was posted, as required per Kuna City Code
5-1A-8, on 2/10/2022. This form and associated photos shall be returned
to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 10th day of February, 2022.

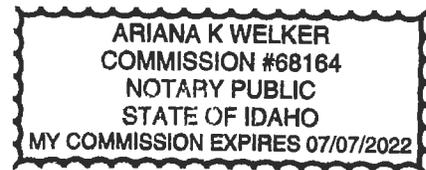
Signature: Ashley Prothall

State of Idaho)
) ss
County of Ada)

On this 10th day of February, 2022, 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. Subscribed and sworn to before me the day and year
first above written.

Ariana K Welker
Residing at: Ada County
City State ZIP



My Commission expires: 7/7/2022

Ariana K Welker
Signature

City of Kuna Public Hearing Notice

Before the Planning & Zoning Commission

WHEN: Tuesday February 22, 2022 at
6:00 PM in City Hall Council
Chambers – 751 W 4th Street

PURPOSE: Special Use Permit to operate
a Home Occupation Business
called “Essentials with Ashley”
Providing Esthetic Services
such as facials, waxing &
eyelash extensions

LOCATION: 1904 N Duck Hawk Ave

APPLICANT: Ashley Phothale

PLANNER: Jessica Reid (208) 387-7731