



KUNA PLANNING AND ZONING COMMISSION
Agenda for November 22, 2016

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Ron Herther

2. CONSENT AGENDA

- a. Planning and Zoning Commission meeting minutes for November 8, 2016
- b. 16-03-ZC (Rezone) – Michael Larson: Request to rezone approximately 0.283 acres inside City limits from the current R-6 (medium density residential) zone to a CBD (Central Business District) commercial zoning designation. The site is located at 368 N. Linder Avenue, Kuna, Idaho (APN#: R061500530). – ***Findings of Fact and Conclusions of Law***

3. PUBLIC HEARING

- a. 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) – J.U.B. Engineers representing Colemean Homes, LLC: Requesting annexation of approximately 111.18 acres into Kuna City limits with an R-6 residential zoning designation; and subdivide the property into 348 single family residential lots and 35 common lots (Winfield Springs Subdivision). The site is located northwest of the intersection of Deer Flat and Meridian Roads at 1925 N. Meridian Road, Kuna, Idaho.
-Staff is requesting this item be tabled to the December 13, 2016 Planning and Zoning Commission meeting
- b. 16-04-ZC and 16-06-SUP - Keith Clow; Special Use Permit and rezone request from Keith Clow to rezone approximately 8.74 acres in City limits from the current (A) agriculture zone to a C-2 (Area Business District) commercial zoning designation; and a special use permit to construct a future storage facility. The site has no assigned address and is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road.

4. ADJOURNMENT

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 8, 2016**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	Absent
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	Absent	Trevor Kesner, Planner II	X
Commissioner Ron Herther	X	Nancy Stauffer, Planning Technician	X

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

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

1. CONSENT AGENDA

- a. Planning and Zoning Commission meeting minutes for September 27, 2016
- b. Findings of Fact and Conclusions of Law for 16-04-SUP (Special Use Permit). Dylan Davis (Gem State Kennels)

Commissioner Herther motions to approve the consent agenda; Commissioner Hennis Seconds, all aye and motion carried 3-0.

1. PUBLIC HEARING

- a. 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) – J.U.B. Engineers representing Coleman Homes, LLC: Requesting to annex approximately 111.18 acres into the Kuna City with an R-6 residential zoning designation and subdivide the property into 348 single family residential lots and 35 common lots for the proposed Winfield Springs Subdivision located northwest of the intersection of Deer Flat and Meridian Roads at 1925 N. Meridian Road, Kuna, Idaho.

-Staff is requesting this item be tabled to the November 22, 2016 Planning and Zoning Commission meeting.

Commissioner Herther motions to table; Commissioner Hennis Seconds, all aye and motion carried 3-0.

- b. 16-03-ZC (Rezone) – Michael Larson: Request to rezone approximately 0.283 acres inside City limits from the current R-6 (medium density residential) zone, to a CBD (Central Business District) commercial zoning designation. The site is located at 368 N. Linder Avenue, Kuna, Idaho. (APN#R061500530)

Marisol Larson: My name is Marisol Larson and I apologize, this is my first time doing this, my husband has suffered an injury and couldn't be here tonight. We are seeking a rezone at 368 N Linder. We would like to add business to the community.

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Chairman Young: I have looked at the report and I don't have any questions.

Commissioner Hennis: I do not have any questions.

Commissioner Herther: I do not have any questions.

Chairman Young: Thank you. At this time we will have Trevor come forward.

Trevor Kesner: The application before you tonight from Michael Larson is a request to rezone what is currently an R-6 residential zone to a Central Business District zoning designation. You have the staff report in front of you, the location is 368 N. Linder Avenue. The applicant has submitted all the necessary application requirements. He has noticed the property. We ran the legal notice in the Kuna Melba News on October 19, 2016 and sent out neighbor notices. There is going to be the need for a Design Review application that will come at a later date. The neighboring properties are also zoned CBD, so there will be no need for a comp plan amendment. With that, I will stand for any questions.

Chairman Young: Are there any questions for staff at this time?

Commissioner Hennis: I can't think of one.

Chairman Young: That will open up the public testimony at 6:09 and I don't see that anyone is signed up. Is there anyone here that has not signed up that would like to testify? Seeing none, I'll go ahead and close the public testimony at 6:10. That will bring up our discussion. To me it's pretty straight forward. It's consistent with the comprehensive plan, the surrounding properties and the direction down close too Main Street.

Commissioner Hennis: I agree.

Commissioner Herther: I do to.

Commissioner Hennis motions to approve 16-03-ZC, Rezone for Michael Larson. Commissioner Herther Seconds, all aye and motion carried 3-0.

2. NEW BUSINESS:

- a. 16-18-DR (Design Review) Ace Signs: Applicant is requests approval to install an automated reader board sign on Kuna High School grounds. (637 E. Deer Flat Road)

Terry Hunter: My name is Terry Hunter with Ace Signs, my address is 2612 Meadow Ave, Caldwell. Request for a change of the size of the sign.

Chairman Young: Do you have any questions for the applicant at this time?

Commissioner Hennis: I do not.

Commissioner Herther: I just don't understand that you were not able to bring it up to code, but you want it to be acceptable, what do you mean by that?

Terry Hunter: Well, from what I understand, what the code reads is the reader board cannot be more 20% of the overall signage. So if we increase the sign, it would be more than what is allowed anyway.

Commissioner Hennis: So, are you just adding the automated reader portion of this to the existing sign?

Terry Hunter: No

Chairman Young: What percentage of the overall sign is the reader board? Is it closer to 45%, 50%?

Terry Hunter: The reader board portion is probably 60% of the overall sign.

Commissioner Hennis: From your elevation, it looks smaller than the actual Kuna High School portion. Because it's the bottom portion that will be the reader, correct? So you are probably about 45%.

Nancy Stauffer: It's a little over 42%.

Commissioner Hennis: I think he is right.

Chairman Young: For the purpose of the sign.

Commissioner Hennis: Is this going to be dimmable at night like the ordinance has?

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Terry Hunter: It can, yes.

Chairman Young: Are there any other questions?

All: No

Chairman Young: Nancy come forward please.

Nancy Stauffer: For the record, Nancy Stauffer, planning technician, 851 W. 4th St. The applicant before you tonight is Ace signs representing Kuna High school. They are requesting a design review to install a freestanding automated reader board sign. The comprehensive plans future land use map identifies the parcel Public, the applicant has submitted all of the required documents and they have fully complied with planning and zonings requests. Based on staff's review of the application, planning and zoning concludes that the application complies with chapter 10 in the Kuna City code, with the exception of section A-6, which states the 20% of the reader board of the overall sign, so it's a little over 40%. Considering that it is a Public facility and its about 203 thousand square feet of building and 38 acres of property, after reviewing the parcel, we don't think that the extra 15% would be going above and beyond, and that it is a good public use and the zoning designation, the area. The sign can turn off at night, can be dimmed. We believe that it is acceptable and we forward a recommendation for approval to the commission. I will stand for any questions.

Chairman Young: I don't think we have any questions.

Commissioner Herther motions to approve 16-18-DR Design Review for Ace Signs. Commissioner Hennis Seconds, all aye and motion carried 3-0.

b. 16-15-DRC (Design Review) Idaho Central Credit Union.

John Brecken: John Brecken Land Design, 6661 Glenwood Street, Garden City. The proposed design review is for a new Idaho Central Credit Union branch in the existing Ridley's parking lot. There is a lot right out in the middle of that, out front, that they had purchased and want to build a branch there. We have submitted plans to the City for review. It is about a 4200 square foot building with a drive through. If you have seen any of the other branches of Idaho Central Credit Union, very similar type of building.

Chairman Young: Are there any questions for the applicant at this time?

Commissioner Hennis: It is going to have a couple of drive through lanes, correct?

John Brecken: Yes Sir. I believe there is 3, one functions as a ATM, and two for the teller.

Chairman Young: It looks like there is an exit lane there as well on the outside, just in case.

John Brecken: Yes, there is an exit lane. The plan is to retain as much of the existing landscape and surrounding parking lot as possible. There is a row of landscaping islands on the west, those are existing to remain with trees in them and landscaping. Add a little bit of landscape to those to freshen them up and then we are adding a trash enclosure at the northwest corner of the site. Also a landscape island on the north side that can help buffer, break up that parking lot and those drive through lanes. The existing landscaping on the east side, on the road frontage, is all to remain. There is some modifications there. I think we are taking out on of the existing landscape islands, but we are adding back some new ones. On the south side, that all is existing to remain with the exception of adding a pedestrian connection to the existing sidewalk there, per code. There is existing utilities to the lot, so that is pretty straight forward, we are just connecting to those.

Chairman Young: It looks like all the water sheet flows to the existing drainage beds in the parking lot.

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John Brecken: As far as drainage, the existing flow patterns will remain. Essentially now, the whole thing is asphalt, so we will probably end up with less impervious square footage overall. The plan is to maintain the existing flow patterns and the existing storm drain facilities that are handling the runoff right now.

Chairman Young: Any other questions?

All: NO

Troy Behunin: Good evening Commissioners, for the record, Troy Behunin, Planner 3, Kuna Planning and Zoning Department. The application you have before you tonight is actually just a Design Review application for the landscaping, the building, composition and the parking lot, which the applicant has submitted everything that we asked them to, and then some. Staff would like to clear up a little confusion, originally we thought that they would need a special use permit in order to obtain the drive through, however, code changed and a drive through is no longer required. Staff has reviewed this application and the landscaping is in complete compliance with everything that is in code for a new business. They also have provided a number of rendering of what the building will look like as compared with another product that they had in another place in the valley. It appears to form fit the Kuna Architecture and staff would have no concerns about landscaping or the building composition itself. The parking lot is also in excess of what code requires, it is a bank and occasionally they have a lot of people, so, they are in conformance with that code as well. You will also notice there is a design review element for the flat building signs. They have proposed three signs on the side of the building. From what staff can tell, they appear to conform to the sign ordinance. If you also notice in your packet of information in the elevation section of the site plan and the landscape plan, there was a base that was drawn there for a monument sign, however, we don't know what that looks like yet, while we did try to include it and incorporate it into this application, it didn't quite make it, so that will be done by others after this meeting. We forward a recommendation for approval, and I will stand for any questions.

Commissioner Hennis: The only question I have is, is knowing that we are taking out a good portion of the existing parking lot, which seems to be oversized anyways, we're still in compliance for the center overall for parking spaces needed?

Troy Behunin: Yes. Ridelys needed approximately 213 space and I believe they put in 246 spaces. They were significantly over what is required.

All: No other questions

Chairman Young: That brings up our discussion. Being that it is just design review for the building. For me, it's just a brick structure, but I think the glazing that is added to the building, there is large amounts of glass, I think it breaks everything up nicely. The roof line looks like it meets code and the landscaping looks pretty good.

Commissioner Hennis: Landscaping seems to overly comply. Seems like they provided more than enough and I can't say that I have ever seen an ICCU that hasn't looked good. Especially the new products they are putting out now are arcitechtually very nice. I can't see any issues.

Commissioner Herther: I don't have any.

Chairman Young: I stand for a motion.

Commissioner Hennis motions to approve 16-15-DR Design Review for Idaho Central Credit Union. Commissioner Herther Seconds, all aye and motion carried 3-0.

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2. ADJOURNMENT:

Commissioner Hennis motions to adjourn at 6:23 pm; Commissioner Herther Seconds, all aye and motion carried 3-0.

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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

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P & Z Findings of Fact and Conclusions of Law

To: **Planning and Zoning Commission**

File Number: 16-03-ZC (Rezone)

Location: 368 N. Linder Avenue,
Kuna, ID 83634

Planner: Trevor Kesner, Planner II

Hearing Date: November 8, 2016
Findings: November 22, 2016

Applicant: Michael Larson
1311 Andy Lane
Caldwell, ID 83605
Mike.larson@ymail.com

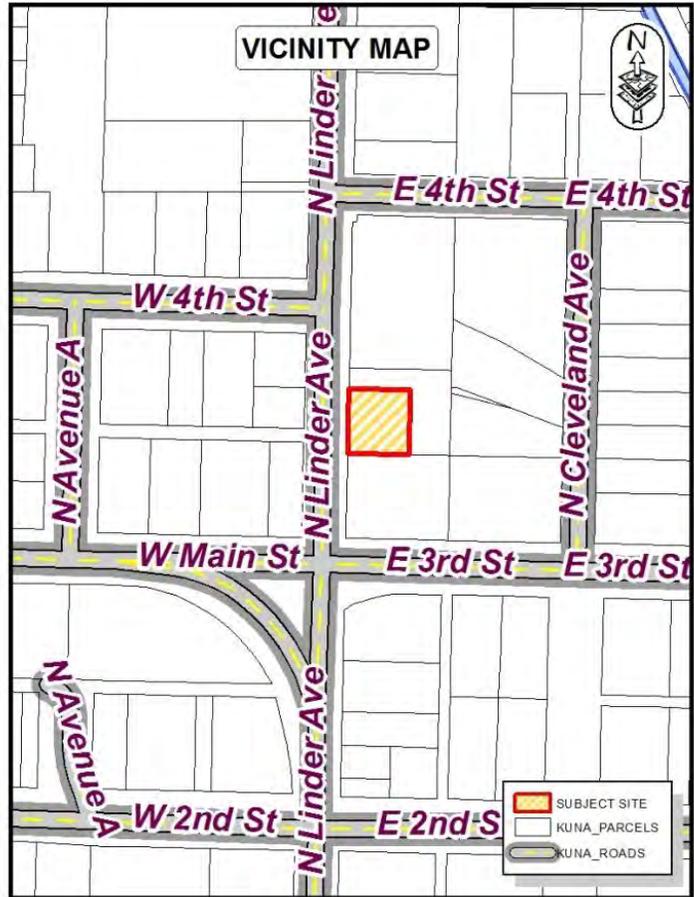


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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), states that Rezones are designated as a public hearing, with the Commission as the recommending body and the 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 | September 6, 2015 (Two attendees) |
| ii. Agency Comment Request | September 27, 2016 |
| iii. 300' Property Owners | October 14, 2016 |
| iv. Kuna, Melba Newspaper | October 19, 2016 |
| v. Site Posted | October 24, 2016 |

B. Applicants Request:

1. **Legal Publication:** A request from Michael Larson to rezone approximately 0.283 acres in City limits from the current R-6 residential zone to a CBD (Central Business District) commercial zoning designation. The site is located at 368 N. Linder Avenue, Kuna, Idaho (APN#: R061500530).

C. Site History:

This site has historically been used as a residential home site. The original home was constructed in approximately 1935.

D. General Projects Facts:

1. **Legal Description:** Parcel #0530, Westerly Portion of Lot 25-28, Block 3, Avalon Addition to Kuna and the Southwesterly Parcel of Record of Survey #5696, #4505-S; Ada County.

2. **Surrounding Land Use Zoning Designations:**

North	R-6	Medium Density Residential - Kuna City
South	CBD	Central Business District – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	CBD	Central Business District – Kuna City

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

- Parcel Size: 0.283 acres (approximately)
- Current Zoning: Medium Density Residential; (R-6).
- Parcel #: R0615000530

4. **Services:**

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

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

There is currently a residential structure and one accessory structure (metal ‘Quonset Hut’ style building) on site. Vegetation on site is generally associated with a residential use (yard).

6. **Transportation / Connectivity:**

The subject site is located north of West Main Street/East 3rd Street and South of West 4th Street. The site has frontage access via an existing curb-cut on North Linder Avenue and will remain the primary access for the site. Future site improvements will be reviewed and assessed by Ada County Highway District for any required improvements and/or additional impacts to the roadway system.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. This site’s topography is generally flat.

8. **Comprehensive Plan Future Land Use Map:**

The site is identified as Medium-Density residential on Kuna’s Comp Plan Future Land Use Map. The comprehensive plan is a living document, intended for use as a guide by governmental bodies. The plan is not law that must be adhered to in the most stringent sense; it is to be used by public officials to guide their

decision-making for the City. While the Comp Plan Map (CPM) calls for a residential use on this parcel, staff believes this rezone request is in harmony with, and compatible to the adjacent commercial uses and other CBD zoning designations. The rezone to a commercial use also aligns with the vision for downtown as described in the Kuna Downtown Revitalization Plan.

Staff views this proposed land use request to be consistent with the surrounding area land uses and zoning designations. Although it does not match the approved Comp Plan Map designation, the proposed use are compatible with current surrounding uses.

9. Agency Responses:

The following agencies returned comments:

- Idaho Transportation Department (ITD) - Exhibit B-2
- City Engineer (Gordon Law, P.E.) - Exhibit B-3
- Central District Health Department (form letter) - Exhibit B-4
- Ada County Highway District (ACHD) – Exhibit B-5

E. Staff Analysis:

The applicant's intention is to remodel and expand the existing home into a commercial office. In order to modify and enlarge the existing structure, the applicant seeks a Central Business District (CBD) zoning designation to apply appropriate zoning setback requirements for a commercial structure.

A rezone, if granted, would provide reduced setbacks and provide additional options for businesses who desire a location in the downtown core area. This site is also adjacent to 4th Street, which will be the focus of the next downtown revitalization project.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and forwards a recommendation of approval for Case # 16-03-ZC, subject to the recommended conditions of approval listed in section 'N' of this report.

F. Applicable Standards:

1. Kuna City Code (KCC) Title 5 and Title 1, Chapter 14.
2. City of Kuna Comprehensive Plan and Future Land Use Map
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

G. Procedural Process:

On November 8, 2016, the Commission will consider the project, including the submitted application items, agency comments, staff's report, application exhibits and any public testimony presented or given.

H. Findings of Fact:

1. **Rezoning:** Based on the record contained in Case No. 16-03-ZC, including the exhibits, staff's report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of the Findings of Fact and Conclusions of Law, and the proposed conditions of approval for Case No. 16-03-ZC rezone.
2. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a public hearing on the subject applications on November 8, 2016 to hear from the City staff and 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.*

3. Based on the evidence contained in Case No. 16-03-ZC, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 0.283 acres (subject property) as (medium-density) residential. The proposed rezone to a commercial use (CBD) conforms with adjacent commercial uses within the Central Business District.*

4. The Kuna Planning and Zoning Commission has the authority to recommend approval or denial for this application.

Comment: *On November 8, 2016, Kuna Commission voted to recommend approval of application 16-03-ZC to the Kuna City Council.*

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

Comment: *As noted in the process and noticing section, notice requirements were met to hold a public hearing on November 8, 2016.*

I. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below. The proposed zone change for the site is consistent with the following Comprehensive Plan components:

Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

Comment: *Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.*

Economic Development Goals and Objectives - Section 5 - Summary:

Improve and diversify the local economy to ensure a sustainable economic tax base. Capitalize on local and regional strengths to promote sustainable growth.

Goal 2: Expand Kuna's shopping and entertainment opportunities.

Objective 2.1: Assist in retaining or expanding sales opportunities in entertainment, sit-down restaurants, and neighborhood/convenience shopping categories. Encourage neighborhood and community-scale retail.

Goal 3: Strengthen and expand the City Center area

Comment: *The application seeks to expand future shopping/retail opportunities and expands and strengthens the city center area.*

Land Use Goals and Objectives – Section 6 – Summary:

Preserve and enhance the Kuna community quality of life.

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

Objective 2.1: Support mixed uses in the City core to provide a vibrant community center with a 24-hour population.

Comment: *This application seeks to provide additional office/retail uses and activities within the City core.*

City Center Goals and Objectives – Section 15 – Summary:

Kuna citizens expressed a strong desire to sustain and revitalize its historic downtown core and expand and strengthen it. The Plan outlines a vision for strong, sustainable and modern city center.

Goal 1: Develop a healthy and vibrant City Center that offers Kuna residents a variety of services.

Objective 3.2: Encourage business investment in the City Center

J. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

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

2. The site is physically suitable for a commercial zoning designation.

Comment: *The 0.268 acre parcel is suitable to accommodate a commercial use.*

3. The rezone to commercial uses is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned is not used as wildlife habitat. Roads, structures and open space already exist and will therefore not cause environmental damage or loss of habitat.*

4. The Rezone application is not likely to cause adverse public health problems.

Comment: *The proposed commercially zoned property is connected to Kuna public sewer and water eliminating the occurrence of adverse public health problems.*

5. The application appears 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 rezone request considers the location of the property and adjacent uses. The subject property is located within downtown area. The adjacent uses are commercial and residential – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial use.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for a commercial use.*

K. Conclusions of Law:

1. Based on the evidence contained in Case No 16-03-ZC, Commission finds Case No. 16-03-ZC complies with Kuna City Code.
2. Based on the evidence contained in Case No. 16-03-ZC, Commission finds Case No. 16-03-ZC is generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

L. Recommended Conditions of Approval:

Note: This proposed motion is to approve this request. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.

On November 8, 2016, the Planning and Zoning Commission voted to recommend *approval* for Case No 16-03-ZC, based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends *approval* for Case No. 16-03-ZC, a request from Michael Larson, with the following conditions of approval to Council:

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 site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve any drainage and grading plans. 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". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the grading and drainage plan.
 - 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 *Boise-Kuna* Irrigation District shall approve any modifications to the existing irrigation system.
 - d. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. 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.
3. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
4. Fencing within and/or around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
5. Signage within/for the site shall comply with Kuna City Code.
6. Landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
7. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions and Kuna City Code or seek amending them through the public hearing processes.
8. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
9. All local, state and federal laws shall be complied with.

DATED this 22nd day of November 2016.

Lee Young - Chairman
Planning & Zoning Commission

ATTEST:

Trevor Kesner - Planner II
Kuna Planning and Zoning Dept.



City of Kuna

Planning & Zoning Staff Report

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

To: P & Z Commission

File Numbers: 16-04-ZC (Rezone) and
16-06-SUP (Special Use Permit)

Location: N. Meridian Road,
South of E. Meadowview
Road, north of E. Kuna Road,
Kuna, Idaho (Parcel
S1419333400)

Planner: Trevor Kesner, Planner II

Hearing date: November 22, 2016

Applicant/Owner: Keith Clow
1085 Glenway Ave.
Fruitland, ID 83619
208.407-7218
keithclow6@gmail.com

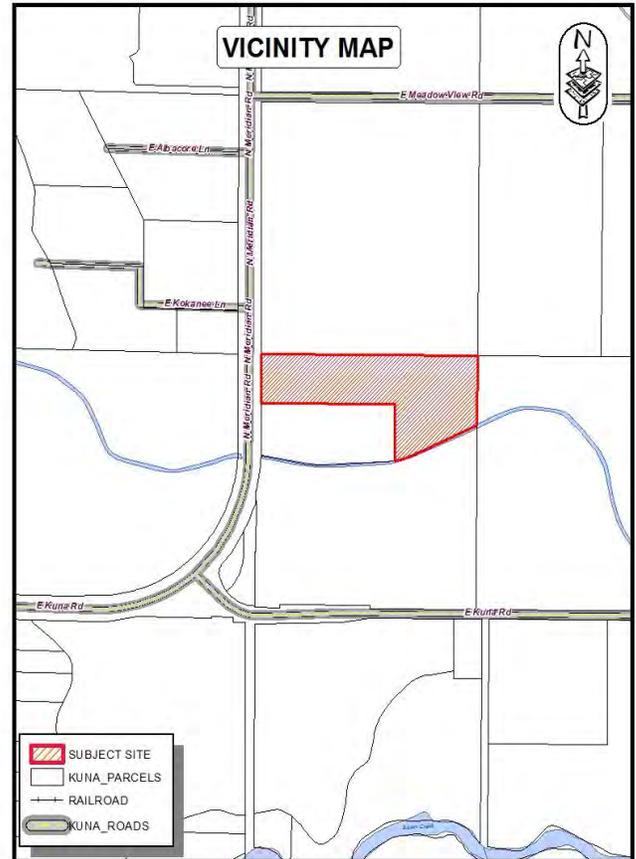


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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), states that Rezones, and Special Use Permits are designated as a public hearing, with the Commission as the decision-making body for Special Use Permits; and the recommending body for Rezones to City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------------|--|
| i. Neighborhood Meeting | September 8, 2016 (six persons attended) |
| ii. Agency Comment Request | October 25, 2016 |
| iii. 300' Property Owners Notice | November 1, 2016 |
| iv. Kuna, Melba Newspaper | November 2, 2016 |
| v. Site Posted | November 11, 2016 |

B. Applicants Request:

1. Request:

A rezone and special use permit request from Keith Clow to rezone approximately 8.74 acres in City limits from the current (A) agriculture zone to a C-2 (Area Business District) commercial zoning designation, to construct a future storage facility. The site has no assigned address and is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road, Kuna, Idaho.

C. Aerial Map:



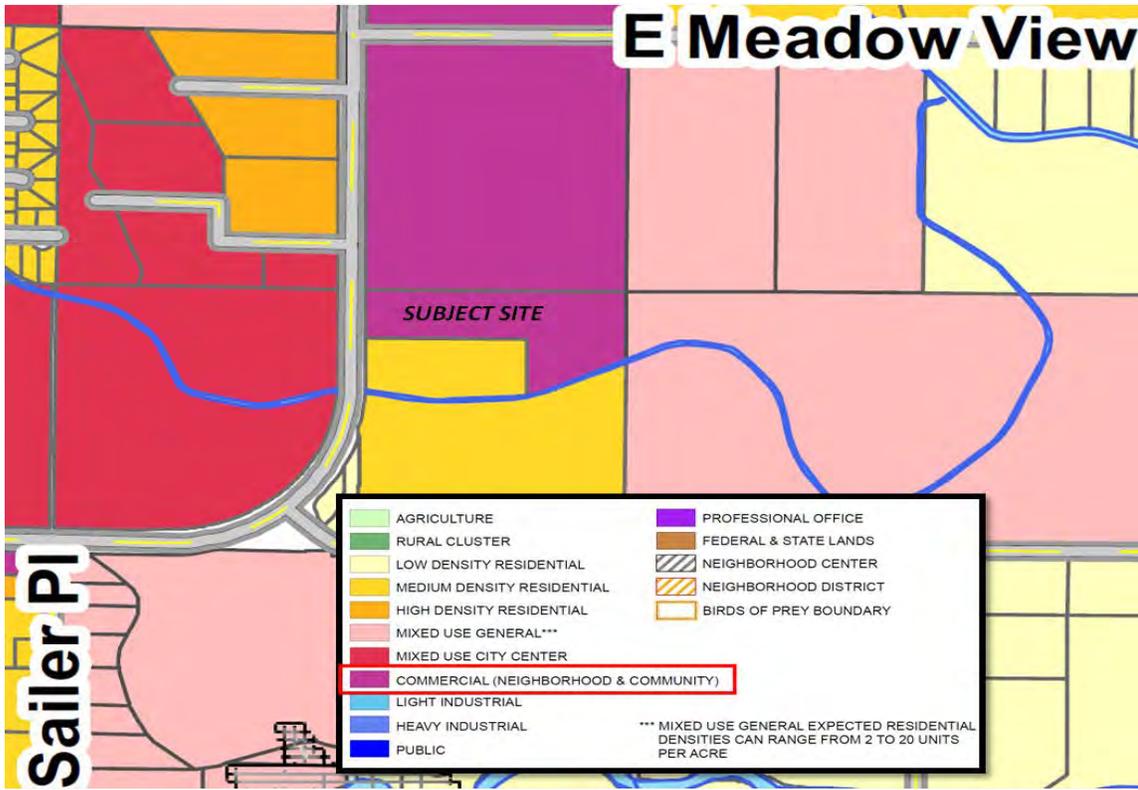
©Copyrighted

D. Site History:

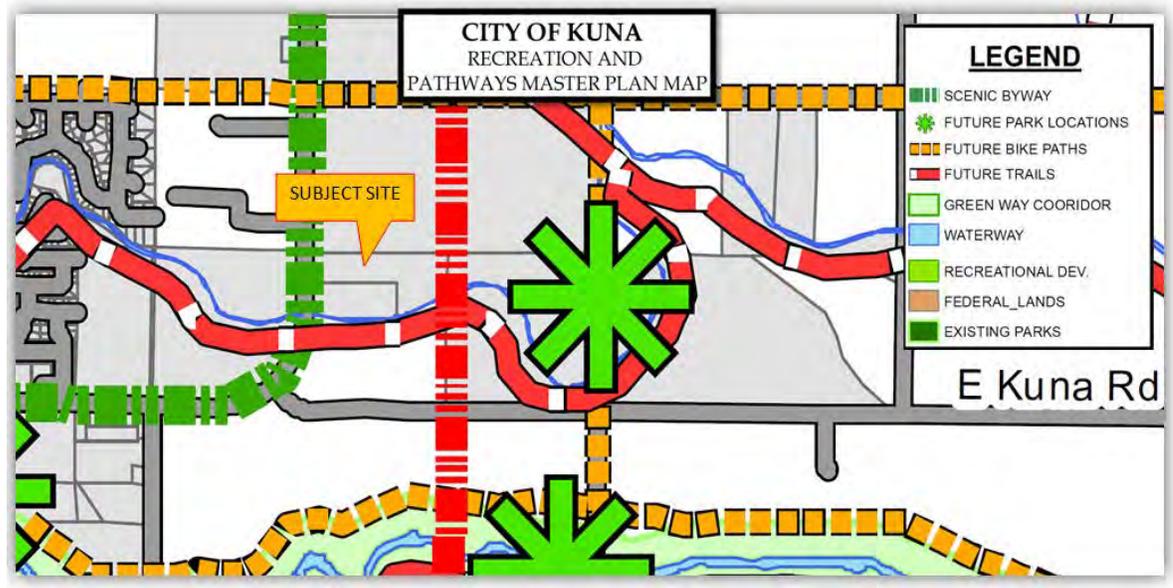
This site is in the City, and has been farmed for many years. The site has no assigned address. The Ada County Assessor's Parcel number is *S1419333400*.

E. General Projects Facts:

- 1. Comprehensive Plan Map:** The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision-making bodies for the City. The Comprehensive Plan Future Land Use Map indicates a Commercial (Neighborhood & Community) land use designation for this parcel; it is not the current zone.



2. **Recreation and Pathways Master Plan Map:** The Recreation and Pathways Master Plan Map provides a comprehensive guide and supporting visual depiction for where pathways, trails and greenways should be planned for and constructed as development occurs. The subject parcel fronts a designated 'Scenic Byway' and is directly adjacent to City-owned lands which are planned as a future park site. The Recreation and Pathways Master Plan Maps indicates a future trail along the southwest boundary of the site, situated along the Kuna Canal lateral.



3. **Surrounding Land Uses:**

North	A	Agriculture – Kuna City
South	A / RUT	Agriculture – Kuna City / Rural Urban Transition – Ada County
East	A	Agriculture – Kuna City (Kuna School District Property)
West	C-1	Neighborhood Business District (Commercial) – Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Parcel Size: 8.77 acres (approximately)
- Zoning: A; Agriculture – Kuna City
- Parcel #: S1419333400

5. **Services:**

Sanitary Sewer– Future City of Kuna (connection required when services are within 300’ of property or when sewer demand exceeds two {2} Equivalent Dwelling Units)
Potable Water – Future City of Kuna (connection is required)
Irrigation District – Boise Kuna Irrigation District (BKID)
Pressurized Irrigation – Future City of Kuna (connection required when services are within 300’ of property)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff’s office)
Sanitation Services – Future J&M Sanitation

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

There are currently no structures situated on the subject site. The site’s vegetation has been cleared and earth work for future development is underway.

7. **Transportation / Connectivity:**

The site’s frontage is situated within the State Highway 69 overlay district. A 45 foot wide future Ingress / Egress access point to the site is proposed on the northern portion of the site’s frontage. Idaho Transportation Department (ITD) has approved an approach permit for site access (see Exhibit C).

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is generally flat.

9. **Agency Responses:**

The responding agency comments are included as exhibits with this report.
Central District Health Department (CDHD) – Exhibit A
Ada County Highway District (ACHD) – Exhibit B
Idaho Transportation Department (ITD) – Exhibit C
Kuna City Engineer (Gordon Law, P.E.) - Exhibit D
Boise Project Board of Control – Exhibit E

F. **Staff Analysis:**

The rezone and special use permit applications involve a parcel that abuts Highway 69/Meridian Road corridor. No public utilities are currently near the subject site. These applications have been submitted to prepare the site for a future commercial storage facility development.

The applicant has submitted all of the necessary documentation associated with these requests to the Planning and Zoning Department. Applicant intends to apply landscaping adjacent to Highway 69/Meridian

Road as a screening buffer, following setbacks and other site design requirements for the Highway 69 overlay district. A Design Review application will be required for future buildings, site landscaping, parking, fencing and trash enclosures. An engineered site grading and drainage plan will be required.

Staff has determined this application complies with Title 5 of Kuna City Code; Idaho Statute § 67-6511; and Kuna's Comprehensive Plan; and forwards a recommendation of approval for Case No's 16-04-ZC and 16-06-SUP subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

The Commission will hold its Public Hearing on November 22, 2016, where it will consider Cases No. 16-04-ZC and 16-06-SUP, including the application, agency comments, staff's report, application exhibits and public testimony presented.

I. Proposed Commission Findings:

Based upon the record for 16-04-ZC and 16-06-SUP, including the exhibits, staff report and any testimony during the public hearing, the Planning and Zoning Commission hereby *approves/conditionally approves/denies* Case No. 16-06-SUP (Special Use Permit); and hereby recommends *approval/conditional approval/denial* for Case No 16-04-ZC, to the City Council of Kuna.

J. Factual Summary:

This site is located along N. Meridian Road. Applicant proposes a rezone of the approximately 8.77-acre site from Agriculture (A) to a Commercial (C-2) zoning designation and a special use permit to develop the parcel into a future commercial storage facility and office/retail suites. The site will have one access point from Highway 69/N. Meridian Road in one location.

K. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below: The proposed zone change and special uses for the site appear to be generally consistent with the following Comprehensive Plan components:

The City Council accepts the Comprehensive Plan components as described below.

1. The proposed rezone and special uses are generally consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – 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 private property "takings".*

Policy 1: 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 criterion established to determine the potential for property taking.

GOALS AND POLICIES – Economic Development

Goal 1: Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICIES – Land Use

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

L. Idaho Code Analysis:

1. The Commission finds that the proposal is in compliance with the following Idaho State Code sections.
2. **IC §67-6511 (2) C** requires that the Commission analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section [67-6509](#), Idaho Code.

M. Comprehensive Plan Analysis:

1. The site is physically suitable for a commercial storage facility use.

Comment: *The 8.77-acre (approximate) project appears to be suitable for a commercial storage facility and light office/retail uses.*

2. The rezone uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned is not used as wildlife habitat. The access, landscaping, parking, drive aisles and structures planned for construction will be installed according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

3. The rezone and special use applications are not likely to cause adverse public health problems.

Comment: *The rezone and Comprehensive Plan Map amendment for the property requires a zoning designation per Kuna Code 5-13-9. The project requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

4. The application appears 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 Commission shall consider the rezone, special uses and the location of the property with adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial purposes.

Comment: *Correspondence from ITD, ACHD and Kuna Public Works confirms that the existing streets and available utility services are suitable and adequate for the commercial project*

N. Conclusions of Law:

1. Based on the evidence contained in Case Nos. 16-04-ZC and 16-06-SUP, the Commission finds Case No's 16-04-ZC and 16-06-SUP generally comply with Kuna City Code.
2. Based on the evidence contained in Case Nos. 16-04-ZC and 16-06-SUP, the Commission finds Case No's 16-04-ZC and 16-06-SUP are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

O. Proposed Decision by the Commission:

1. The applicant/owner or future assigns will be required to construct a 12-inch Pressurized Irrigation Trunk Line for the portion of the property fronting Highway 69, and for any extensions occupying facilities master plan routes when services are available within 300 feet of the property as set forth by the Kuna City Engineer. **Pressure Irrigation connection fees are to be pre-paid** and piping shall be configured to facilitate convenient connection when required. Any new structure is subject to connection fees for its connected load.
2. The applicant/owner or future assigns is required to connect to the City water system for all potable water and fire suppression needs. Installation of a 12-inch water trunk line for the portion of the property fronting Highway 69 and for any extensions occupying facilities master plan routes is required. **Potable water connection fees are to be pre-paid.** Any new structure is subject to connection fees for its connected load.
3. The applicant/owner or future assigns shall obtain written approval of the construction plans from the agencies noted below. The approvals may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies:
 - a) The City Engineer must approve the sewer hook-ups. Connection to the City sewer system for all sanitary sewer needs when services are available within 300 feet of the property in accordance with the sewer master plan. **Sewer connection fees are to be pre-paid.** Plumbing shall be configured to facilitate convenient connection, when required.
 - b) The Kuna Fire District must approve all fire flow requirements and/or building plans. Installation of fire protection facilities as specifically required by the Kuna Fire District, are required.
 - c) The Boise-Kuna Irrigation District must approve all proposed modifications to the existing irrigation system.
 - d) Approval from Ada County Highway District and Impact Fees, if any, shall be paid prior to building permit issuance.
 - e) The City Engineer must approve a surface drainage run-off plan. As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing, excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading. Site grading must not create a slope burden on adjacent properties.
4. All public rights-of-way shall be dedicated and constructed to standards of the City, Idaho Transportation Department and Ada County Highway District. No public street construction may be commenced without

the approvals of the Idaho Transportation Department and Ada County Highway District. The applicant shall have approved permit(s) from the Idaho Transportation Department (ITD) for construction of any access to the State Highway 69 or construction done within the state highway right-of-way.

5. Installation of all service facilities shall comply with the requirements of the public utility and/or irrigation district providing the services. All utilities shall be installed underground.
6. Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the specific requirements of the Boise Project Board of Control is required.
7. All required compliance letters and plans (lighting, landscaping, fencing, drainage, and site development) must be submitted to Planning and Zoning.
8. Lighting, parking, fencing, signage and building elevations within and on the site, shall comply with Kuna City Code (except as specifically approved otherwise through the Design Review process) and The applicant shall apply for the appropriate permits prior to commencing any construction.
9. 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 (within 3 days and weather permitting) 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.
10. The applicant/owner or future assigns should consider adding a pathway, or providing an easement along the Teed Lateral per the 2013 Kuna Recreation and Pathways Master Plan Map for future bicycle and pedestrian connectivity.
11. Water rights are still currently owned by the property owner; prior to hooking into City Pressurized Irrigation services, all water rights must be transferred to Kuna City through the adoption of a water rights annexation ordinance.

Ag - 'C-2'



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

Rezoning Checklist

Rezoning requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

Project name: KEITH CLOW	Applicant: - 16-04-ZC / 16-06-SUP
------------------------------------	---

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
	Completed and signed Commission & Council Review Application.	✓
	Letter of Intent indicating reasons for proposed rezoning. If reason for rezoning is development, also submit a conceptual plan.	✓
	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the rezoning property, Street names and names of surrounding subdivisions.	✓
	Legal description of the rezoning area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
NA	Development Agreement & Development Agreement Checklist	N/A
	Recorded warranty deed for the property.	✓
	Proof of ownership—A copy of your deed and Affidavit of Legal Interest. (All parties involved)	✓
	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
	Commitment of Property Posting form signed by the applicant/agent.	✓

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

(Signature)

This application shall not be considered complete (nor will a Public Hearing be set) 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, additional copies needed, etc.

RECEIVED
10.12.16



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

For Office Use Only	
File Number (s)	16-04-ZC
Project name	KEITH CLOW
Date Received	10/12/16
Date Accepted/Complete	10/25/16
Cross Reference Files	16-06-SUP
Commission Hearing Date	11/22/2016
City Council Hearing Date	

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review (@ a later date)
- 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: <u>KEITH CLOW</u>	Phone Number: <u>208-407-7218</u>
Address: <u>1085 GLENWAY AVE</u>	E-Mail: <u>KEITHCLOW6@GMAIL</u>
City, State, Zip: <u>FRUITLAND ID 83619</u>	Fax #: _____
Applicant (Developer): <u>N/A</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>ADVANTAGE ENGINEERS</u>	Phone Number: <u>(208) 453-9350 CELL 250-2992</u>
Address: <u>PO BOX 1381</u>	E-Mail: <u>LLOYD@ADVANTAGE-ENGINEERS.COM</u>
City, State, Zip: <u>CALDWELL, ID 83606</u>	Fax #: _____

Subject Property Information

Site Address: _____	
Site Location (Cross Streets): <u>MERIDIAN RD / DEERFLAT - North of Kuna Rd</u>	
Parcel Number (s): <u>(2 R/S 6495) PARCEL# 51419333400 NORTH</u>	
Section, Township, Range: <u>19 2N 1E</u>	
Property size: <u>8.74</u>	
Current land use: <u>AG CITY (A)</u>	Proposed land use: <u>C2</u>
Current zoning district: <u>AG</u>	Proposed zoning district: <u>C-2</u>

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10.12.16

Exhibit
A-2a

Project Description

Project / subdivision name: _____
 General description of proposed project / request: OFFICE / MINI STORAGES

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: 13 MINI STORAGE / OFFICE 4 Other lots: _____
 Gross floor area square footage: _____ Existing (if applicable): _____
 Hours of operation (days & hours): 8-5:30 Building height: OFFICES 24 FT PEAK / STORAGES 10-25 FT
 Total number of employees: 2/3 Max. number of employees at one time: 1
 Number and ages of students/children: _____ Seating capacity: _____
 Fencing type, size & location (proposed or existing to remain): CHAIN LINK (ROD DROP GATE)

Proposed Parking:
 a. Handicapped spaces: 1 AT STORAGE / 1 FOR EVERY 50 Dimensions: _____
 b. Total Parking spaces: _____ Dimensions: _____
 c. Width of driveway aisle: 10'

Proposed Lighting: _____
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): AS PER LANDSCAPE PLAN 30 FT BUSHES

Applicant's Signature: Keith Chew Date: OCT 12TH 2016

Keith Clow Storage
Letter of Intent

October 12, 2016

This letter of intent is to outline the reasons for the request for rezoning.

The project property is currently located in an agricultural zone. The proposed project requires a rezoning to commercial, C-2. The proposed project is a storage unit facility in the back portion of the property with a commercial rental building area, for retail or professionals, in the front.

The Comprehensive Plan for the city is calling for this property to be zoned commercial in the future, so this request is in keeping with the Comprehensive Plan. When completed the visual aspect of the front of the property will add a clean business look along the Hwy 69 corridor, which appears to be the intent of the City Council for this corridor.

This project will also benefit the area by reducing the dust pollution in the air and the "tracked" soil pollution onto the roadway, both common to agriculture endeavors.

Thank you for your consideration,

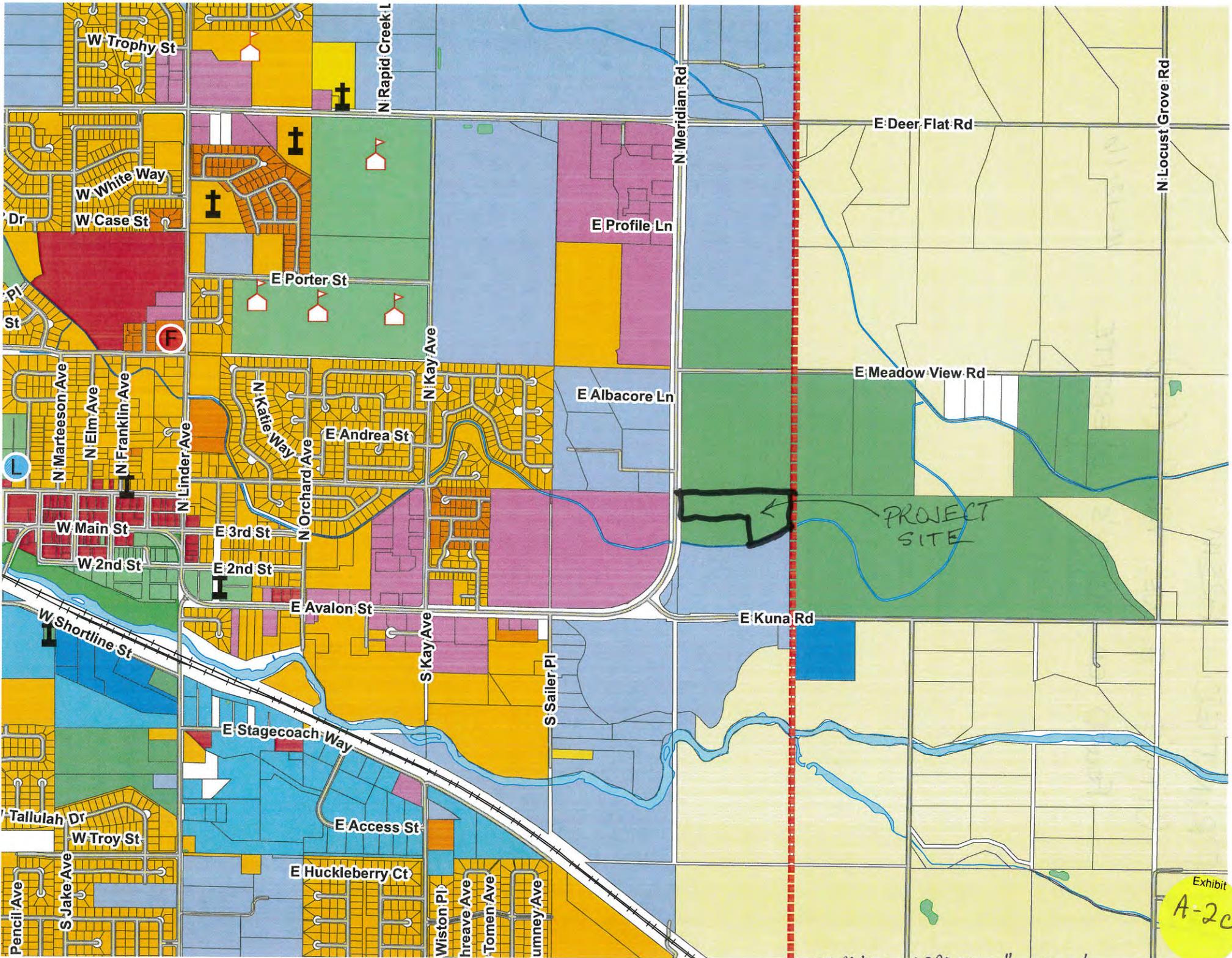


Keith Clow, owner

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10-12-16

Exhibit

A-2b



E Deer Flat Rd

E Profile Ln

E Meadow View Rd

E Albacore Ln

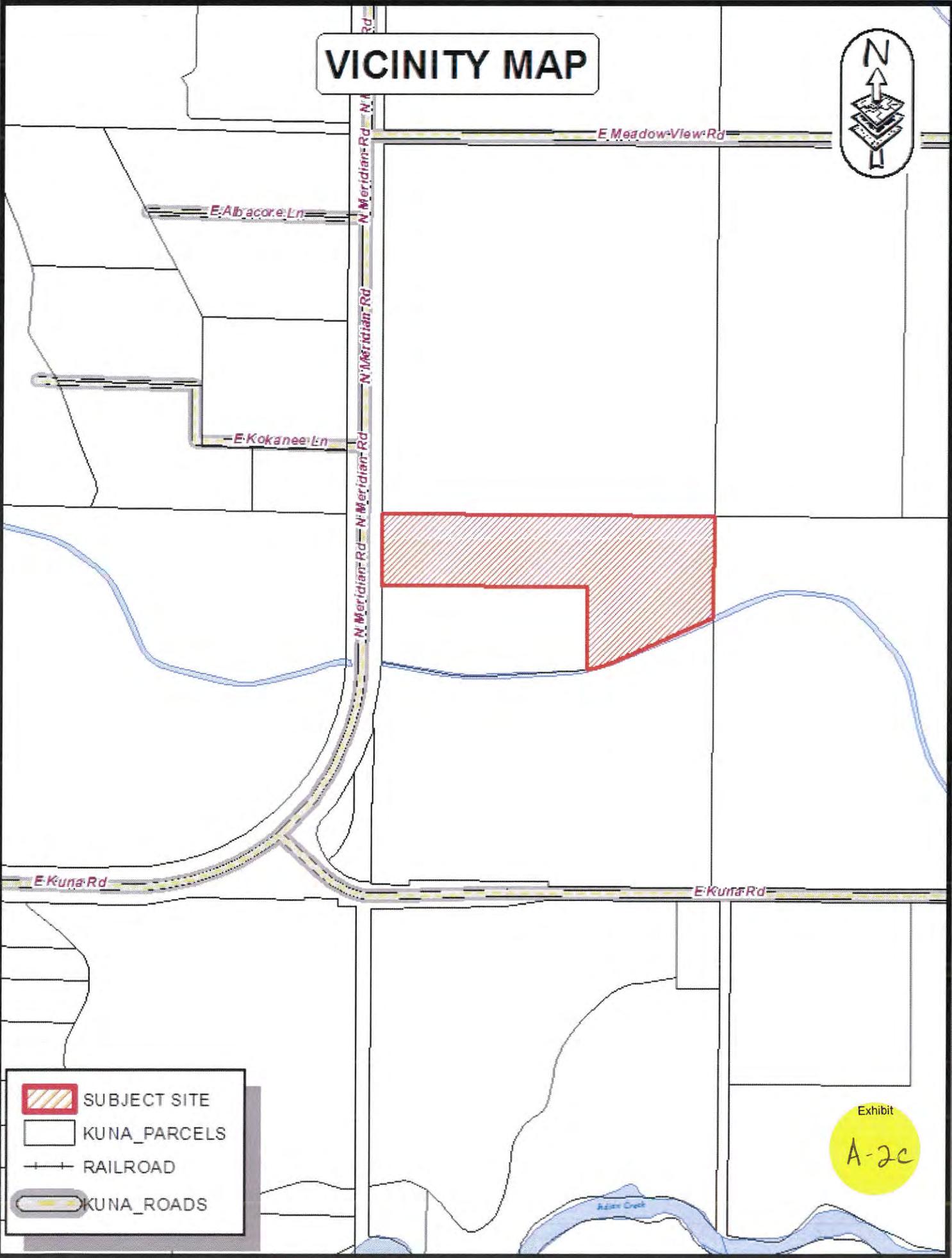
PROJECT SITE

E Kuna Rd

SCALE: APPROX 1" = 1200'

Exhibit
A-2c

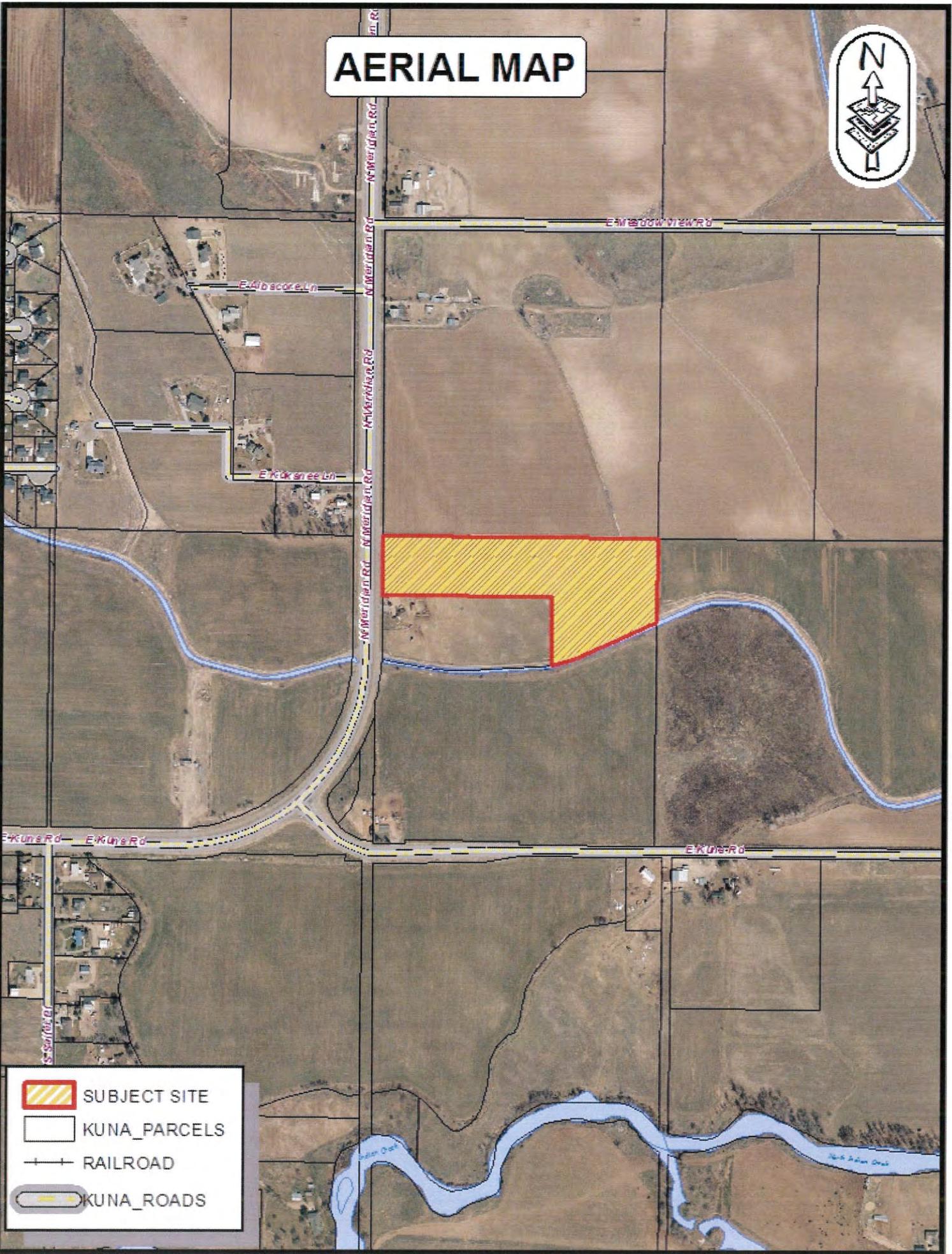
VICINITY MAP



	SUBJECT SITE
	KUNA_PARCELS
	RAILROAD
	KUNA_ROADS

Exhibit
A-2c

AERIAL MAP



	SUBJECT SITE
	KUNA_PARCELS
	RAILROAD
	KUNA_ROADS

EXHIBIT A

A parcel of land located in Government Lot 4 in Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, lying North of the Teed Lateral, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 4, the South sixteenth corner, common to Section 19, Township 2 North, Range 1 East, Boise Meridian and Section 24, Township 2 North, Range 1 West, Boise Meridian, marked with a 5/8 inch pin with plastic cap;

Thence North $89^{\circ}49'04''$ East, a distance of 60.00 feet to a 5/8 inch diameter by 30 inch long rebar with plastic cap on the Easterly side of State Highway 69, the Real Point of Beginning;

Thence South $00^{\circ}30'25''$ East, a distance of 250.08 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap;

Thence North $89^{\circ}49'04''$ East, a distance of 721.70 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap;

Thence South $00^{\circ}30'25''$ East, a distance of 290.02 feet to a point at the centerline of the Teed Lateral, said point bearing South $00^{\circ}30'25''$ East, a distance of 30.52 feet from a 1/2 inch diameter by 24 inch long rebar with plastic cap Witness Corner on the Northerly 30.00 feet Easement Line for the Teed Lateral;

Thence along the centerline of the Teed Lateral 135.06 feet along a curve to the left, said curve having a radius of 549.84 feet, an interior angle of $14^{\circ}04'25''$ and a long chord of 134.72 feet with a chord bearing of North $72^{\circ}08'14''$ East to a point;

Thence along the centerline of the Teed Lateral North $65^{\circ}06'02''$ East, a distance of 344.65 feet to a point, said point bearing South $00^{\circ}09'22''$ East, a distance of 33.03 feet from a 5/8 inch diameter by 30 inch long rebar with plastic cap Witness Corner on the Northerly 30.00 feet Easement Line for the Teed Lateral;

Thence along the Easterly line of said Government Lot 4, North $00^{\circ}09'22''$ West, a distance of 355.23 feet to a 5/8 inch diameter by 30 inch long rebar with plastic cap, the Southwest Sixteenth Corner of said Section 19, Township 2 North, Range 1 East, Boise Meridian;

Thence along the Northerly line of said Government Lot 4, South $89^{\circ}48'36''$ West, a distance of 1,166.35 feet to a 5/8 inch diameter by 30 inch long rebar with plastic cap at the Easterly side of State Highway 69, the Real Point of Beginning.

Exhibit

A-2d

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10.12.16

RECEIVED
01-21-01

24 19 T. 2 N., R. 1 E., B.M.

T. 2 N., R. 1 W., B.M.
WEST 1/4 CORNER, SECTION 19,
T. 2 N., R. 1 E., B.M.
C P & F INSTRUMENT NO. 9398624

RECORD OF SURVEY

THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, NORTH OF THE TEED LATERAL IN ADA COUNTY, IDAHO

STATE OF IDAHO }
County of Ada } ss.
I hereby certify that this instrument was filed for record at the request of _____
at _____ minutes past _____
o'clock _____ M. This _____
day of _____ 19____
in my office and duly recorded in
Records of Survey Bk. _____ of Page _____

Ex-Officio Recorder

By _____ Deputy

Fee \$ _____

SOUTH 1/16 CORNER COMMON TO SECTION 19,
T. 2 N., R. 1 E., B.M. AND SECTION 24, T. 2 N.,
R. 1 W., B.M. C P & F INSTRUMENT NO. 98075271

N. 89°49'04"E. 60.00'

N. 89°52'53"E. 1,165.99'

PARCEL TWO
8.7858 +/- ACRES

FENCE LINE SURVEY

2640.28
BASIS OF BEARING (N.00°30'47"W. 2640.28')

CENTER-LINE STATE HIGHWAY 69

S.00°30'23"E.
250.08'

N.89°49'04"E. 721.70'

PARCEL ONE
5.0045 +/- ACRES

CURVE
Radius 883.51'
Length 38.07'
Delta 2°28'09"
Chord L 38.07'
Chord Bearing: N.00°43'38"E.
Tangent 19.04'

N.78°50'05"W.
52.78'

CURVE
Radius 692.26'
Length 148.01'
Delta 12°15'01"
Chord L 147.73'
Chord Bearing: N.87°24'57"W.
Tangent 74.29'

CURVE
Radius 549.84'
Length 69.91'
Delta 7°17'05"
Chord L 69.86'
Chord Bearing: S.82°49'01"W.
Tangent 35.00'

CURVE
Rad. 549.84'
Length 135.06'
Delta 14°04'25"
Chord L 134.72'
Chord Bearing: S.72°08'14"W.
Tangent 67.87'

BASIS OF BEARING

THE BASIS OF BEARING IS THAT BEARING SHOWN AS N.00°30'47"W. ON RECORD OF SURVEY NUMBER 3998 FOR THE SECTION LINE FROM THE SECTION CORNER COMMON TO SECTIONS 19 AND 30, T. 2 N., R. 1 E., B. M. AND SECTIONS 24 AND 25, T. 2 N., R. 1 W., B.M. AND THE QUARTER CORNER COMMON TO SECTION 19, T. 2 N., R. 1 E., B.M., AND SECTION 24, T. 2 N., R. 1 W., B.M.

LEGEND

- ALUMINUM CAP MONUMENT
- FOUND 5/8" STEEL PIN
- ⊙ SET 5/8" X 30" STEEL PIN W/ CAP
- ⊙ SET 1/2" X 24" STEEL PIN W/ CAP
- + CORNER POSITION / NO MONUMENT FOUND OR SET
- Ⓞ RECORD DATA

SCALE: 1" = 100'

CERTIFICATE OF SURVEYOR

I, Rodney L. Baldwin, do hereby certify that I am a registered Professional Land Surveyor in the State of Idaho, and that this plat was made from an actual survey made on the ground under my direct supervision and that it is a true and accurate representation of said survey of said land and is in conformity with the State of Idaho Code 31-2709 and accepted procedures of surveying and I further certify that I have complied with Title 55, Chapter 16.



24 19
25 30
T. 2 N., R. 1 W., B.M.
T. 2 N., R. 1 E., B.M.

SOUTHWEST SECTION CORNER
SECTION 19, T. 2 N., R. 1 E., B.M.
C P & F INSTRUMENT NO. 7907146

INDEX No: 211-19-3-3-0-9271076

DRAWN P.L.B. DATE: 05-27-98 CHECKER: DATE: JOB NUMBER 9811	RECORD OF SURVEY for STEPHEN J. GUINN
RODNEY L. BALDWIN, PE/LS CONSULTING ENGINEER/ LAND SURVEYOR 4089 HAWTHORNE WAY BOISE, IDAHO 83703-3823 PHONE: (208) 343-4138 FAX: (208) 343-4211	



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 587622 CH/SK

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
PIONEER TITLE COMPANY OF ADA COUNTY

2016-063264
07/15/2016 11:31 AM
\$13.00

WARRANTY DEED

For Value Received Stephen J. Guinn, an unmarried person hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Keith Clow, a married man as his sole and separate property ^{K.C.} hereinafter referred to as Grantee, whose current address is 1085 Glenway Ave Fruitland, ID 83619

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

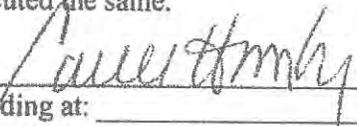
Dated: July 14, 2016



Stephen J Guinn

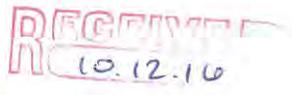
State of IDAHO, County of CANYON

On this 15 day of July in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen J Guinn known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.


Residing at: _____
Commission Expires: _____



Residing at: Melba, ID
Commission Expires: 3/10/2021





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, KEITH CLOW , 1085 GLENWAY AVE
Name Address
FRUITLAND , ID 83619
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 Keith Clow 1085 Glenway Ave Fruitland ID 83619
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 12th day of October, 2016

Keith Clow
Signature

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

Notary Public for Idaho

Residing at: _____

My commission expires: _____

RECEIVED
10.12.16

Exhibit
A-2g



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:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

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.

Description of proposed project: Mini Storage Facility / office Building

Date and time of neighborhood meeting: Sept 8, 2016 at 6:00 pm

Location of neighborhood meeting: Parcel #S1419333400 N Meridian Road

SITE INFORMATION:

Location: Quarter: _____ Section: 19 2N 1E Township: 2N Range: 1E Total Acres: 8.74

Subdivision Name: _____

Lot: _____ Block: _____

Site Address: N Meridian Road

Tax Parcel Number(s): 2 R/S 6495

Please make sure to include all parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Keith Clow

Address: 1085 Glenway Ave City: Fruitland State: ID Zip: 83619

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

Name: Keith Clow

Business (if applicable): _____

Address: 1085 Glenway Ave

City: Fruitland State: ID Zip: 83619

Exhibit

A-2h



PROPOSED USE:

Application Type

- Annexation
- Re-zone ✓
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use ✓
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

Brief Description

commercial C2

APPLICANT:

Name: Keith Clow

Address: 1085 Glenway Ave

City: Fruitland

State: ID

Zip: 83609

Telephone: 208-407-7218

Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code.

Keith Clow

Signature: (Applicant)

Date 9-9-16

SIGN IN SHEET

PROJECT NAME: KEITH CLOW

Date: 9-8-16

Everybody was positive on offices/retail/STORAGES

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Sergey Stedimitsky	205 De Anza Blvd. #38 San Mateo, CA 94402		-650.868.3591
2	Dylan Davis	252 N MERIDIAN	KUNA	208.629.9687
3	John O'Brien	1420 KOKARFE	Kuna	208.956.9896
4	Bob Green	951 W Avalon	"	989-6455
5	Garnet Green	"	"	"
6	John Beeson	14836 Pistol Crk	83607	208-895-8582
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City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website:
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

Keith Claws

Applicant/agent signature

10-12-16

Date



City of Kuna
Planning & Zoning Department

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

Agency Transmittal

October 24, 2016

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

CASE NUMBERS	16-04-ZC (Rezone) and 16-06-SUP; N. Meridian Road , Kuna, ID 83634 (Ada County Assessor Parcel # S1419333400)
PROJECT DESCRIPTION	Applicant requests a Special Use Permit and seeks approval to <i>Rezone</i> an approximately 8.774 acre parcel located on N. Meridian Road, Kuna, Idaho (Parcel # S1419333400), in order to change the existing zoning from A (Agricultural) to a C-2 (Commercial) zone.
SITE LOCATION	The site has no address, but is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road, Kuna, Idaho 83634 (see included vicinity and aerial maps)
APPLICANT/ OWNER	Keith Clow 1085 Glenway Ave. Fruitland, ID 83619
SCHEDULED HEARING DATE	Tuesday, November 22, 2016 6:00 P.M.
STAFF CONTACT	Trevor Kesner, Planner II Kuna Planning & Zoning Dept. tkesner@kunaid.gov Phone: 922.5274 Direct: 387.7731 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. **No response within 15 business days will indicate you have no objection or concerns with this project.** We would appreciate any information you can supply us as to how this action would affect the service you provide. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. We are located at Kuna City Hall 751 W. 04th Street, Kuna, ID 83634. Please contact staff with questions. **If your agency needs full size plans to review, let our office know and we will send them.** In our effort to reduce the amount of paper used and postage we are implementing electronic packets for agencies.

Please send our office the email address of the individual who should receive them in the future through email. Thank you.

check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 25 in Block 7 of Charter Pointe Subdivision No. 7, according to the plat thereof, filed in Book 93 of Plats at Pages 11108 through 11110, Records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Stephens, Kellie S. (TS# 477.20310) 1002.288897-file No.

November 2, 9, 16, 23, 2016
1534450

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale
Idaho Code 45-1506 Today's date: September 16, 2016
File No.: 7777.02585 Sale date and time (local time): January 27, 2017 at 11:00 AM Sale location: Front steps of the Ada County Courthouse, 200 W Front St., Boise, ID 83702 Property address: 1993 North Cool Creek Avenue Meridian, ID 83646 Successor Trustee: Northwest Trustee Services, Inc., Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (25) 586-1900 Deed of Trust Information Original grantor: Cynthia R. Greenfield, an unmarried woman Original trustee: Wells Fargo Financial National Bank Original beneficiary: Wells Fargo Bank, N.A. Recording date: September 2008 Recorder's instrument number: 108104277 County: ADA Sum owing on obligation: as of September 16, 2016: \$34,927.10 Basis of interest, late charges, and other charges may vary from day to day the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 14 in Block One Subdivision No. 3, according to the official plat thereof, filed in Book 60 of Plats at pages 6019 and records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Stephens, Kellie S. (TS# 477.20310) 1002.288897-file No.

November 12, 19, 26, 2016
November 2, 2016
1528960

LEGAL NOTICE

Advertisement for Bids

Title: Ten Mile & Hazel Sewer Main 2016
Sealed bids will be received by the City of Kuna, 10 S. Ten Mile Rd., Kuna, Idaho, until 3:00 p.m. (local time), on November 2, 2016 at which time they will be publicly opened

and read aloud.

It is the intent of these documents to describe the work required to complete this project in sufficient detail to secure comparable bids. All parts or work not specifically mentioned which are necessary in order to provide a complete installation shall be included in the bid and shall conform to all Local, State, and Federal requirements. The Project generally consists of the construction of approximately 435 linear feet of eighteen (18) inch, 296 linear feet of fifteen (15) inch, and 1,475 linear feet of twelve (12) inch PVC gravity sewer pipe, including any appurtenances and connection to existing piping; installation of eight (8) new manholes, four jack and bore crossings of Mason Creek for installation of gravity sewer pipe and a total of four (4) ASTM A-252 smooth steel casings (two 30" and two 24") under two separate Mason Creek crossings, and earthen gravel, sod, and asphalt repair.

The Project Manual, Drawings, and Exhibits may be examined and/or purchased at issuing office of the City of Kuna, Public Works Department, 6950 S. Ten Mile Rd., Meridian, Idaho 83642. Copies of these documents may be purchased for a non-refundable fee of \$20.00 or a compact disc option for a non-refundable fee of \$5.00.

The submission package or envelope must be **SEALED** and **PLAINLY MARKED**. The bidder's return address must appear on the envelope or package. **DO NOT FAX YOUR BID OR PROPOSAL.** Bids and Proposals must be submitted in writing. No oral, telephone, facsimile, telegraphic, or late submissions will be considered. All submissions must be received at the location noted above and time and date stamped prior to the closing date and time. **Bids received will only be considered from plan holders that purchased plans from the location noted above.** A Pre-Bid Meeting will not be held.

In determining the lowest bid, the Owner will consider all acceptable bids on a basis consistent with the bid package. The Owner will also consider whether the bidder is a responsible bidder. Before a contract will be awarded for work contemplated herein, the Owner will conduct such investigation as necessary to determine the performance record and ability of the apparent low bidder to perform the size and type of work specified under this Contract. Upon request, the bidder shall submit such information as deemed necessary by the Owner to evaluate the bidder's qualifications.

All bids must be signed and accompanied by evidence of authority to sign.

Bids must be accompanied by Bid Security in the form of a bid bond, certified check, cashiers check, or cash in the amount of 5% of the amount of the bid proposal. Said bid security shall be forfeited to the City of Kuna as liquidated damages should the successful bidder fail to enter into contract in accordance with their proposal as specified in the instructions to Bidders.

The City of Kuna reserves the right to reject any or all proposals, waive any non-material irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the City of Kuna.

Date 12 October, 2016

Gordon Law, City Engineer
City of Kuna, Idaho

October 19, 2016
1531825

LEGAL NOTICE

CITY OF KUNA
P.O. Box 13
Kuna, ID 83634
Phone: 922-5274
Fax: 922-5989

Case # 16-04-ZC (Rezoning) and 16-06-SUP (Special Use Permit)

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing, **Tuesday, November 22nd, 2016, at 6:00 pm.** or as soon as can be heard at Kuna City Hall, 751 W. 4th Street, Kuna, ID; in connection with a request and special use permit request from Keith Clow to rezone approximately 8.74 acres in City limits from the current A- agriculture zone to a C-2 (Area Business District) commercial zoning designation in order to construct a future self-storage facility. The site has no assigned address and is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road, Kuna, Idaho 83634 (**Parcel # S1419333400**).

The public is invited to present written and/or oral comments to the Commission. No person shall speak at the hearing until recognized by the Planning and Zoning Commission Chairman. A three (3) minute time limit may be placed on all verbal testimony. Any written testimony must be received by November 18, 2016, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall; 751 W. 4th Street.

Please do not contact anyone who would be involved in this decision making process, which includes the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning

November 2, 2016
1539992

LEGAL NOTICE

PUBLIC NOTICE OF INTENT TO PROPOSE OR PROMULGATE NEW OR CHANGED AGENCY RULES

The following agencies of the state of Idaho have published the complete text and all related, pertinent information concerning their intent to change or make the following rules in the latest publication of the state Administrative Bulletin.

The proposed rule public hearing request deadline is November 2, 2016 unless otherwise posted. The proposed rule written comment submission deadline is November 23, 2016 unless otherwise posted. (Temp & Prop) indicates the rulemaking is both Temporary and Proposed. (*PH) indicates that a public hearing has been scheduled.

**IDAPA 07 - DIVISION OF BUILDING SAFETY
PO Box 83720, Meridian, ID 83542**

07-1001-1601, Rules Governing the Damage Prevention Board. (Temp & Prop) Establishes new rules to prevent damage to underground facilities throughout the state and imposes a fee on underground facility owners for participation in a one-number notification system that provides notice to facility owner of proposed excavation; fees offset costs for regulation and administration of program. (Eff. 12-1-16)T

**IDAPA 26 - IDAHO DEPARTMENT OF PARKS AND RECREATION
PO Box 83720, Boise, ID 83720-0065**

26-0120-1601, Rules Governing the Administration of Park and Recreation Areas and Facilities. Increases the maximum capacity of motorcycles permitted on Idaho State Park campsites from two to four and clarifies campsite capacity limits.

IDAPA 42 - IDAHO WHEAT COMMISSION

LEGAL NOTICE

NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF FIRST AMENDED BUDGET FOR FY 2016 [STATUTORY PROCEDURE I.C. § 31-1422]

To: All Interested Persons

LEGAL NOTICE IS HEREBY GIVEN that a public hearing, pursuant to Idaho Code § 31-1422, for consideration of the proposed amended budget for the fiscal year that begins January 1, 2016 and ends December 31, 2016, will be held by the Kuna Rural Fire District Commissioners at the **Kuna Rural Fire District Fire Station No. 1** meeting room at **150 W Boise Street, Kuna, Idaho** on the **9th day of November, 2016 at 7:00 P.M.** at which time any interested person may appear and show cause that the Amended Budget below described for Fiscal Year 2016 should not be adopted by the Board of Commissioners.

This notice contains a statement of the estimated revenue from property taxes and from sources other than property taxes, and also contains the proposed amended expenditures by account for the Fiscal Year 2016.

KUNA RURAL FIRE DISTRICT PROPOSED AMENDED FISCAL YEAR 2016 BUDGET

	Existing	Amended
Revenue		
Ambulance Fees	215,000	215,000
Interest	2,000	2,000
Miscellaneous (Grant Funds, Contracts, Carry Over)	180,000	262,833
Operating Income [Ada and Canyon County Tax and Bond Levy]	1,405,492	1,405,492
Sales Tax County	45,000	45,000
Association Income	30,000	30,000
Total Revenue	1,877,492	1,960,325
Expenses		
Ambulance		
Apparatus & Equipment Maintenance	48,000	61,570
Capital Outlay	45,000	45,000
Contingency Fund/Miscellaneous	219,667	239,930
Dispatching	5,000	5,000
Gross Payroll [wages, benefits, insurance]	19,000	19,000
Insurance [Liability]	1,346,325	1,391,325
Maintenance	30,000	14,000
Office Expenses	16,500	16,500
Personnel Clothing	8,000	8,000
Professional Services & Memberships	13,000	13,000
Supplies	54,000	74,000
Training	7,000	7,000
Utilities	10,000	10,000
Association Expenses	26,000	26,000
	30,000	30,000
Total Expense	1,877,492	1,960,325

Comments, written or otherwise, about the proposed amended budget are welcome. At said hearing, any interested person may appear and show cause, if any they have, why such proposed amended budget should or should not be adopted.

PLEASE TAKE FURTHER NOTICE that the amended budget under consideration above set out is available for public inspection from and after October 28, 2016 at the office of the Kuna Rural Fire District Fire Station No. 1 at 150 W Boise Street, Kuna, Idaho, during normal business hours of 8 a.m. to 5 p.m. Monday through Friday. The office is accessible to persons with disabilities. Anyone desiring accommodations for disabilities related to the budget documents or to the hearing, please contact the Kuna Rural Fire District office at the above address or by phoning 922-1144 at least 48 hours prior to the public hearing.

Robin Ward, Secretary

November 2, 2016

821 W. State St., Boise, ID 83702

42.01.01 - Rules of the Idaho Wheat Commission
***42-0101-1601, (*PH)** Clarifies that the first purchaser of wheat shall complete and return the Report of Tax on Wheat, or equivalent, to the Commission at the end of each production year (July 1 June 30); the report shall include the name and address of the grower and seller.
***42-0101-1602, (*PH)** Requires to Report of Tax to include the number of bushels of wheat purchased, and the total wheat tax withheld from each purchase.

NOTICES OF ADOPTION OF TEMPORARY RULE

Idaho State Tax Commission
35-0103-1606, Property Tax Administrative Rules (eff. 10-1-16)T

NOTICE OF INTENT TO PROMULGATE A RULE - NEGOTIATED RULEMAKING

Idaho Board of Licensure of Professional Engineers and Professional Land Surveyors
10-0102-1701, Rules of Professional Responsibility (Mtg scheduled for 1-10-17)

Please refer to the Idaho Administrative Bulletin, **November 2, 2016, Volume 16-11,** for the notices and text of all rulemakings, proclamations, negotiated rulemaking information and schedules, public hearing information, executive orders of the Governor, and contact information.

Issues of the Idaho Administrative Bulletin can be viewed at www.adminrules.idaho.gov/

Office of the Administrative Rules Coordinator, Dept. of Administration, PO Box 83720, Boise, ID 83720-0306
Phone: 208-332-1820; Email: rulescoordinator@adm.idaho.gov

November 2, 2016
1537908



CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 763 W Avalon St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

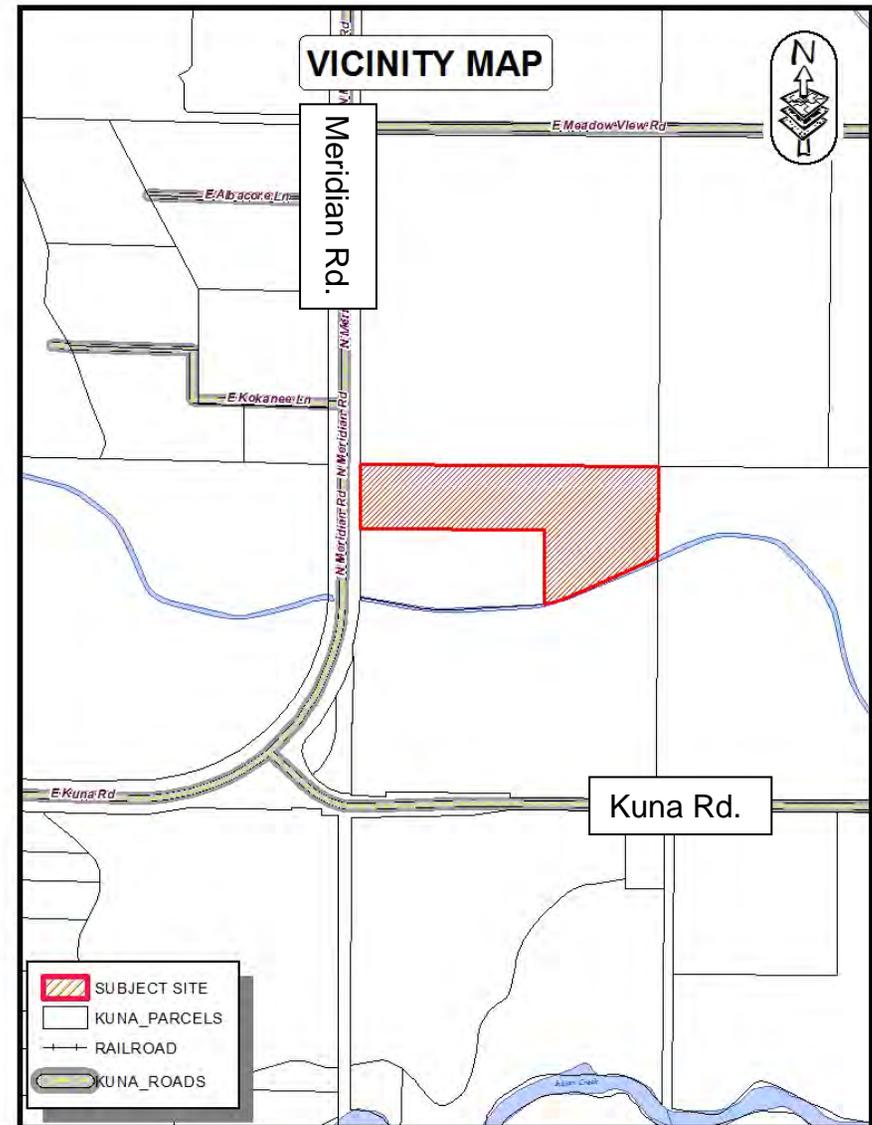
NOTICE IS HEREBY GIVEN: The City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **November 22, 2016** beginning at 6:00 pm on the following case:

A request from Keith Clow to rezone approximately 8.74 acres in City limits from the current 'A' (agriculture) zone to a 'C-2' (Area Business District) commercial zoning designation; and a Special Use Permit request to construct a future self-storage facility. The site has no assigned address and is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road, Kuna, Idaho 83634 (**Parcel # S1419333400**). (refer to adjacent map).

The hearing will be held in Chambers at the New City Hall located at **751 West 04th Street**, Kuna, Idaho.

All documents concerning public hearing items may be reviewed at Kuna City Hall, 751 West 04th Street, Kuna, Idaho, 83634. Office hours are 8:00 am to 5:00 pm, Monday through Friday, except holidays. If you have questions or would like additional information, please contact the Planning and Zoning Department at (208) 922-5274.

You are invited to provide oral or written comments at the hearing. Please note that all comments made during the public hearing will be restricted to three (3) minutes per person. Prior to the hearing, written comments may be submitted to the appropriate governing body at least seven (7) days prior to the hearing. These comments will be forwarded to the Commission.



In all correspondence concerning this case, please refer to the case name: **16-04-ZC (Rezone)** and **16-06-SUP (Special Use Permit)**.

-Mailed/Postmarked November 1, 2016

Suggestions For Testifying at the Public Hearing:

Be informed . . .

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

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, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

If you don't wish to speak, write . . .

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

LEGAL NOTICE



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # 16-04-ZC
 Conditional Use # _____
 Preliminary / Final / Short Plat _____

City of Kuna

RECEIVED

NOV 02 2016

CITY OF KUNA

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. _____

Reviewed By:

Row Baadig

Date: 10/27/16

B-1

Trevor Kesner

From: Troy Behunin
Sent: Friday, November 04, 2016 1:54 PM
To: Trevor Kesner
Subject: 16-04-ZC / KUNA16-0018 ACHD Response

TK,
I am sure this was supposed to go to you, but "TR..." on the keyboard and a quick click of a button, it gets sent to me, not you.

From: Austin Miller [<mailto:Amiller@achdidaho.org>]
Sent: Friday, November 04, 2016 1:46 PM
To: 'keithclow6@gmail.com' <keithclow6@gmail.com>
Cc: 'lloyd@advantage-engineers.com' <lloyd@advantage-engineers.com>; Troy Behunin <tbehunin@kunaid.gov>
Subject: 16-04-ZC / KUNA16-0018 ACHD Response

Hi Keith,

In response to your zoning change application through the City of Kuna, ACHD does not have any site specific conditions of approval as this portion of Meridian Road is a State Highway and controlled by ITD. The applicant indicates a design review application will be required at a later date for a potential mini-storage facility. If this is the case ACHD impact fees will be assessed with the design review application. Our standard rate for Self Storage is \$755 per 1,000 square feet. This will include the small office building in conjunction with the storage facility.

Thank you,

Austin Miller
Ada County Highway District
Planner I, Development Services
3775 Adams Street, Garden City, ID 83714
Phone: (208) 387-6335
E-mail: Amiller@achdidaho.org





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

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@kunaid.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Keith Clow Rezone
16-04-ZC; 16-06-SUP

DATE: November 8, 2016

The City Engineer has reviewed the Rezone and SUP request of the above applicant dated October 25, 2016. It is noted that the request presumes construction of a leased professional or retail facility near Highway 69 and a storage unit facility behind. The accompanying comments address issues related to infrastructure.

1. Sanitary Sewer System

- a) The property is not connected to the City sewer system. **Any new structure is subject to connection fees for its connected load.**
- b) The property lies within the Danskin Lift Station sewer shed but is at least 2,960 feet and across Highway 69 from the nearest sewer facilities in the assigned sewer shed. The rough cost for sewer extension just to reach the closest point of the project, is approximately \$42,000 per acre. Specific recommendations of note are as follows:
 - 1) It is recommended this application be conditioned to require connection to the City sewer system for all sanitary sewer needs when services are available within 300 feet of the property or when the sewer demand of the site exceeds 2 EDUs.
 - 2) It is also recommended that sewer connection fees are pre-paid and that sewer plumbing is configured to facilitate convenient connection when connection is required.
 - 3) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan.
- c) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the City Engineer at the Kuna North Treatment Plant.

2. Potable Water System

- a) The property is not connected to the City water system. **Any new structure is subject to connection fees for its connected load.**

- b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 - 1) It is recommended this application be conditioned to require connection to the City water system for all potable water and fire suppression needs.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan. This condition would require installation of a 12-inch water trunk line for the portion of the property fronting Highway 69 and for any extensions occupying master plan routes.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at city hall.
- e) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

3. Pressure Irrigation

- a) The property is not connected to the City pressure irrigation system. **Any new structure is subject to connection fees for its connected load.**
- b) It is recommended this application be conditioned to require connection to the City pressure irrigation system for all landscape irrigation needs when services are available within 300 feet of the property.
- c) It is also recommended that pressure irrigation connection fees are pre-paid and that sprinkler piping is configured to facilitate convenient connection when connection is required.
- d) It is recommended the applicant is required to not use City potable water for landscape irrigation purposes.
- e) For any connected load, it is recommended this application be conditioned to conform to the pressure irrigation master plan. This condition would require installation of a 12-inch pressure irrigation trunk line for the portion of the property fronting Highway 69 and for any extensions occupying master plan routes.

4. Grading, Gravity Irrigation, Storm Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to ACHD standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required.
- c) Design of on-site storm drainage disposal is to rely on criteria outlined in the ACHD Storm Drainage Policy Manual using a 100-year return frequency and up to 24-hour duration storm.
- d) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in, or adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.

- e) Upstream drainage rights and downstream irrigation delivery rights established through and/or across this property must be preserved and maintained during and after development.

5. General

At the time of, or prior to redevelopment:

- a) Plan approvals and license agreements from any affected irrigation District will be required.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application or prior approval for any attempt to abandon water rights.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation main and payment is due and payable prior to City's scheduling of a pre-construction conference.

7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City ITD and ACHD standards. In this instance, the site does front on Highway 69, a classified street. The providing of deeded right-of-way to the extent of the frontage on those streets is recommended as a requirement.

- a) It is recommended approaches onto local, section line and quarter line streets comply with ACHD and ITD approach policies and generally are as far as practical from intersections.
- b) It is recommended needed asphalt widening, concrete sidewalk and curb and gutter be provided at the time of development.

8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy is granted.

9. Property Description

- a) A metes and bounds description prepared by a licensed surveyor has already been provided by the applicant.

Communities in Motion 2040 Development Checklist

Transportation

- Attached N/A An Area of Influence Travel Demand Model Run is attached.
- Yes No N/A There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.

Comments: In FY2021 ITD plans to resurface the pavement on SH-69 from the City of Kuna to City of Meridian.

- Yes No N/A The proposal uses appropriate **access management** techniques as described in the [COMPASS Access Management Toolkit](#).

Comments: No site plan provided.

- Yes No N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

Comments: Future Employer Express Service is planned along Highway 69. Work with VRT on transit amenities.

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals 1.1, 1.2, 1.3, 1.4, 2.4**):

- Attached N/A Complete Streets LOS scorecard is attached.
- Yes No N/A The proposal maintains or improves current automobile LOS.
- Yes No N/A The proposal maintains or improves current bicycle LOS.
- Yes No N/A The proposal maintains or improves current pedestrian LOS.
- Yes No N/A The proposal maintains or improves current transit LOS.
- Yes No N/A The proposal is in an area with a [Walkscore](#) over 50.

Housing

- Yes No N/A The proposal adds [compact housing](#) over seven residential units per acre. (**Goal 2.3**)
- Yes No N/A The proposal is a mixed-use development or in a mixed-use area. (**Goal 3.1**)
- Yes No N/A The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal 3.1**)
- Yes No N/A The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal 3.1**)

Community Infrastructure

- Yes No N/A The proposal is infill development. (**Goals 4.1, 4.2**)
- Yes No N/A The proposal is within or adjacent to city limits. (**Goals 4.1, 4.2**)
- Yes No N/A The proposal is within a city area of impact. (**Goals 4.1, 4.2**)

Health

- Yes No N/A The proposal is within 1/4 mile of a transit stop. (**Goal 5.1**)
- Yes No N/A The proposal is within 1/4 mile of a public school. (**Goal 5.1**)
- Yes No N/A The proposal is within 1/4 mile of a grocery store. (**Goal 5.1**)
- Yes No N/A The proposal is within 1 mile of a park and ride location. (**Goal 5.1**)

Economic Development

- Yes No N/A The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal 3.1**)
- Yes No N/A The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal 6.1**)

Open Space

- Yes No N/A The proposal is within a 1/4 mile of a **public park**. (**Goal 7.1**)
- Yes No N/A The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal 7.1**)

Farmland

- Yes No N/A The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals 4.1, 8.2**)
- Yes No N/A The proposal is outside prime farmland. (**Goal 8.2**)

Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.



[Click for detailed map.](#)

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).

Name of Development: Clow Rezone

Summary: Clow rezone for office and mini-storage is located northeast of Highway 69 and Kuna Road. The proposal meets 7 CIM 2040 checklist items and does not meet 11 items. Consider adding a pathway, or providing an easement along the Teed Lateral per the 2013 Kuna Master Plan for future bicycle and pedestrian connectivity.

Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? (**Goal 2.1**)?

- Downtown Employment Center Existing Neighborhood Foothills
 Future Neighborhood Mixed Use Prime Farmland Rural
 Small Town Transit Oriented Development

Yes **No** **N/A** The proposal is within a CIM 2040 Major Activity Center. (**Goal 2.3**)

Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
4	0	4	65	4	0

Yes **No** **N/A** The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (**Goal 2.1**)

Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
308	137	390	407	1,649	1,213

Yes **No** **N/A** The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (**Goal 2.1**)



More information on COMPASS and *Communities in Motion 2040* can be found at:

www.compassidaho.org

Email: info@compassidaho.org

Telephone: (208) 475-2239



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Kuna Rural Fire District



From the Desk of
Jon Tillman
Fire Chief

Ph. 922-1144
Fax 922-1135
P.O. Box 607
Kuna, ID. 83634

TO: Troy Behunin

DATE: November 9, 2014

RE: Keith Clow storage units

The Kuna Rural Fire District has the following comments on the proposed project.

- Plans to be submitted to the Fire District for approval.
- Fire hydrants and extinguishers to be installed with final placement to be approved by the Fire Chief or his designee.
- Fire walls to be installed as required.
- Two access roads will be required with access codes to gates or equivalent to be provided to the District.

Please feel free to contact me at the District office should you have any questions or concerns.

Sincerely,

Jon Tillman
Fire Chief



B-5



PERMIT COVER / FINAL INSPECTION FORM

PERMITTEE:
KEITH CLOW
1085 GLENWAY AVE.
FRUITLAND, ID 83619

PERMIT # 3-17-149
ROUTE SH 69
MILE POINTS 2.362 RT
EXPIRATION 11/15/17

MAINTENANCE FOREMAN CONTACT:

Travis Dodd mobile:208-830-3607 / office:208-332-7162 travis.dodd@itd.idaho.gov

Before you start:

- 1. Accept all terms and conditions of this permit including provisions and attachments
2. Receive authorization to start. Email start date request (minimum 5 business days prior) and receive authorization from the ITD maintenance Foreman. If needed, request to meet on-site to review the project and permit requirements. No work shall begin without prior authorization and an approved Traffic Control Plan
3. Notify 511 Traveler Information- required even if there is no impact to traffic. See provision for details.
ITDD3-511ReportNotification@itd.idaho.gov (cc) the Forman and Permit Coordinator
itdd3permits@itd.idaho.gov

Prior to completion: No work in ITD ROW, Existing access built by ITD

- 1. Send an email to the maintenance Foreman advising work has been completed. Schedule to meet on-site for final inspection.
2. Prepare and submit as-built drawings (or statement of no changes made from engineered plans submitted). See provision for details.

Final Inspection Checklist

Did the Permittee: (ITD use only)

- Yes No NA Receive authorization to begin work
Yes No NA Submit mix designs for asphalt and concrete as per permit and ITD requirements
Yes No NA Submit all required material testing results as per permit and ITD requirements
Yes No NA Contact Forman for final inspection
Yes No NA Did the Forman meet the permittee on site for final inspection
Yes No NA Provide as-built drawings at final inspection or within 30 days of completion

Table with 2 columns: Idaho Transportation Department Authorized Representatives' Signature, Date. Contains an 'X' in the signature column.

I certify that work was completed as per ITD permit and will satisfy the as-built requirements within 30 days (if not included during inspection).

Table with 2 columns: Permittee Authorized Representatives' Signature, Date. Contains an 'X' in the signature column.

When all Documentation has been submitted reviewed and approved, please sign and return to the Traffic Dept.





Right-Of-Way Encroachment Application and Permit Approaches or Public Streets

ITD 2109 (Rev. 11-13)
itd.idaho.gov

ITD Permit Application Number 3-17-149

For ITD Use

Project Number From ITD Highway Plan STP-3782(101)		Date Application Received		Date Application Determined Complete		In City Limits <i>Yes</i>	
Route SH 69	Segment 002150	C/L Milepost 2.362	<input checked="" type="checkbox"/> Right <input type="checkbox"/> Left		C/L Station 75+83	<input checked="" type="checkbox"/> Right <input type="checkbox"/> Left	
Traffic Impact Study Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Appraisal Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Median Type (Raised, Painted, etc.) Painted		Number of Lanes 5	Access Purchased <input type="checkbox"/> Yes <input type="checkbox"/> No
Distance From Nearest Approach (Both sides, both directions of roadway) 311' S. and 1312; N. 247' N across				Approach Volume (From TIS or ITE Trip Generation Handbook) Vehicle Trips per Day 25			
Site Distance Right 800+ Left 800+		Reason if Restricted to Right Or Left Safety		Culvert Needed <input type="checkbox"/> Yes <input type="checkbox"/> No		If Yes, Enter Size Dia. Length	

Applicant Information (Please Print or Type)

Applicant(s) Name (Printed) Keith Clow		Mailing Address or P.O. Box 1085 Glenway Ave.		City Fruitland		State ID	Zip Code 83619
E-Mail Address (If available) keithclow6@gmail.com			Daytime Phone Number 208-407-7218		Alternate Phone Number		
Property Owner's Name (Printed) Keith Clow		Property Address and TAX ID Number Lot 4 Sec. 19 TWN 02N,01E		City (If in city limits) Kuna		County Ada	
Nearest Public Street/Road Kuna Rd	Current Property Use AG	Current Zoning Ag		Proposed Property Use C2		Proposed Zoning C2	
How is Access Currently Gained? Paved access from SH 69		Property Owner Owns Adjacent Properties <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Describe					

Request Details

Is this a new approach? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is this a temporary approach <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If this is a proposed modification to an existing approach, check all that apply <input type="checkbox"/> Location <input type="checkbox"/> Width <input checked="" type="checkbox"/> Use <input type="checkbox"/> Remove <input type="checkbox"/> Consolidate Multiple					
Desired Approach Width (Without flares at property line) 40'		Type of Approach Requested <input type="checkbox"/> Agricultural <input type="checkbox"/> SF Residential <input type="checkbox"/> Joint Use <input type="checkbox"/> MF Residential <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Public Street					
Additional information you would like ITD to be aware of - Attach additional sheets if necessary. This will be a 750 Unit Mini Storage Facility, with approximately 7500 SF of Commercial Office Development. There is an existing paved approach that we would like to use that was installed by ITD during a project.							

ITD District Review

Section	Reviewer	Date	Recommendation		Section	Reviewer	Date	Recommendation	
			Approve	Deny				Approve	Deny
Design			<input type="checkbox"/>	<input type="checkbox"/>	Property Mgmt			<input type="checkbox"/>	<input type="checkbox"/>
Maintenance			<input type="checkbox"/>	<input type="checkbox"/>	Traffic			<input type="checkbox"/>	<input type="checkbox"/>
Planner			<input type="checkbox"/>	<input type="checkbox"/>	Dist. Engineer			<input type="checkbox"/>	<input type="checkbox"/>
List any conditions of approval ITD will monitor the access site for crashes and may require additional mitigation if safety becomes a concern.									
List reason(s) for denial recommendation									

General Requirements

ITD Permit Application Number _____

1. The original permit or a copy must be kept on the job site whenever work is taking place.
2. No work shall commence until the permittee is given notice to proceed by an authorized representative of ITD. The permittee shall notify ITD five (5) working days prior to commencing the permitted work if work does not commence immediately upon notice by ITD.
3. During the progress of all work, traffic control devices shall be erected and maintained as necessary or as directed. All traffic control devices shall conform to the most current edition of the *Manual on Uniform Traffic Control Devices for Streets and Highways*, as adopted by the State. Equipment or materials left within the highway right-of-way when work is not taking place shall be delineated and protected with appropriate approved traffic control devices.
4. All work within the State Highway Right of Way shall comply with the requirements of the ITD Workzone Safety and Mobility Policy. Copies available from ITD upon request.
5. All work herein permitted shall conform to current government and industry standards, including Americans with Disabilities Act, and shall be performed and completed to the satisfaction of ITD. The expense of any required supervision of work performed under this permit shall be borne by the permittee.
6. Work done under this permit shall be constructed in a manner that shall not cause water to flow onto the roadway or shoulder, and shall not interfere with the existing drainage on the State Highway System or any adjacent drainage system.
7. All utilities shall be installed under culverts.
8. The permittee shall furnish all material, labor, and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage pipe, curb, gutter, concrete sidewalk, etc., where required.
9. ITD may inspect the materials and workmanship during construction and upon completion to determine that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, and/or that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
10. ITD shall be reimbursed by the permittee for any additional inspection required to insure compliance with the conditions of this permit. Inspection fees will be based upon inspection time including travel from the ITD facility and charged at rates commensurate with industry standards.
11. Upon completion of the permitted work, any disturbance of the highway, right of way, and/or traffic control devices shall be restored to the satisfaction of ITD including the removal of all rubbish and debris and may include seeding, planting and grading.
12. Any encroachment that is found to be in non-compliance with the terms of the approved permit may be required to be modified, relocated, or removed at the sole expense of the permittee upon written notification by the District Engineer or his authorized representative.
13. The permittee shall maintain at its sole expense the encroachment for which this permit is granted.
14. Changes in the use as defined in I.D.A.P.A. 39.03.42, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit. Any modification, relocation, or removal of an encroachment or subject granted by this permit shall require a new permit prior to commencement of such work.
15. ITD may revoke, amend, amplify, or terminate this permit or any of the conditions herein enumerated if the permittee fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.

Acceptance and Approval to Work

ITD Permit Application Number 3-17-149

By signing this permit, the permittee or his authorized representative certify that they have been made aware of and agree with all requirements of the permit, including any and all restrictions and further agree to indemnify, save harmless, and defend regardless of outcome ITD from the expenses of and against all suits or claims, including costs, expenses, and attorney fees that may be incurred by reason of any act or omission, neglect, or misconduct of the permittee or its contractor in the design, construction, and maintenance of the work, which is the subject of this permit.

Property Owner/Authorized Representative's Signature X	Company Name (If applicable) Keith Clow	Phone Number 208-407-7218	Date
---	--	------------------------------	------

Subject to all terms, conditions, and provisions of this permit or attachments, permission is hereby granted to begin work within the State Highway Right of Way.

Idaho Transportation Department Authorized Representative's Signature X	Title TIP	Date 11/15/16
--	--------------	------------------

Attachments:

<input type="checkbox"/> Special Provisions/Conditions of Approval	<input type="checkbox"/> Legal Description/Deed
<input type="checkbox"/> Traffic Control Plan	<input type="checkbox"/> Power of Attorney for Authorized Representative
<input type="checkbox"/> Standard Drawings	<input type="checkbox"/> Site Plans
<input type="checkbox"/> Construction Drawings	<input type="checkbox"/> TIS _____
<input type="checkbox"/> P&Z Approvals _____	<input type="checkbox"/> Copy of Letter of Incorporation _____
<input type="checkbox"/> Dept. Roadway Plansheets _____	<input type="checkbox"/> Letters of Recommendation/Denial _____
<input type="checkbox"/> Easements/Agreements _____	<input type="checkbox"/> Joint Access Agreements _____
<input type="checkbox"/> Property Appraisal _____	<input type="checkbox"/> Other _____

Final Approval

Subject to all terms, conditions, and provisions of this permit or attachments, **Final Inspection** has been completed and the permitted work within the State Highway Right of Way is hereby given final approval.

District Engineer or Assigns Signature X	Date
---	------

Subject to all terms, conditions, and provisions of this permit or attachments, changes in access on the State Highway System have been completed and have been given final approval to be recorded against the property as described in the legal description shown in Attachment A.

District Engineer or Assigns Signature X	Date
---	------

Subscribed and sworn before me this

_____ day of _____, year _____ in the County of _____, State of _____

personally appeared before me _____, to me known to be the person(s) described in and who executed the within and forgoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed

Notary Public's Signature _____

SEAL

My Commission Expires _____



Instructions For Completing ITD 2109, Right-Of-Way Encroachment Application And Permit - Approaches or Public Streets

Idaho Transportation Department

Note: An incomplete application will delay processing

You may be able to expedite the application process and reduce site designing and engineering costs by requesting a pre-application conference with the Idaho Transportation Department (ITD). Contact your local ITD District Office and ask to speak with the Permits Coordinator to schedule a meeting.

District 1	District 2	District 3	District 4	District 5	District 6
600 W. Prairie Ave. Coeur d'Alene, Idaho 83815-8764 (208) 772-1200	P.O. Box 837 Lewiston, Idaho 83501-0837 208) 799-4300	8150 Chinden Blvd. Boise, Idaho 83714-8028 (208) 334-8300	216 S. Date St. Shoshone, Idaho 83352-0820 (208) 886-7800	5151 S. 5th Ave. Pocatello, Idaho 83205-4700 (208) 239-3300	206 N. Yellowstone Ave. Rigby, Idaho 83442-0097 (208) 745-7781
Counties served: Benewah, Bonner, Boundary, Kootenai, Shoshone	Counties served: Clearwater, Idaho, Latah, Lewis, Nez Perce	Counties served: Ada, Adams, Boise, Canyon, Elmore, Gem, Owyhee, Payette, Valley, Washington	Counties served: Blaine, Camas, Cassia, Custer, Gooding, Jerome, Lincoln, Minidoka, Twin Falls	Counties served: Bannock, Bear Lake, Bingham, Caribou, Franklin, Oneida, Power	Counties served: Bonneville, Butte, Clark, Custer, Fremont, Jefferson, Lemhi, Madison, Teton

1. Use one form for each requested approach. The form initially serves as an **application** for a connection between an adjacent property and a state highway. If approved, the completed form becomes a **permit** for the state highway connection.
2. Please print (in ink), type, or complete the application in Microsoft Word and print the form.
3. Read and understand these instructions and all of the General Requirements on the form. These requirements apply to all approach permits and if you are granted a permit; you must adhere to each of them. Additional permit-specific provisions may be a part of any approved permit, and you will be given the opportunity to review them prior to accepting your permit.
4. Complete each item in the shaded area under "Applicant Information" and "Request Details".
5. Include the following with your application:
 - a. Non-refundable application fee (ranges from \$50-\$100- please confirm the applicable amount with ITD).
 - b. A copy of the latest deed of record which identifies the property owner and provides the legal description of the property abutting the State Highway Right of Way where the proposed access is being requested. If ownership of the property changes during the permit process, a new form must be submitted with the new ownership documentation.
 - c. Photographs of the proposed driveway location, including one looking each direction along the highway from the proposed location. Digital photographs are acceptable.
 - d. Plans or drawings as follows:
 - i. For agricultural, single-family or joint-use approaches, include an 8 ½" x 11" or 11" x17" drawing showing the location of the proposed access on your property which is shown in relation to property lines, highway, existing and proposed buildings. A second drawing or map should be included that shows the location of your property in relation to other roads and landmarks. Show all dimensions, mark which direction is north and if possible, draw to scale. Include copies of any easements or agreements with adjacent property owners.
 - ii. For commercial, multi-family, subdivision, or public street approaches, include a site/plot plan, grading and drainage plans. Show the parcel layout, proposed lots, dimensions, north arrow, building locations and sizes, parking, internal drive aisles, street layouts, etc. A second drawing or map should be included that shows the location of your property in relation to other roads and landmarks. Show all dimensions, drawn to scale. Include copies of any easements or agreements with adjacent property owners.
 - e. If the development will generate more than 25 trips during the peak hour or more than 250 trips per day, include a Transportation Impact Study (TIS). Details regarding the required contents of a TIS are available from the District Permits Coordinator or District Traffic Engineer.
6. After your application is received:
 - a. ITD will review the application, all access options, local conditions, and local government plans. The application will then be discussed internally with staff. Your request may be approved, approved with conditions, or denied.
 - b. If your application is approved or approved with conditions, you will receive a letter from ITD indicating your permit has been accepted for approval accompanied by the application form and any additional special provisions that must be adhered to. Prior to starting any work in ITD right of way, you must review the conditions, and return the application with

required as a condition of a permit, are not an integral part of the approach authorized by the permit and as such shall become property of the State upon final inspection and approval by ITD. ITD reserves the right to change these features and devices in the future in order to promote safety and/or mobility within the State Highway right of way. Expenditure of monies for purchase or installation of said features or devices shall not create an ownership interest in the features or devices.

8.

Right-Of-Way Encroachment Application and Permit Approaches or Public Streets

ITD 2109 (Rev. 11-13)

itd.idaho.gov

ITD Permit Application Number For ITD Use

Project Number From ITD Highway Plan Date Application Received Date Application Determined Complete In City Limits

Route	Segment	C/L Milepost	C/L Station	Pop. 5000 or Greater	
	Left	Right	Left	Right	Yes No
Traffic Impact Study Required	Appraisal Required		Median Type (Raised, Painted, etc.)	Number of Lanes	Access Purchased
Yes No	Yes No				Yes No
Distance From Nearest Approach (Both sides, both directions of roadway)			Approach Volume (From TIS or ITE Trip Generation Handbook)		
Vehicle Trips per Day					
Site Distance	Reason if Restricted to Right Or Left		Culvert Needed		If Yes, Enter Size
Right Left			Yes No		Dia. Length

Applicant Information (Please Print or Type)

Applicant(s) Name (Printed)	Mailing Address or P.O. Box	City	State	Zip Code
KEITH CLOW	1085 GLENWAY AVE	FRUITLAND	ID	83619
E-Mail Address (If available)	Daytime Phone Number	Alternate Phone Number		
KEITH.CLOW@CGMAIL.COM	208-407-7218			
Property Owner's Name (Printed)	Property Address and TAX ID Number	City (If in city limits)	County	
KEITH CLOW	2074 SECTION 19 TOWNSHIP 2 NORTH, RANGE 1 EAST BOISE			
Nearest Public Street/Road	Current Property Use	Current Zoning	Proposed Property Use	Proposed Zoning
KUNJA Road	ZONED AG	AG	OFFICE / BENT STORAGE	CZ
How is Access Currently Gained?	Property Owner Owns Adjacent Properties			
Yes No	If Yes, Describe			

9. ITD may inspect the materials and workmanship during construction and upon completion to determine that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, and/or that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
10. ITD shall be reimbursed by the permittee for any additional inspection required to insure compliance with the conditions of this permit. Inspection fees will be based upon inspection time including travel from the ITD facility and charged at rates commensurate with industry standards.
11. Upon completion of the permitted work, any disturbance of the highway, right of way, and/or traffic control devices shall be restored to the satisfaction of ITD including the removal of all rubbish and debris and may include seeding, planting and grading.
12. Any encroachment that is found to be in non-compliance with the terms of the approved permit may be required to be modified, relocated, or removed at the sole expense of the permittee upon written notification by the District Engineer or his authorized representative.
13. The permittee shall maintain at its sole expense the encroachment for which this permit is granted.
14. Changes in the use as defined in I.D.A.P.A. 39.03.42, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit. Any modification, relocation, or removal of an encroachment or subject granted by this permit shall require a new permit prior to commencement of such work.
15. ITD may revoke, amend, amplify, or terminate this permit or any of the conditions herein enumerated if the permittee fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.

Acceptance and Approval to Work ITD Permit Application Number

By signing this permit, the permittee or his authorized representative certify that they have been made aware of and agree with all requirements of the permit, including any and all restrictions and further agree to indemnify, save harmless, and defend regardless of outcome ITD from the expenses of and against all suits or claims, including costs, expenses, and attorney fees that may be incurred by reason of any act or omission, neglect, or misconduct of the permittee or its contractor in the design, construction, and maintenance of the work, which is the subject of this permit.

Property Owner/Authorized Representative's Signature Company Name (If applicable) Phone Number Date
 X Kevin Claus 8/19/16

Subject to all terms, conditions, and provisions of this permit or attachments, permission is hereby granted to begin work within the State Highway Right of Way.

Idaho Transportation Department Authorized Representative's Signature Title Date
 X _____

Attachments:

- | | |
|---|---|
| Special Provisions/Conditions of Approval | Legal Description/Deed |
| Traffic Control Plan | Power of Attorney for Authorized Representative |
| Standard Drawings | Site Plans |
| Construction Drawings | TIS _____ |
| %Z Approvals _____ | Copy of Letter of Incorporation _____ |
| Dept. Roadway Plansheets _____ | Letters of Recommendation/Denial _____ |
| Easements/Agreements _____ | Joint Access Agreements _____ |
| Property Appraisal _____ | Other _____ |

Request Details

Is this a new approach?	Is this a temporary approach	If this is a proposed modification to an existing approach, check all that apply					
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Location	Width	Use	Remove
				Consolidate	Multiple		
Desired Approach Width	Type of Approach Requested						
(Without flares at property line)	Agricultural		SF Residential		Joint Use		MF Residential
	Subdivision		Commercial		Public Street		
Additional information you would like ITD to be aware of - Attach additional sheets if necessary.							



District Review

Section	Reviewer	Date	Recommendation		Section	Reviewer	Date	Recommendation	
			Approve	Deny				Approve	Deny
Design					Property Mgmt				
Maintenance					Traffic				
Planner					Dist. Engineer				

List any conditions of approval

List reason(s) for denial recommendation

General Requirements ITD Permit Application Number

1. The original permit or a copy must be kept on the job site whenever work is taking place.
2. No work shall commence until the permittee is given notice to proceed by an authorized representative of ITD. The permittee shall notify ITD five (5) working days prior to commencing the permitted work if work does not commence immediately upon notice by ITD.
3. During the progress of all work, traffic control devices shall be erected and maintained as necessary or as directed. All traffic control devices shall conform to the most current edition of the *Manual on Uniform Traffic Control Devices for Streets and Highways*, as adopted by the State. Equipment or materials left within the highway right-of-way when work is not taking place shall be delineated and protected with appropriate approved traffic control devices.
4. All work within the State Highway Right of Way shall comply with the requirements of the ITD Workzone Safety and Mobility Policy. Copies available from ITD upon request.
5. All work herein permitted shall conform to current government and industry standards, including Americans with Disabilities Act, and shall be performed and completed to the satisfaction of ITD. The expense of any required supervision of work performed under this permit shall be borne by the permittee.
6. Work done under this permit shall be constructed in a manner that shall not cause water to flow onto the roadway or shoulder, and shall not interfere with the existing drainage on the State Highway System or any adjacent drainage system.
7. All utilities shall be installed under culverts.
8. The permittee shall furnish all material, labor, and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage pipe, curb, gutter, concrete sidewalk, etc., where required.



ITD District 3 Provisions

Your Foreman Contact for this permit

Permit # 3-17-149

Travis Dodd mobile:208-830-3607 / office:208-332-7162 travis.dodd@itd.idaho.gov

Travel Way Time Restrictions

NO Daytime Travel Way Restrictions Allowed. Lane closures or restrictions will be done as Night Work between the hours of 10PM and 5AM

Hours may be modified by area Foreman, ITD contract, or authorized representative. **HOLIDAY'S:** No work shall occur during Holidays. Holidays are defined per subsection 101.04 – The following routes shall include, with this restriction, the preceding Friday of a three-day holiday weekend and per subsection 108.05 No work shall occur during July 3rd 4th and 5th, **SH 55 - I-84** in Meridian extending north through McCall, **SH 21 - I-84** to mile post 105.5, **US 20 - I-84** to mile post 124.634

Underground Facilities

Dig Line will not locate! ITD is not a member of Dig Line. There may be ITD owned underground facilities present within the permit work area. For information on ITD underground power and facilities contact **Kevin Daughdrill** at (208) 334-8378 or email kevin.daughdrill@itd.idaho.gov (5 business days prior to commencing work). For all other ITD facilities contact the area Foreman

511 Traveler Information

Call 5-1-1 or 1-888-432-7623 or you may email ITDD3-511ReportNotification@itd.idaho.gov , (cc) the Foreman and itdd3permits@itd.idaho.gov Include in subject line ITD permit #. Inform of: Dates of work, Start time, End time, Route affected, Mile points, Direction of travel for lane closure, Type of traffic control, additional comments.

Traffic Control

Traffic Control must be erected and maintained to meet M.U.T.C.D and Work Zone Safety and Mobility program as adopted by the State of Idaho. No work within the State Right of Way shall commence until a Temporary Traffic Control Plan has been submitted to Idaho Transportation Department (ITD) and approved by ITD.

Safety Apparel

ITD Policy (per 23 CFR § 634 – Worker Visibility) requires that all workers within the highway right-of-way who may be exposed either to traffic (vehicles using the highway for purposes of travel) or to construction equipment within the work area shall wear high-visibility reflectorized safety apparel that is intended to provide conspicuity during both daytime and nighttime usage, and meets the Performance Class 2 or 3 requirements of the ANSI/ISEA 107–2004 publication.

As-Built drawings

All new installations whether in part or in full of any ITD permit shall submit as-built drawings. Utilities shall be drawn on the same sheet as plan and profile format, exceptions will be allowed for bore logs or engineered drawings. Drawings are to include dimensions from the center line or the edge of right-of-way showing new construction and newly placed utility, show any other utility encountered within 24" including the depth and diameter of each.

Materials

Proposed mix designs for asphalt and concrete shall be submitted for approval 14 business days prior to planned placement. Submit ITD forms 862. All materials incorporated shall be from an ITD approved supplier. Contact **Kelly Byrne @ 334-7178** or email kelly.byrne@itd.idaho.gov for a list of qualified suppliers. No materials shall be allowed to be stockpiled within ITD right of way.

Utility Placement

Utilities shall be installed meeting the Guide for Utility Management as adopted by ITD.

Minimum depth of cover below the roadway surface and within roadway prism shall be at least 4 feet except for Interstate highways the minimum depth shall be 5 feet. Everywhere else depth of cover shall be at least 3 feet, except for pipe siphons that shall be installed in accordance with ITD Standards. ITD may approve location for underground facilities with less than minimum depth of cover provided the top of the facility does not project above the highway subgrade. Underground utilities shall be installed to preclude any necessity for disturbing the highway to perform maintenance or expansion operations. All Utilities shall bundle with other Utilities whenever possible.

Splice Pits

Excavations shall not be left open for more than three days. Excavations shall not be left open over a weekend.



ITD District 3 Provisions

Traffic control, in accordance to the MUTCD, shall be used to protect the motoring public from the splice pit or as directed by an ITD representative.

Filter Fabric

If geotextile (filter fabric) is encountered while excavating, work shall cease, ITD area maintenance Foreman or the ITD Maintenance Engineer shall be notified. The geotextile (filter fabric) shall be required to be repaired. The repair shall consist of cutting out and replacing all the damaged material. The new geotextile (filter fabric) material shall overlap the existing material a minimum of two (2) feet and be properly attached to the existing material.

Base & Paving

All pavement patching shall meet the following requirements:

Prior to the placement of Hot Mix Asphalt, any temporary base or plant mix shall be removed, replaced with new material, and compacted to achieve the specified depths. Existing plant mix shall be saw-cut to neat lines prior to placing Hot Mix Asphalt. Treat the joint between the existing plant mix and Hot Mix Asphalt with a tack coat of CSS-1 diluted emulsified asphalt. Superpave Hot Mix Asphalt Class-3 with ½ -inch aggregate, using PG 64-28 Binder or better, including ½ percent anti-strip additive. Alternatively an approved ITD mix design may be used. All Base material shall be compacted to meet the requirements for Class "A" compaction and reported on the current form ITD-0850, Nuclear Density and Compaction Report for Soil and Aggregate and should accompany the ITD form #851 Material Certification. These forms are to be submitted to the ITD for review.

Monuments

Idaho Statute 54-1234. PROFESSIONS, VOCATIONS, AND BUSINESSES, CHAPTER 12 ENGINEERS AND SURVEYORS
MONUMENTATION - PENALTY AND LIABILITY FOR DEFACING. If any person shall willfully deface, injure or remove any signal, monument, building or other object set as a permanent boundary survey marker by a registered, professional land surveyor, he shall forfeit a sum not exceeding five hundred dollars (\$500) for each offense, and shall be liable for damages sustained by the affected parties in consequence of such defacing, injury or removal, to be recovered in a civil action in any court of competent jurisdiction.
TITLE 18 CRIMES AND PUNISHMENTS, CHAPTER 70, TRESPASS AND MALICIOUS INJURIES TO PROPERTY
18-7021. INJURING MONUMENTS, ORNAMENTS, AND PUBLIC IMPROVEMENTS. Every person, not the owner thereof, who willfully mars, disfigures, breaks or otherwise injures, or molests, removes or destroys, any work of art, monument, landmark, historic structure, shade tree, shrub, ornamental plant, or useful or ornamental improvement, is guilty of a misdemeanor.

Landscaping

The permit holder shall return to original condition and re-seed all areas disturbed. Repair of landscaping shall be the responsibility of the permittee. The State will not be responsible for or participate in any repair or maintenance costs. Berms and/or fences will not be permitted. Only flowers, grasses and shrubs with a mature height not to exceed three (3) feet or trimmed with no sight obstructions between three (3) feet to five (5) feet in areas with a posted speed limit of 35 M.P.H or less, and three (3) feet to seven (7) feet in areas with a posted speed limit above 35 M.P.H. will be allowed within the sight triangle at corners and the safety clear zone of the State Highway. Landscaping shall be short enough or trimmed so it doesn't interfere with State Highway signs. No rocks over four (4) inches maximum size will be allowed within the State Highway right of way. Sprinkler heads shall be no closer than five (5) feet from the pavement edge and shall be adjusted so as not to cause water to cover any part of the highway surface. Landscaping shall be placed so as not to disturb the normal drainage patterns within the State Highway Right of Way. IDAPA Rule 39.03.42 , # 13. Drainage, B. Landscaping irrigation systems shall not disturb, obstruct, or add to the normal drainage patterns of the State highway right-of-way. No new ditches shall be constructed without prior approval. Landscaping, farming, and irrigation systems shall not interfere with utility installations, removals, or operations.

Addendums

Any change order, alteration or modification to this permit or any of its terms or conditions, by request of ITD or Permittee must be signed by an authorized ITD representative and will be filed on record along with permit at ITD District 3 Traffic Department. A copy of any addendum is to be kept on-site with original permit at all times while work is being done.

PERMIT SUMMARY SHEET FOR: 3-17-149

General Information

Permit ID:	3-17-149	Fee:	50			
Permit Type:	A Approach	Account No.:	Paid			
Route:	SH-69	Access Control:	Regional			
Beg MP:	2.362	Beg Sta:		Forman:	310 Garden City	Travis Dodd
End MP:	0	End Sta:		Permittee:	Keith Clow	
Side Of Road:	Rt	Project No.: STP-3782(101)				
Location:	Loc: _____					
	Key No: _____ Route: _____ MP: _____ To: _____					

Events

Initials	Event/Milestone	Expire	Date	Remark
MS	Received Date	<input checked="" type="checkbox"/>	10/19/2016	
MS	Logged in Date	<input checked="" type="checkbox"/>	11/14/2016	Waiting for TIS revisions
MS	Signed Date	<input type="checkbox"/>		
MS	Mailed Date	<input type="checkbox"/>		
MS	Expiration Date	<input type="checkbox"/>		
MS	Completion Date	<input type="checkbox"/>		

Image Files

Remarks

Existing access installed by ITD project. Permittee does not intend to modify it.



RECEIVED
11-14-16

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.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for NOV 22 2016
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance
5-1-5B. Sign posted Friday 11th 2016 (DAY OF THE WEEK, MONTH,
DATE AND YEAR). This form is required to be returned three (3) calendar days
subsequent to posting and signs are to be removed from the site three (3) calendar
days after the hearing.

DATED this 14 day of NOV, 2016

Signature,

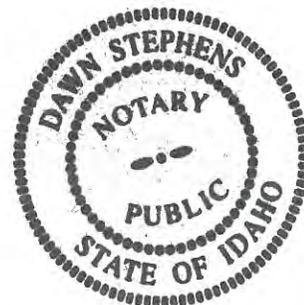
[Handwritten Signature]
Owner/Developer

STATE OF IDAHO)
County of Ada) : ss

On this 14th day of November, 2016, 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.

Dawn Stephens
Notary Public
Residing at Kuna, ID 83634
Commission Expires 1-17-18



CITY OF KONA PUBLIC HEARING NOTICE

GENERAL PLANNING AND ZONING COMMISSION

THE CITY OF KONA WILL HOLD A PUBLIC HEARING ON NOVEMBER 12, 2014
AT 10:00 AM AT THE CITY OF KONA, 200 W. KAWAHAU AVENUE, KONA, HI 90001

PROJECT: Acquisition of property at 10000 Kona Road and land
adjacent to Kona Airport, Kona, HI. The project consists of a 100,000
square foot building and related infrastructure for the
City of Kona.

LOCATION: The subject property is located at 10000 Kona Road,
Kona, HI. The project is located at the intersection of
Kona Road and Kona Airport Road, Kona, HI 90001.

CONTACT: Planning Department, 200 W. KAWAHAU AVENUE,
KONA, HI 90001. TEL: 888-848-8888. FAX: 888-848-8888.





CITY OF KEHA
PUBLIC HEARING NOTICE
KEHA PLANNING AND ZONING COMMISSION

THE CITY OF KEHA IS HOLDING A PUBLIC HEARING ON THE 10th DAY OF OCTOBER, 2024, AT 7:00 PM, AT THE CITY OF KEHA PLANNING AND ZONING COMMISSION MEETING ROOM, 1000 W. KEHA AVENUE, KEHA, HAWAII 96751.

THE PUBLIC HEARING IS TO CONSIDER THE PROPOSED ZONING MAP AMENDMENT TO REZONE A PORTION OF THE LAND DESCRIBED AS LOT 10, TRACT 1, KEHA PLANNING AND ZONING COMMISSION MAP NO. 2023-001, FROM R-1 (RESIDENTIAL SINGLE-FAMILY) TO R-2 (RESIDENTIAL SINGLE-FAMILY, TWO-FAMILY).

THE PROPOSED ZONING MAP AMENDMENT IS AVAILABLE FOR PUBLIC REVIEW AT THE CITY OF KEHA PLANNING AND ZONING COMMISSION MEETING ROOM, 1000 W. KEHA AVENUE, KEHA, HAWAII 96751, FROM 8:00 AM TO 5:00 PM, DAILY, EXCEPT ON SUNDAYS AND HOLIDAYS.

PLEASE CONTACT THE CITY OF KEHA PLANNING AND ZONING COMMISSION AT (808) 935-2200 FOR MORE INFORMATION.

