



City of Kuna
Planning & Zoning Department

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

Agency Transmittal

May 13, 2022

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

File Number & Case Name:	22-06-AN (Annexation) – 14375 S Cole Road
Project Description	The Land Group, Inc, requests approval to annex approximately 42.46 acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zoning district classification. The subject site is located at 14375 S Cole Road, Kuna, ID 83634 (APNs: S1531222400)
Applicant	The Land Group, Inc 462 E Shore Drive Suite 100 Eagle, ID 83616 208-939-4041 tamara@thelandgroupinc.com
Tentative Public Hearing Date	Tuesday, July 12, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaaid.gov Phone: 208.287.1771 Fax: 208.922.5989
<p>All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you. If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	



Planning & Zoning Application Coversheet

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



Office Use Only

File No.(s): 22-06-AN

Project Name: 14375 S Cole

Date Received: 04.28.2022, Revised Legal Desc. 05.06.2022

Date Accepted as Complete: _____

Type of review requested (check all that apply):

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

Owner of Record

Name: Thomas Nicholson

Address: 14375 S Cole Road Kuna, ID

Phone: _____ Email: _____

Applicant (Developer) Information

Name: Gardner Company

Address: 201 S. Main Street #2000, Salt Lake City, UT 84111

Phone: 208 246 8909 Email: weston@gardnercompany.net

Engineer/Representative Information

Name: The Land Group, Inc

Address: 462 E Shore Drive Ste 100, Eagle, ID 83616

Phone: 208 939 4041 Email: tamara@thelandgroupinc.com

Subject Property Information

Site Address: 14375 S Cole Road, Kuna ID 83634

Nearest Major Cross Streets: Kuna Mora Rd

Parcel No.(s): S1531222400

Section, Township, Range: SEC 31 2N 2E

Property Size: 40 acres

Current Land Use: RP Proposed Land Use: Industrial

Current Zoning: RP Proposed Zoning: M1

Project Description

Project Name: Nicholson Annexation

General Description of Project: Annex approximately 40 acres to the City of Kuna.

The proposed zoning is M-1.

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

- Residential: R-2 R-4 R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD
 Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: _____

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

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

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

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

- Single-Family Townhomes Duplexes Multi-Family
 Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

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

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

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

Non-Residential Project Summary (If Applicable)

Number of building lots: TBD Other lots: _____

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

Building height: _____ Hours of Operation: _____

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

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

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

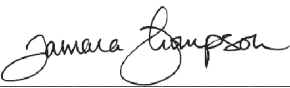
Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature:  Date: 4/22/2022

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

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



Annexation & Zoning Application



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

Annexation 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 in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s): 22-06-AN

Project Name: 14375 S Cole

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: 04.28.2022, Revises Legal Desc. 05.06.2022

Date Accepted as Complete: 05.06.2022

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


- Complete Planning & Zoning Application Coversheet.
- Complete Annexation Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code 5-13 and Idaho Code §50-222.
- Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

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

Information to Note:

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

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

Applicant Signature:  Date: 4/22/2022

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



April 27, 2022

Doug Hanson
Kuna Planning & Zoning Department
751 W 4th St
Kuna, ID 83634

**Re: East Kuna Industrial | Kuna
Annexation and Zoning**

Dear Mr. Hanson,

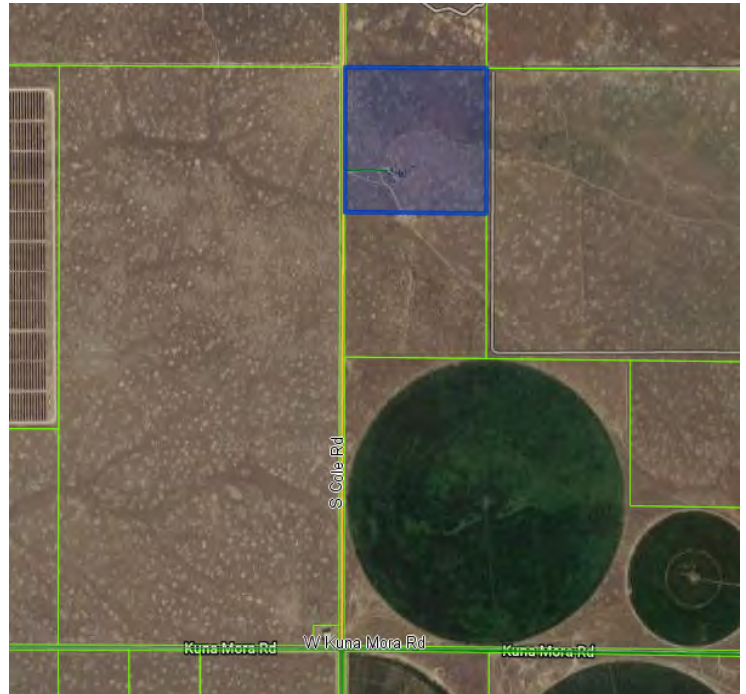
On behalf of Gardner Company, we are pleased to submit the enclosed Annexation and Zoning application. The subject properties are located generally north and south of Kuna Mora Road, east of Cole Road. The properties are highlighted in blue on the vicinity map below.

The parcels are in the Kuna Area of City Impact and are contiguous to Kuna city limits.

The annexation area consists of approximately 40 acres.

The parcels are currently zoned RP in Ada County. The proposed zoning upon annexation is M-1. This change will extend the existing zoning from the adjacent parcels to the south.

The parcels are currently designated as Light Industrial in the City of Kuna's 2019 Future Land Use Map.



Vicinity Map

The annexation and zoning requested is consistent with the Comprehensive Plan's goals and objectives to support industrial development and provide diverse economic opportunities within the city, including the following:

- "1.A.3.g. Proactively focus on future planning around public infrastructure to increase the chances of new industrial projects locating to the City of Kuna."
- "3.E.1.b. Provide adequate space for industrial developments, so they may benefit from economies of scale and proximity to one another."
- "3.E.1.c. Encourage the development of industrial land uses in areas that are not averse to neighboring areas."

Annexation of the parcels to the City of Kuna will support the orderly development of the city and will enable the orderly development of private lands. The request is a Category A Annexation (owners have consented to annexation). The annexation is pursuant to Idaho Code 50-222, 67-6508, and 67-6511; and Kuna City Code.

A neighborhood meeting was held on April 20, 2022.

Please do not hesitate to let me know if we can provide any additional information. I can be reached via email to tamara@thelandgroupinc.com or at 208-939-4041.

Sincerely,



Tamara Thompson
Director of Client Services



May 3, 2022
Project No.: 120121

GOVERNMENT LOT 1, SECTION 31
GARDNER COMPANY

A parcel of land being Government Lot 1 of Section 31, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

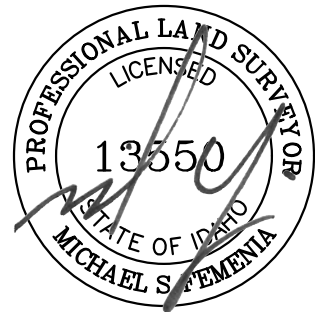
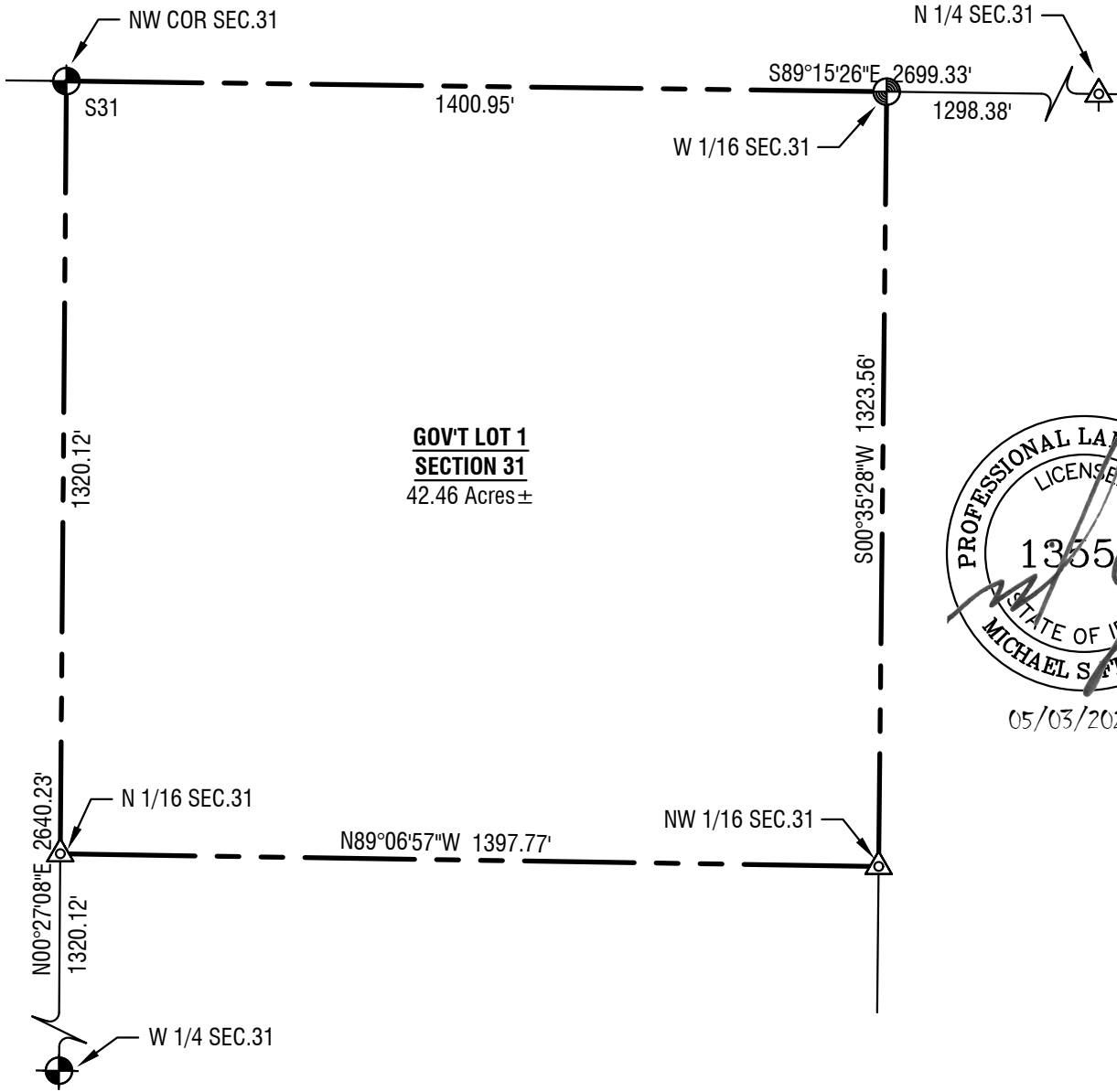
BEGINNING at the Northwest corner of said Section 31, (from which the West One Quarter corner of said Section 31 bears, South 00° 27' 08" West, 2640.23 feet, distant);
Thence on the north section line of said Section 31, South 89° 15' 26" East, 1400.95 feet, to the West One Sixteenth corner of said Section 31;
Thence leaving said north section line, South 00° 35' 28" West, 1323.56 feet; to the Northwest One Sixteenth corner of said Section 31;
Thence North 89° 06' 57" West, 1397.77 feet, to the North One Sixteenth corner of said Section 31;
Thence on the west line of said Section 31, North 00° 27' 08" East, 1320.12 feet, to the **POINT OF BEGINNING**.

The above-described parcel of land contains 42.46 acres, more or less.

PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS



Gov't Lot 1
Section 31,
Township 2 North, Range 2 East, Boise Meridian
Ada County, Idaho
2022



05/03/2022

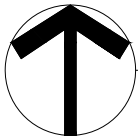


Exhibit "B"

Horizontal Scale: 1" = 300'

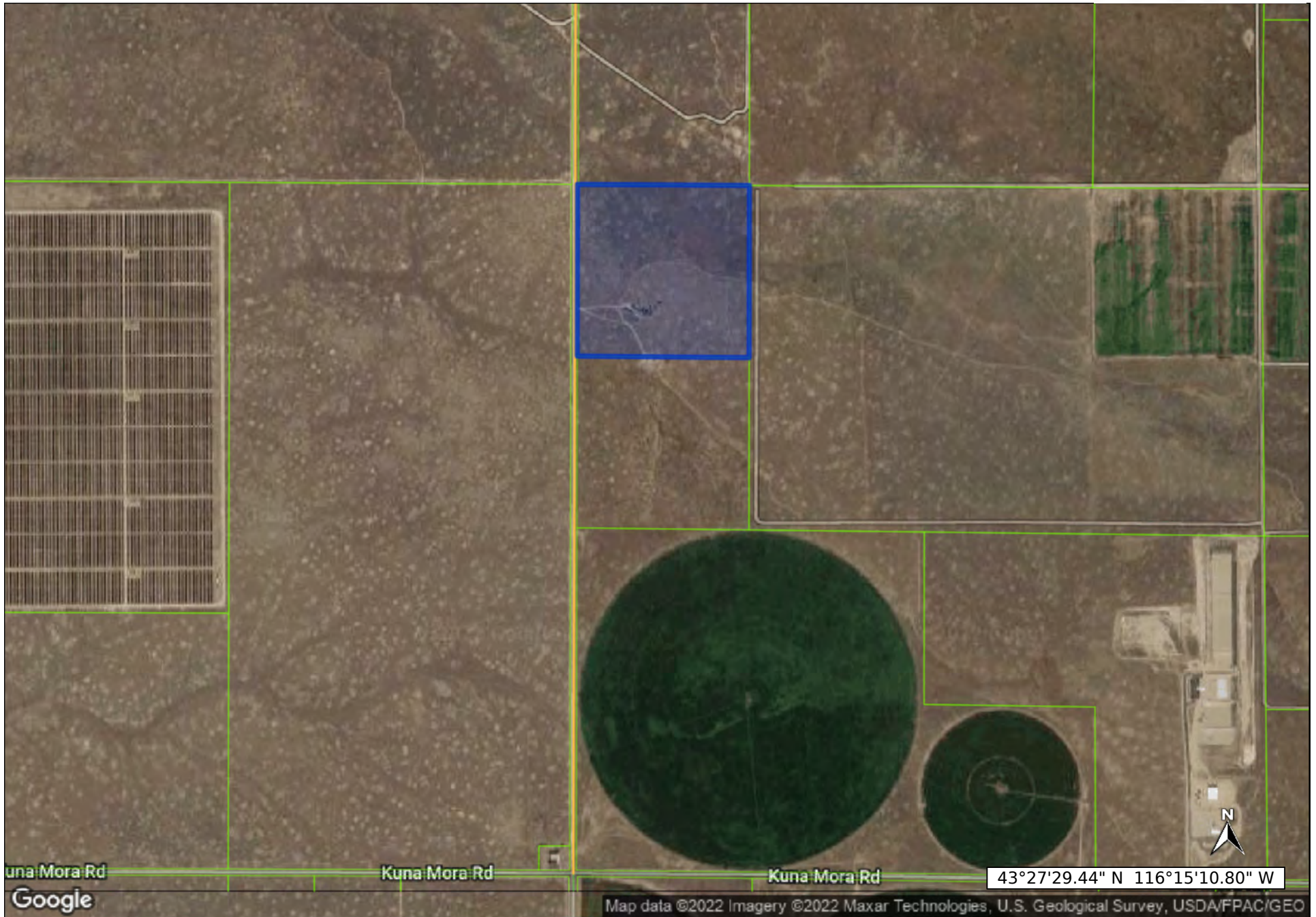


Project No.: 120121
 Date of Issuance: May 3, 2022

File Location: g:\2020\120121\lead\survey\exhibits\ex.govt1\lot 1 section 31.dwg
 Last Plotted By: mika femenia
 Date Plotted: Tuesday, May 3, 2022 at 10:03 AM



Government Lot 1
Thomas Nicholson Property
Gardner Company





8151 W. Rifleman Street
Boise, ID 83704

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

File No. 682643 SRM/GL

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=1 VICTORIA BAILEY
PIONEER TITLE COMPANY OF ADA COUNTY

2019-074406
08/14/2019 01:39 PM
\$15.00

WARRANTY DEED

For Value Received Ray Montierth and Susan Montierth, husband and wife hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Thomas Emil Nicholson, an unmarried man hereinafter referred to as Grantee, whose current address is 14375 South Cole Road Kuna, ID 83634

The following described premises, to-wit:

Government Lot 1, Section 31, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho.

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 24, 2019

Ray Montierth

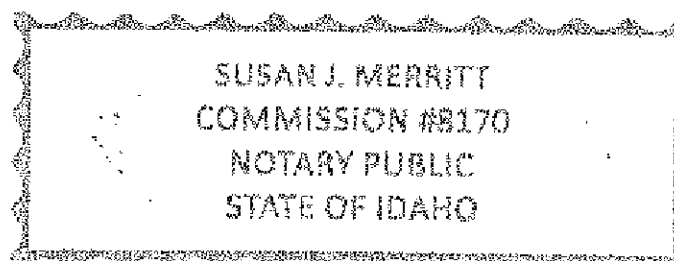
Susan Montierth

State of Idaho, County of Ada

This record was acknowledged before me on 8-8-19 by Ray Montierth and Susan Montierth

Signature of notary public
Commission Expires:

Residing at Caldwell, ID
My Commission Expires: 05-05-2023





Neighborhood Meeting Certification

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



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

The Neighborhood Meeting Certification packet includes the following:

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

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

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

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

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

Description of proposed project: _____

Date of Meeting: _____ Time: _____

Meeting Location: _____

Site Information

Location: Section _____ Township _____ Range _____ Total Acres _____

Subdivision Name: _____ Lot _____ Block _____

Address: _____

Parcel No(s): _____

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: _____

Address: _____

Contact Person

Name: _____

Business Name (if applicable): _____

Address: _____

Phone: _____ Email: _____


Applicant

Name: _____

Address: _____

Phone: _____ Email: _____

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

Applicant Signature: _____  _____ Date: _____



SIGN-IN SHEET

Project Name: 14375 Cole Rd. Annex

	Name	Address	Phone
1	Tamara Thompson	462 E. Shore Dr.	208-939-4041
2	David Swartz	4904 N. MOUNTAINSIDE LN	208-284-4678
3	Weston Arnell	609 S. Brentwood Ln	801-201-2853
4	Thomas Nicholas	14375 S Cole Rd	(208) 286-5094
5	Andrea Phree	14375 S. Cole Rd	208-565-1401
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COMMITMENT TO PROPERTY POSTING

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



Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

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

Print Name: _____

Signature: _____ *Jamara Simpson* _____ Date: _____