



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

April 10, 2020

Notice is hereby given by the City of Kuna the following actions are under consideration:

FILE NUMBER:	19-13-AN (Annexation), Black Rock Marketplace-Village.
PROJECT DESCRIPTION	Applicant requests to annex an approximately 40.8 acre parcel into Kuna City Limits with an R-20 and C-2 zoning designation. The subject site is located at 1925 N. Meridian Rd., Kuna, ID 83634, within the SE ¼ of Section 13, Township 2 North, Range 1 West (APN: S1313449902).
SITE LOCATION	The NWC Meridian and Deer Flat Roads, 1925 N. Meridian Road, Kuna, Idaho 83634.
REPRESENTATIVE	Thomas J. Angstman 199 N. Capitol Blvd., Ste. 200. Boise, ID 83702 208.384.8588 tj@angstman.com
SCHEDULED HEARING DATE	To be determined due to public closures from COVID-19
STAFF CONTACT	Troy Behunin Tbehunin@Kunald.Gov Phone: 922.5274 Fax: 922.5989

Enclosed is information to assist you with your consideration and response. ***No response within 15 business days will indicate you have no objection or comments for this project.*** We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.*** If your agency needs additional time for review, please let our office know ASAP.

received
12.13.19



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

Annexation Checklist

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.

Project name: BlackRock Marketplace/Village	Applicant: SH69 Holdings, LLC
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All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
XX	Completed and signed Commission & Council Review Application.	
XX	Letter of Intent indicating reasons for proposed annexation and the availability of public services.	
XX	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions.	
XX	Legal description of the annexation 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.	
XX	Recorded warranty deed for the property.	
XX	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (All parties involved)	
XX	Development Agreement & Development Agreement Checklist	
XX	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
XX	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.

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
12-13-19



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 Planning & Zoning
 Department
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 Kuna, Idaho 83634
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Development Agreement Checklist

A Development Agreement requires a public hearing with the Planning & Zoning Commission and the City Council. A public hearing sign will be required to be posted by the applicant for both meetings. Development Agreements are required to accompany annexation and/or rezone applications. Sign posting regulations and a Development Agreement template are available online.

Project name: BlackRock Marketplace/Village Applicant: SH69 Holdings, LLC

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

Applicant (✓)	Description	Staff (✓)
XX	Completed and signed Commission & Council Review Application.	
XX	The proposed Development Agreement shall include the following information: ◇ The specific use or uses of the parcel for which the development agreement is sought. ◇ The allowed or conditional use in the conditional zone for which application has been made. ◇ A concept plan of the project to be developed on the parcel. The concept plan shall include a description of the density allowed or sought and maximum height, size and location of any structures on the property. ◇ The time required to begin the use on the property. ◇ A statement by the owner of the parcel that failure to comply with the commitments in the development agreement shall be deemed consent to rezone the use to the preexisting zone or, in the case of an initial zone at annexation, a zone deemed appropriate by the council. ◇ Any other matter mutually agreeable to the parties.	
XX	Commitment of Property Posting form signed by the applicant/agent.	
XX	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
XX	Affidavit of Legal interest (All parties involved)	

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

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.



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Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	19-13-AN
Project name	Black Rock marketplace/village
Date Received	12.13.19
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Margaret M. Hill Family Limited Partnership	Phone Number: 208-631-1521 (Gus)
Address: 1556 E. Locust View Ln.	E-Mail: _____
City, State, Zip: Meridian, ID 83642	Fax #: _____
Applicant (Developer): SH69 Holdings, LLC	Phone Number: 208-861-6664
Address: 1400 E. Kokanee Ln., Attn: David Gronbeck	E-Mail: gronbeck@kkgdev.com
City, State, Zip: Kuna, ID 83634	Fax #: _____
Engineer/Representative: Thomas J. Angstman	Phone Number: 208-384-8588
Address: 199 N. Capitol Blvd., Ste. 200	E-Mail: tj@angstman.com
City, State, Zip: Boise, ID 83702	Fax #: 208-629-2157

Business card included for the Developer's assistant, Lisa Caudill, who can also assist as needed.

Subject Property Information

Site Address: 1925 N. Meridian Road, Kuna, ID 83634	
Site Location (Cross Streets): NW corner of Deer Flat and SH69 (Meridian Road)	
Parcel Number (s): S1313449900	
Section, Township, Range: Quarter: SE, Section: 13, Township: 2, Range: 1	
Property size : 41.66 acres	
Current land use: Agricultural	Proposed land use: Mixed Use
Current zoning district: RUT	Proposed zoning district: R20/C-2

Project Description

Project / subdivision name: BlackRock Marketplace/Village

General description of proposed project / request: Annexation with mixed-use property uses as designated in the Comprehensive Plan adopted this summer by the City of Kuna.

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): To be determined.

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Two residences and outbuildings to be demolished.

Any existing buildings to remain? Yes No

Number of residential units: 267 Number of building lots: To be determined.

Number of common and/or other lots: To be determined.

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): To be determined.

Gross density (DU/acre-total property): To be determined. Net density (DU/acre-excluding roads): To be determined.

Percentage of open space provided: To be determined. Acreage of open space: To be determined.

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

Non-Residential Project Summary (if applicable)

Number of building lots: Not subdivided at this time. Other lots: Not subdivided at this time.

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

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

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

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

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

Proposed Parking:

a. Handicapped spaces: * Dimensions: *

b. Total Parking spaces: * Dimensions: *

c. Width of driveway aisle: *

Proposed Lighting: Dark Sky

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

Low water consumption xeriscaping in keeping with the "BlackRock" concept.

*** As per Ordinances in effect at the time of submission of the Application.**

Applicant's Signature:  Date: 12-13-19

SH69 HOLDINGS, LLC

Thomas J. Angstman
199 N. Capitol Blvd., Ste. 200
Boise, ID 83702
Phone: 208-384-8588
E-Mail: tj@angstman.com

December 13, 2019

Via Hand-Delivery

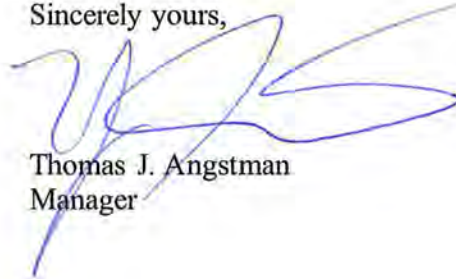
Kuna City Council
Kuna City Hall
751 W. 4th Street
Kuna, ID 83634

**RE: ANNEXATION APPLICATION
1925 N. Meridian Road, Kuna, ID 83634
NW corner of Deer Flat and SH69 (Meridian Rd.)**

Dear City Council Members:

We are pleased to seek the annexation of the NW Corner of Deer Flat and SH69 (Meridian Rd.), north to Ardell. The purpose of the annexation is to allow for a mixed-use project containing both multi-family and commercial properties. Our plan is fully consistent to your recently adopted Comprehensive Plan.

Sincerely yours,



Thomas J. Angstman
Manager

TJA:lc

Development Agreement Terms

BlackRock Marketplace/Village

Required Development Agreement Terms:

- The applicant shall be required to comply with the CITY CODE of KUNA, IDAHO Codified through Ordinance No. 2019-27, enacted August 6, 2019. (Supp. No. 54, 9/2019) in connection with the development of this parcel unless less restrictive ordinances are hereinafter enacted. (Hereinafter “the Ordinances.”)
- The specific uses permitted under this development agreement are a multi-family development of up to 267 dwellings and a commercial development containing some, but not all, of the uses allowed under the Ordinances for a C-2 development. All allowed uses shown in the Ordinances shall be allowed uses in the development. All other uses shall require a subsequent application.
- A concept plan is included in the application. The plan is a concept plan only. The final plan for construction shall comply with the Ordinances, including height, maximum density, size of buildings, location of buildings. Maximum Residential Density shall be 267 dwelling units. The project shall be constructed in phases.
- **Time for Development.** The development shall commence within 5 years. Additional phases shall be commenced every five years thereafter.
- Failure to comply with this development agreement shall result in revocation of this development agreement if such failure persists after 90 days’ notice and an opportunity for the Applicant to cure any default. In the event of default and a persistent failure to cure by the Applicant, this development agreement shall terminate and zoning for the Property shall may be rezoned by the City Council in accordance with the Comprehensive Plan and the Ordinances.

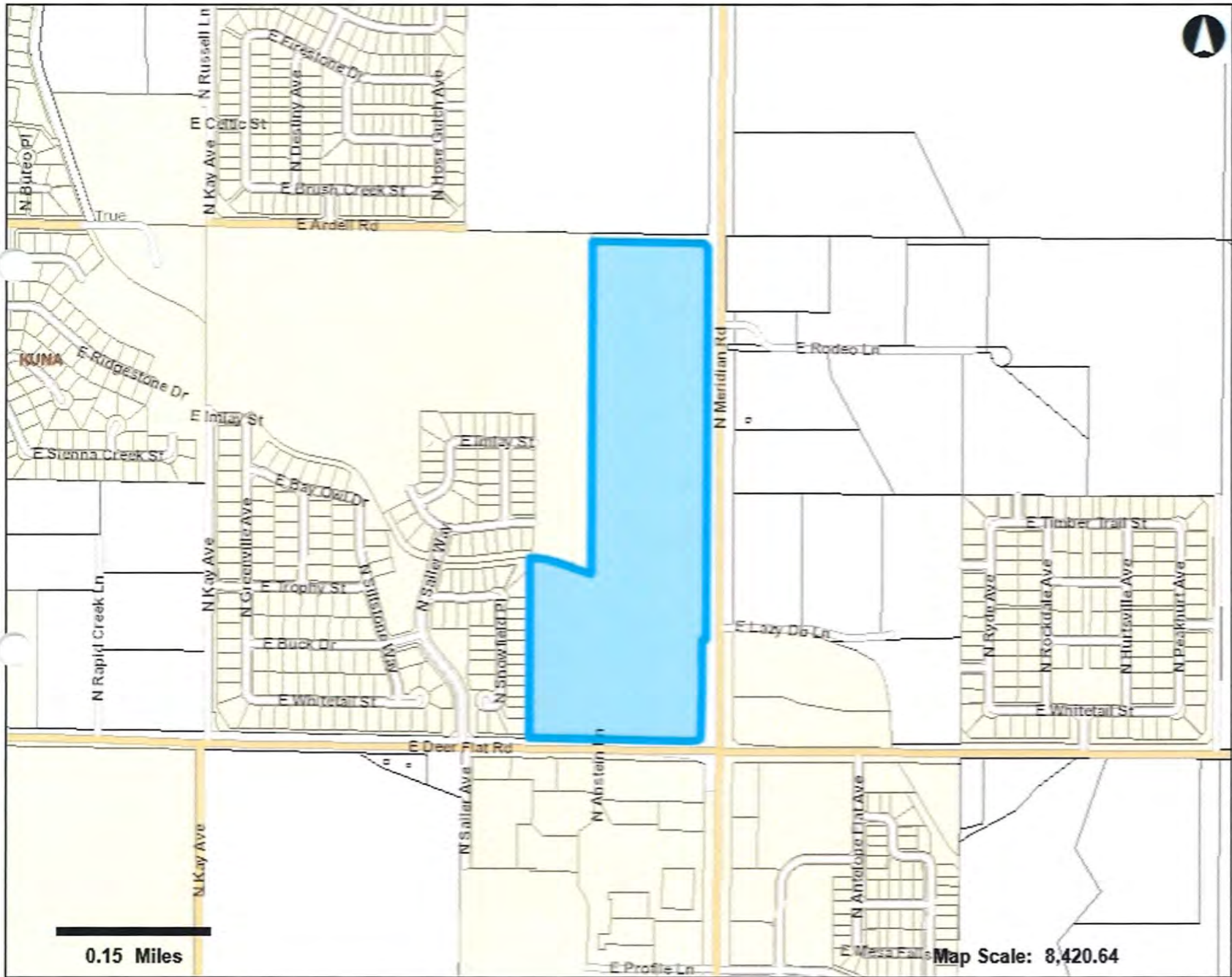
Voluntary Development Agreement Terms:

- Developer shall satisfy the residential development parking requirements by providing 3 spaces per unit including spaces that may be dedicated to cross parking in the commercial or residential zone of the project through CCRs or recorded cross parking agreements. If the development is constructed in phases the Applicant may conduct a study and submit it to the Planning Director who shall have discretion to waive the any additional parking in accordance with the study findings. If cross parking is eliminated in the commercial zone, such property may be redeveloped in accordance with the Ordinances.
- **Landscaping Between Uses.** The Applicant shall provide a landscaping barrier between commercial and residential areas yet provide areas where the landscaping blends between

these properties so that residential tenants and guests can easily and safely park on adjacent property.

- **Landscaping Between Single-Family and Multi-Family Uses.** The Applicant shall provide dense landscaping between single-family and multi-family uses.
- **Stub Street Access from West.** The Applicant shall work with ACHD so that these stub streets become access into a mixed-use development containing multi-family residential development and the adjacent commercial uses. These components should integrate and not be divided by a public street if allowed by ACHD. Narrow drives that can be shared space with pedestrians, bicyclists and vehicles are encouraged for safety in this mixed-use development. Extensive use of private drive aisles and xeriscaped parking lot planters and not public streets is encouraged if allowed by ACHD.
- **Low Water Use Landscaping.** Applicant shall install low water usage landscaping.
- **Dark Sky Lighting.** All landscape lighting shall be in accordance with dark sky principles.

Vicinity Map



Legend

- Railroad
- Roads (8,000 - 24,000)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Water
- City Limits
 - BOISE
 - EAGLE
 - GARDEN CITY
 - KUNA
 - MERIDIAN
 - STAR
- Condos
- Parcels

0.15 Miles

Map Scale: 8,420.64

12/13/2019

**DESCRIPTION FOR
COMMERCIAL PARCEL
KUNA MARKET PLACE**

A parcel of land located in the E 1/2 of the SE 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the SE corner of said Section 13 from which the S 1/4 corner of said Section 13 bears North 88°45'38" West, 2,630.90 feet;

thence along the South boundary line of said Section 13 North 88°45'38" West, 973.49 feet;

thence leaving said South boundary line North 00°11'35" East, 48.01 feet to a point on the North right-of-way line of E. Deer Flat Road, said point also being the **REAL POINT OF BEGINNING**;

thence continuing North 00°11'35" East, 925.33 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 2 courses and distances:

thence 151.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 17°23'51" and a long chord which bears South 79°28'45" East, 151.24 feet;

thence South 70°46'49" East, 523.12 feet;

thence leaving said centerline North 00°11'35" East, 1,818.83 feet to a point on the South right-of-way line of E. Ardell Road;

thence along said South right-of-way line the following 2 courses and distances:

thence South 88°51'58" East, 240.02 feet;

thence South 44°20'11" East, 28.54 feet to a point on the easterly right-of-way line of N. Meridian Road (SH 69);

thence along the easterly right-of-way line of N. Meridian Road (SH 69) the following 5 courses and distances:

thence South 00°11'35" West, 2,015.95 feet;

thence North 89°48'25" West, 20.00 feet;

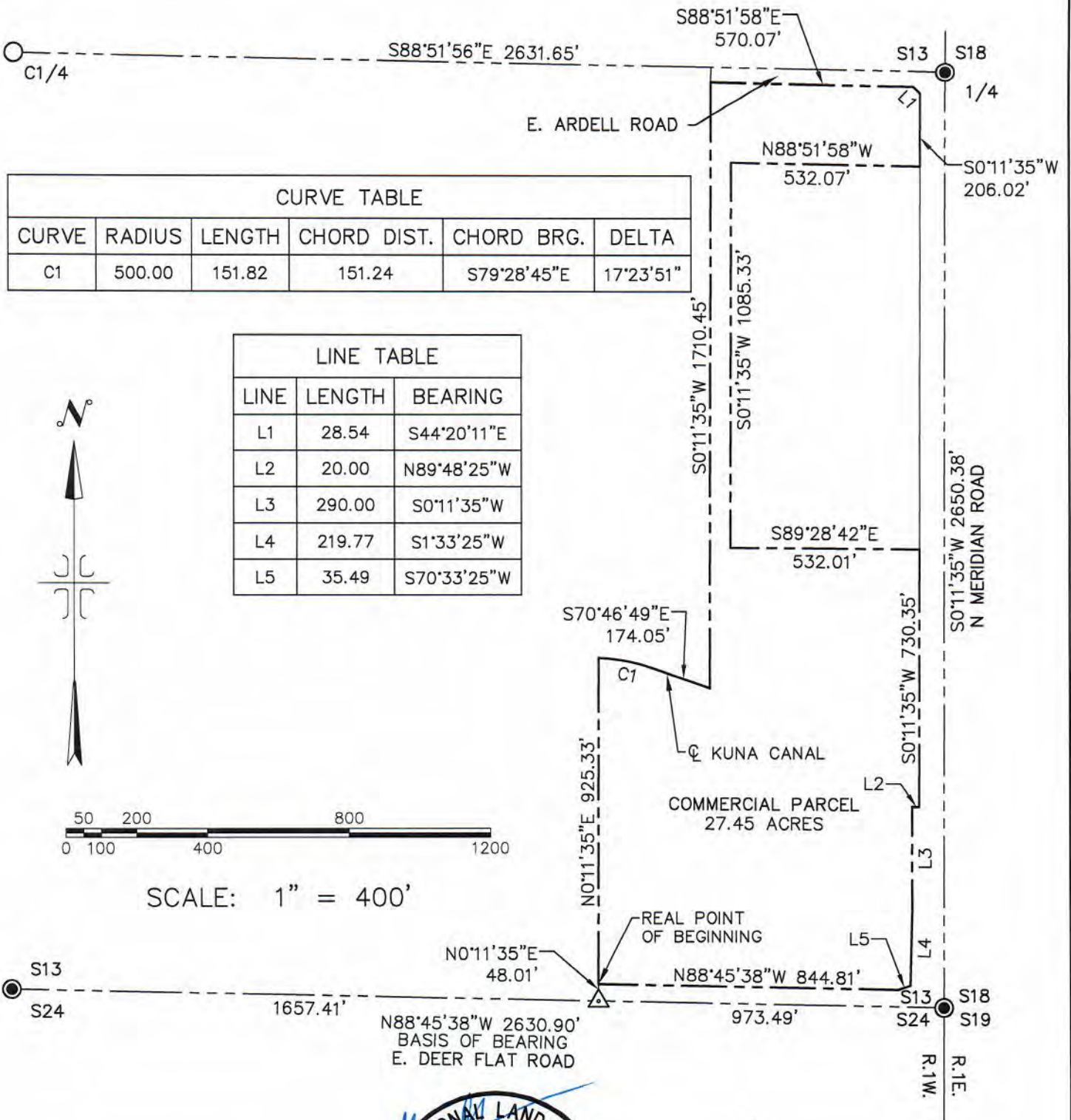
thence South 00°11'35" West, 290.00 feet;

thence South 01°33'25" West, 219.84 feet;

thence South 70°33'25" West, 35.49 feet to a point on the North right-of-way line of E. Deer Flat Road;

thence along said North right-of-way line North 88°45'38" West, 844.81 feet to the **REAL POINT OF BEGINNING**. Containing 27.45 acres, more or less.





CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	500.00	151.82	151.24	S79°28'45"E	17°23'51"


LINE TABLE		
LINE	LENGTH	BEARING
L1	28.54	S44°20'11"E
L2	20.00	N89°48'25"W
L3	290.00	S0°11'35"W
L4	219.77	S1°33'25"W
L5	35.49	S70°33'25"W



SCALE: 1" = 400'



F:\Kuna Marketplace Topo 18-129.dwg\Parcel 1 desc.dwg 4/8/2020 10:58:28 AM

 IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	EXHIBIT DRAWING FOR COMMERCIAL PARCEL KUNA MARKET PLACE	JOB NO. 18-129
		SHEET NO. 1
LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 13 T.2N., R.1W., B.M., ADA COUNTY, IDAHO		DWG. DATE 4/8/2020

**DESCRIPTION FOR
APARTMENT PARCEL
KUNA MARKET PLACE**

A parcel of land located in the E 1/2 of the SE 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the SE corner of said Section 13 from which the S 1/4 corner of said Section 13 bears North 88°45'38" West, 2,630.90 feet;

thence along the South boundary line of said Section 13 North 88°45'38" West, 973.49 feet;

thence leaving said South boundary line North 00°11'35" East, 48.01 feet to a point on the North right-of-way line of E. Deer Flat Road;

thence continuing North 00°11'35" East, 925.33 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 2 courses and distances:

thence 151.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 17°23'51" and a long chord which bears South 79°28'45" East, 151.24 feet;

thence South 70°46'49" East, 174.05 feet;

thence leaving said centerline North 00°11'35" East, 398.47 feet;

thence South 89°28'42" East, 58.00 feet to the **REAL POINT OF BEGINNING**;

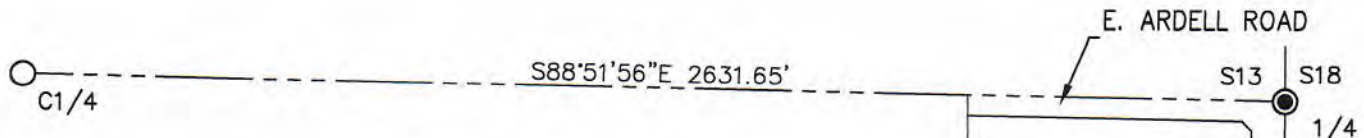
thence North 00°11'35" East, 1085.33 feet;

thence South 88°51'58" East, 532.07 feet to a point on the East right-of-way line of N. Meridian Road (SH 69);

thence along said East right-of-way line South 00°11'35" West, 1079.65 feet;

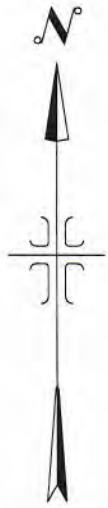
thence North 89°28'42" West, 532.01 feet to the **REAL POINT OF BEGINNING**.
Containing 13.22 acres, more or less.





CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	500.00	151.82	151.24	S79°28'45\"/>	

LINE TABLE		
LINE	LENGTH	BEARING
L1	174.05	S70°46'49\"/>



SCALE: 1" = 400'



D:\Kuna Market\place Topo 18-129.dwg\Apartment parcel decp exhibit.dwg 4/7/2020 2:46:26 PM

IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

EXHIBIT DRAWING FOR
APARTMENT PARCEL
KUNA MARKET PLACE
 LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 13
 T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO.
18-129
 SHEET NO.
1
 DWG. DATE
4/7/2020



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.Kunacity.id.gov

State of Idaho)
) ss.
County of Ada)

I, <u>Angus Hill, Treasurer - Margaret M. Hill Family LP</u>	<u>1925 N. Meridian Rd.</u>	
Name		Address
<u>Kuna</u>	<u>Idaho</u>	<u>83634</u>
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 KG Global Development Company, LLC, or assigns; 1400 E. Kokanee Ln, Kuna, ID 83634

Name	Address
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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 16th day of October, 2019

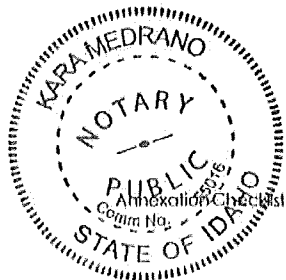
Angus Hill TREASURER - Margaret M. Hill Family LP
Signature

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

Kara Medrano
Notary Public for Idaho

Residing at: Kuna, ID

My commission expires: 9-3-21





Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (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 5-1A-2 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 2 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: 41.66 acres, NW corner of Deer Flat Rd. and SH69 (Meridian Rd.)

Date and time of neighborhood meeting: October 16, 2019 at 6:00 p.m.

Location of neighborhood meeting: Kuna Fire Department, 160 W. Boise St., Kuna, ID 83634

SITE INFORMATION:

Location: Quarter: SE Section: 13 Township: 2 Range: 1 Total Acres: 41.66

Subdivision Name: BlackRock Marketplace/Village Lot: Block:

Site Address: 1925 N. Meridian Rd., Kuna, ID 83634 Tax Parcel S1313449900

Number(s):

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

CURRENT PROPERTY OWNER:

Name Margaret M. Hill Family Limited Partnership

Address: 1556 E. Locust View Ln. Meridian ID Zip: 83642

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

Name: Thomas J. Angstman Business (if applicable): SH69 Holdings, LLC

Address: 199 N. Capitol Blvd., Ste. 200 City: Boise State: Idaho Zip: 83702

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

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

Annexation with mixed use property uses as designated in the Comprehensive Plan adopted this summer by the City of Kuna.

APPLICANT:

Name: SH69 Holdings, LLC

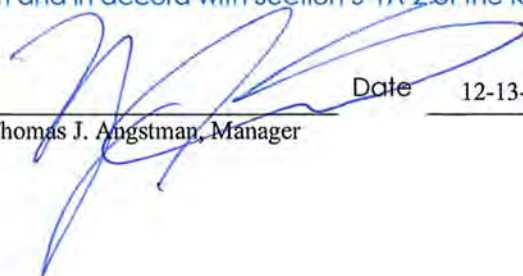
Address: 1400 E. Kokanee Ln., Attn: David Gronbeck

City: Kuna State: ID Zip: 83634

Telephone: 208-861-6664 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)



Thomas J. Angstman, Manager

Date 12-13-19