



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](http://www.kunacity.id.gov)

## Agency Transmittal

October 25, 2021

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

<b>File Number &amp; Case Name:</b>	21-12-AN (Annexation) – Boise Basin - Markovetz
<b>Project Description</b>	Boise Basin Development, LLC, on behalf of Donald Markovetz, requests approval to annex two (2) properties totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100)
<b>Applicant</b>	<b>Boise Basin Development</b> 1065 S Allante Place Boise, ID 83709 208-284-0829 <a href="mailto:chase@ownboise.com">chase@ownboise.com</a>
<b>Tentative Public Hearing Date</b>	Tuesday, <b>January 11, 2022</b> 6:00 pm Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Doug Hanson <a href="mailto:dhanson@kunaaid.gov">dhanson@kunaaid.gov</a> 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. <b>If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.</b> 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 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)

received  
9.20.21



**\*\*Office Use Only\*\***

File No.(s): 21-12-AN

Project Name: Boise Basin/Markovetz

Date Received: 09.20.2021

Date Accepted as Complete: \_\_\_\_\_

Type of review requested (check all that apply):

<input checked="" type="checkbox"/>	Annexation	<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: Boise Basin Development LLC/Donald Markovetz

Address: 5055 E. Kuna Road/E. Kuna Road

Phone: 208-284-0829/(208) 871-0585 Email: chase@ownboise.com

**Applicant (Developer) Information**

Name: Boise Basin Development LLC

Address: 1065 S. Allante Place Boise, ID 83709

Phone: 208-284-0829 Email: chase@ownboise.com

**Engineer/Representative Information**

Name: Tim Nicholson

Address: 950 W. Bannock Street Boise, ID 83702

Phone: 208-410-6147 Email: tim.nicholson@kimley-horn.com

**Subject Property Information**

Site Address: 5055 E. Kuna Road/E. Kuna Road

Nearest Major Cross Streets: E. Kuna Road and S. Eagle Road

Parcel No.(s): S1428223050 and R5462680100

Section, Township, Range: 2N 1E 28

Property Size: 51.67

Current Land Use: Residential/Agriculture Proposed Land Use: Medium Density Residential

Current Zoning: RR Proposed Zoning: R-4

**Project Description**

Project Name: TBD

General Description of Project: Single family residential

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: common areas, pathways, sidewalks, street trees, etc

**Residential Project Summary (If Applicable)**

Are there existing buildings? (YES) NO

If YES, please describe: Existing manufactured home on Parcel 1 will be demolished

Will any existing buildings remain? (YES) NO MARKOVETZ HOUSE + MARKO LAKE HOUSES (NOT A PART OF THE ANNEXATION)

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

No. of Common Lots: TBD No. of Other Lots: TBD

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

- Single-Family  Townhomes  Duplexes  Multi-Family
- Other: \_\_\_\_\_

Minimum square footage of structure(s): TBD

Gross Density (Dwelling Units ÷ Total Acreage): TBD

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

Percentage of Open Space provided: TBD Acreage of Open Space: TBD

Type of Open Space provided (i.e. public, common, landscaping): common lots for residents, landscape strips with trees, etc

**Non-Residential Project Summary (If Applicable)**

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Building height: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_

Total No. of Employees: \_\_\_\_\_ Max No. of Employees at one time: \_\_\_\_\_

No. of and ages of students: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

**Proposed Parking**

ADA accessible spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Regular parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Width of driveway aisle: \_\_\_\_\_

Proposed lighting: \_\_\_\_\_

Is lighting "Dark Sky" compliant? YES NO

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

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Applicant Signature:  Date: 8-18-21

*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](mailto:pzapplications@kunaid.gov). A link will be provided for application attachments to be uploaded to the cloud.**



# Annexation Application

PO Box 13 | 751 W. 4<sup>th</sup> Street | Kuna, ID 83634  
 (208) 922-5274 | [www.KunaCity.ID.gov](http://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.**

<b>**Office Use Only**</b>	
<b>Case No(s):</b>	<u>21-12-AN</u>
<b>Project Name:</b>	<u>Boise Basin/Markovetz</u>
<b>Date of Pre-Application Meeting:</b>	<u>Valid for three (3) months, unless otherwise determined by Staff</u>
<b>Date Received:</b>	<u>09.20.2021</u>
<b>Date Accepted as Complete:</b>	_____

**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: 9-9-21

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



# Kimley»Horn

September 17, 2021

Mr. Jace Hellman, Planning and Zoning Director  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

## **5055 E. Kuna Road and E. Kuna Road Parcel Annexation – Project Narrative**

Dear Mr. Hellman,

This project is located on approximately fifty-one (51) acres, between S. Eagle Road and S. Terben Lane on the south side of E. Kuna Road. After receiving comments from planning staff and local neighbors as well as considering the City's Comprehensive Plan, Future Land Use Map, and Zoning Code, our development team will thoughtfully design these parcels to include a proposed layout with a maximum density of R-4. This project will include common lots that will be dedicated open space, walking paths, and landscaping to meet the City's requirements while providing amenities for future residents. Our proposed layout will provide internal street and pedestrian connectivity between the parcels.

We ask for your approval on the item stated below:

- Annexation of the project site.

Please find the attached Planning and Zoning Application Coversheet, Annexation Application, Project Narrative, Legal Descriptions and Exhibits, Vicinity Map, Warranty Deeds, Affidavit of Legal Interests, Neighborhood Meeting Certification, and Commitment of Property Posting. Thank you for your time and consideration. We believe this project will be a great addition to the City of Kuna and will compliment future neighborhoods in the area. Please feel free to contact me if you have any questions or require additional information.

Sincerely,



Tim Nicholson, P.E.  
Kimley-Horn  
Project Manager

## PROJECT OVERVIEW

The proposed annexation area is located on approximately 51 acres south of Kuna Road between Eagle Road and Terben Lane ("Project Site") as shown on Figure 1 below. The Project Site currently lies in unincorporated Ada County and is within Meridian's area of city impact. Primary access to the Project Site is provided directly from Kuna Road. There is also secondary access planned along Terben Lane.

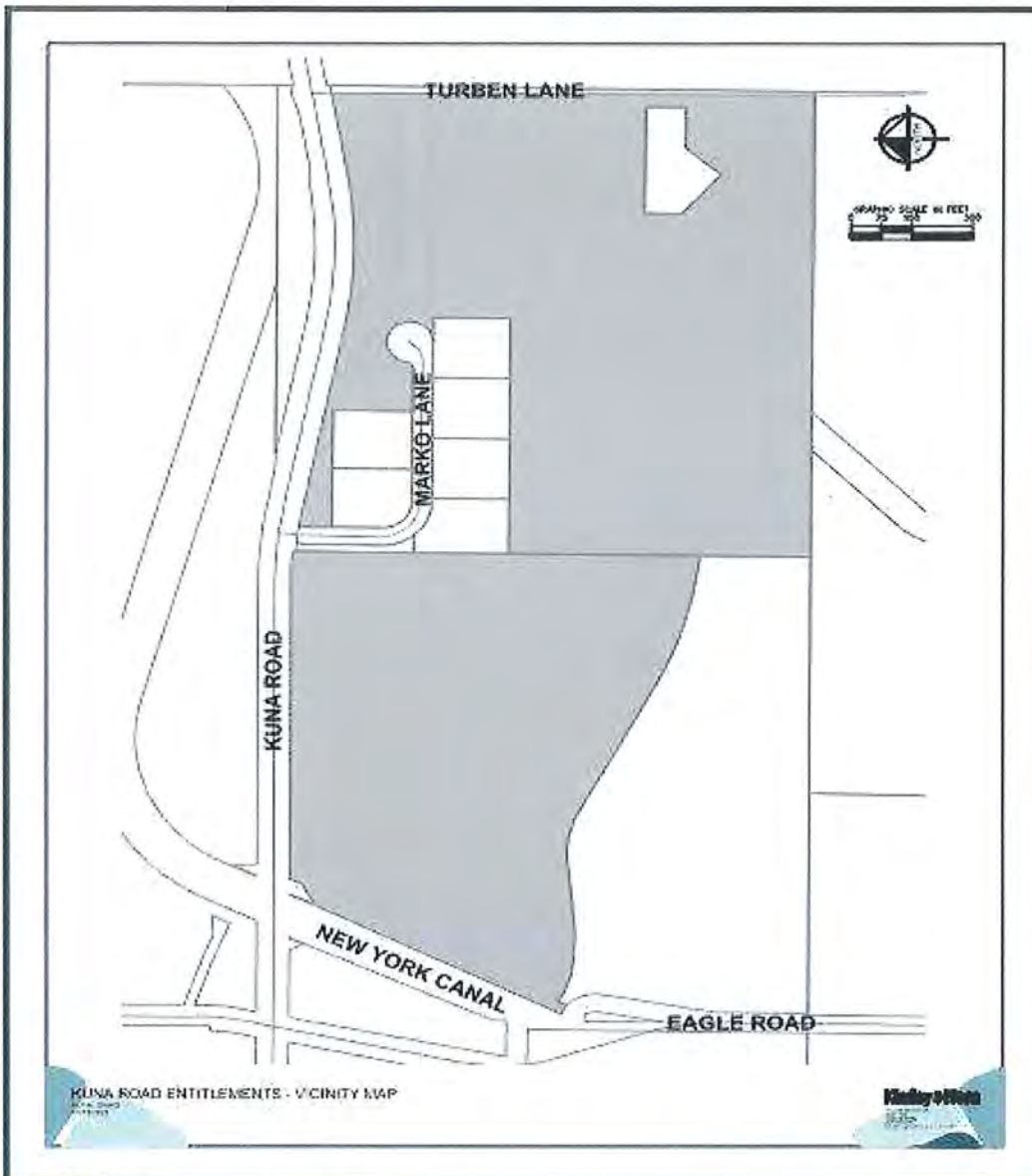


Figure 1 - Vicinity Map

The Project Site is currently located in Ada County and is zoned as Rural Residential (RR). The applicant is currently only proposing annexation of the Project Site. In the future, a separate rezone and preliminary plat application will be brought forward. The



proposed rezone will be in conformance with the Future Land Use Map, which designates the Project Site as Medium Density Residential, which allows R-4, R-6, or R-8 zoning per the City's codes. This is shown in Appendix A.

## UTILITIES

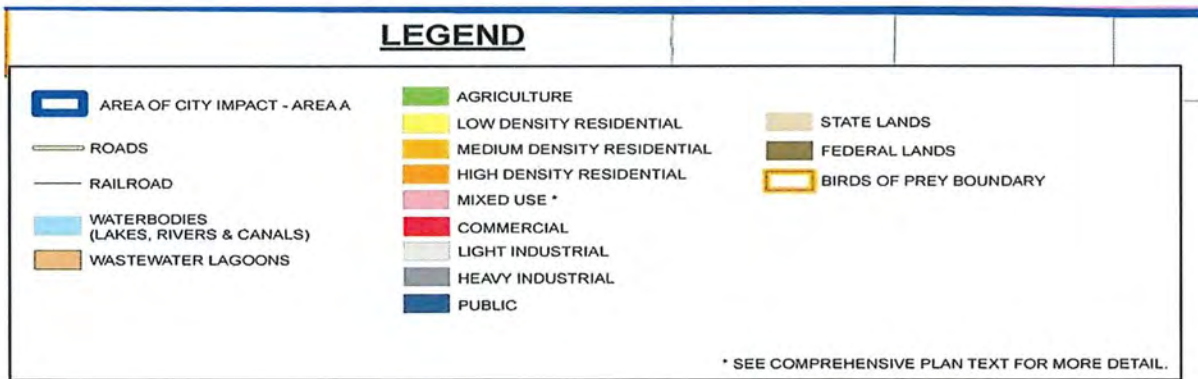
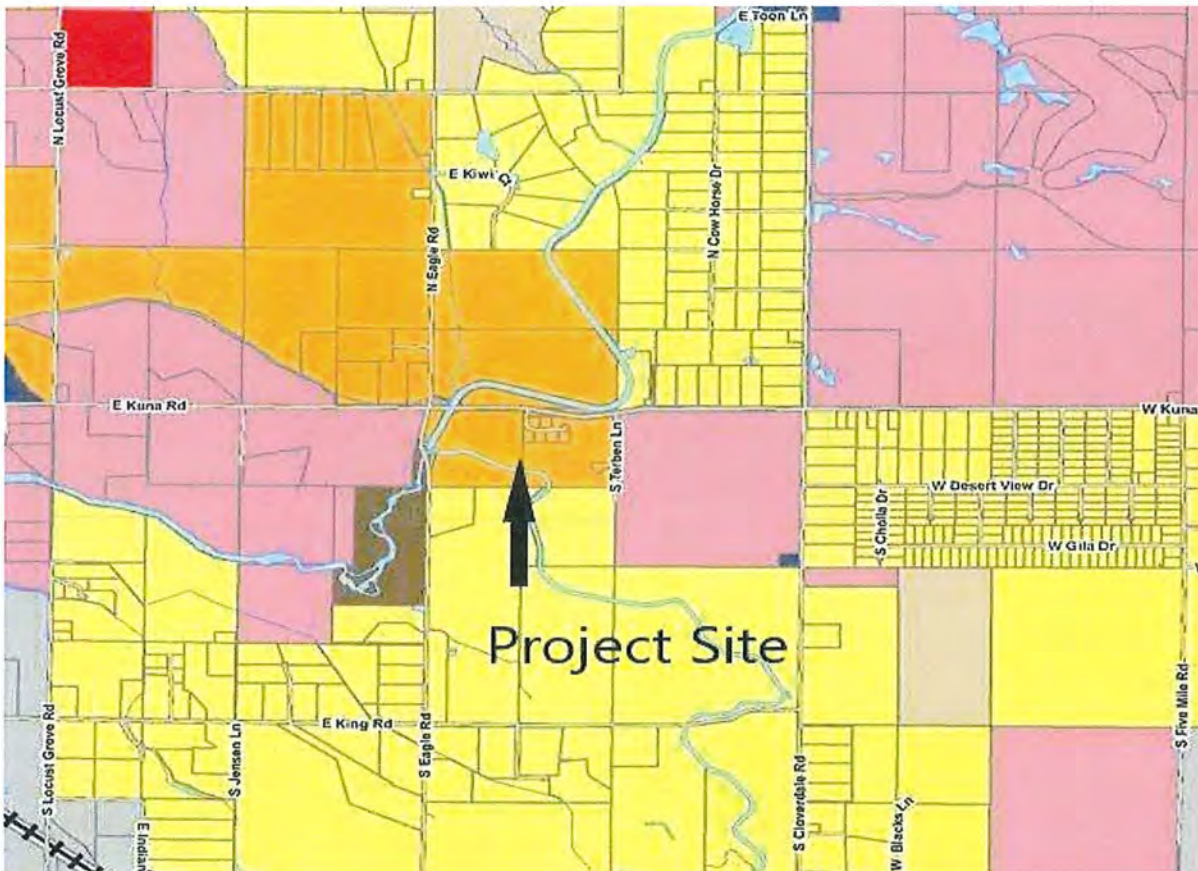
The City and the developer of the Falcon Crest subdivision have recently invested significant funds to install new water and sewer mainlines in Kuna Road adjacent to this project. Our project intends to utilize these existing City services while adding any needed infrastructure as required by the City. This project can help the City generate revenue through connection and usage fees while adding necessary flows to prevent stagnation in both the water and sewer mainlines. Irrigation service will be provided by onsite wells. Both parcels now have approved water sources by IDWR. To provide consistent irrigation water delivery for residents a pond and pump station will be constructed onsite for irrigation water storage and pressure irrigation service.

## CONCLUSION

As shown, the annexation of these two parcels into the City of Kuna will allow for an attractive future development. These parcels help promote orderly growth within the City and would potentially spur more development along Kuna Road. This will then further increase City revenues through utility payments, connections, and property taxes. When further rezoning and preliminary plat applications move forward, the proposed R-4 zoning classification will align with the Comprehensive Plan's Future Land Use Map designations. Open spaces and amenities will work together to create an active and interconnected recreational community. Our design team will carefully consider the input of existing neighbors and service providers. With these positive characteristics, approval of the annexation of these parcels is in the best interests of the City. The developers and design team respectfully request your approval of this annexation application.



# APPENDIX A – EXISTING/FUTURE LAND USE



	Adjacent Land Use	Current Adjacent Zoning
North	Medium-Density Residential	RR
South	Low-Density Residential	RR
East	Mixed Use	A
West	Mixed Use	RR



August 27, 2021  
Project No. 121120

**EXHIBIT A**

**MARKOVETZ PARCEL  
KUNA ANNEXATION DESCRIPTION**

A parcel of land being Lot 1, Block 1, Lot 9, Block 2 and a portion of E. Kuna Road in Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);

Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East, said point being the POINT OF BEGINNING;

Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;

Thence on the exterior boundary line of said Markovetz Subdivision for the following courses and distances:

Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section 28;

Thence North 89° 41' 32" West, a distance of 1320.37 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28 to the North-West 1/16th Corner of said Section 28;

Thence North 00° 43' 13" East, a distance of 748.49 feet to the southwest corner of Lot 2, Block 2 of said Markovetz Subdivision;

Thence leaving the exterior boundary line of said Markovetz Subdivision, South 89°43'40" East, a distance of 667.00 feet on the exterior Lot Line of Lot 9, Block 2 to the southeast corner of Lot 5, Block 2 of said Subdivision;

Thence on the exterior Lot Line of Lot 9, Block 2 of said Markovetz Subdivision for the following courses and distances:

Thence North 00° 43' 13" East, a distance of 192.00 feet;

Thence North 89°43'39" West, a distance of 69.45 feet to a point on a curve;

Thence 264.08 feet on the arc of a curve to the left, having a radius of 58.00 feet, a central angle of 260° 52' 38", a chord bearing of North 40° 26' 20" West and a chord length of 88.29 feet to a point of reverse curve;

Thence 28.33 feet on the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 81° 08' 59", a chord bearing of South 49° 41' 51" West and a chord length of 26.02 feet;

Thence North 89°43'39" West, a distance of 118.28 feet;

Thence North 00° 43' 13" East, a distance of 198.57 feet;

Thence North 89°43'40" West, a distance of 331.38 feet;  
 Thence North 00° 43' 13" East, a distance of 46.71 feet to a point of curve;  
 Thence 26.60 feet on the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 05° 32' 29", a chord bearing of North 03° 29' 27" East and a chord length of 26.59 feet;  
 Thence North 06° 15' 41" East, a distance of 6.91 feet to a point on a curve;  
 Thence leaving the exterior Lot Line of said Lot 9, Block 2, 25.01 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 19", a chord bearing of North 82° 10' 37" West and a chord length of 25.01 feet to a point of compound curve;  
 Thence 25.00 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 17", a chord bearing of North 83° 28' 55" West and a chord length of 25.00 feet to a point of compound curve;  
 Thence 22.48 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 10' 24", a chord bearing of North 84° 43' 16" West and a chord length of 22.48 feet to a point on the north-south 1/16th section line of the Northwest One Quarter of said Section 28;  
 Thence North 00° 43' 13" East, a distance of 51.27 feet on the north-south 1/16th section line of the Northwest One Quarter of said Section 28 to the POINT OF BEGINNING.

**LESS AND EXCEPTING:**

A parcel of land being Lot 10, Block 2 of Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);  
 Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East;  
 Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;  
 Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section 28;  
 Thence North 89° 41' 32" West, a distance of 50.00 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28;  
 Thence North 00° 42' 00" East, a distance of 319.31 feet to the Southeast corner of Lot 10, Block 2 of said Markovetz Subdivision, said point being the POINT OF BEGINNING;

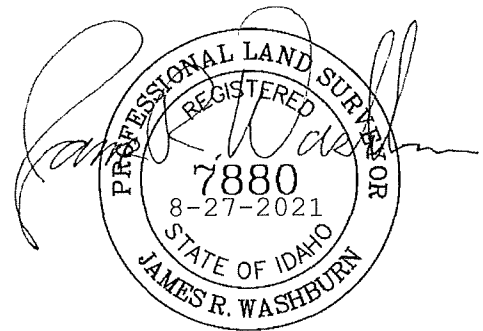
Thence on the exterior lot line of said Lot 10, Block 2 for the following courses and distances:  
 Thence North 89° 18' 00" West, a distance of 115.86 feet;  
 Thence South 40° 33' 05" West, a distance of 114.93 feet;  
 Thence North 49° 03' 12" West, a distance of 147.15 feet;

Thence North 00° 42' 00" East, a distance of 93.16 feet;  
Thence South 89°18'00" East, a distance of 301.82 feet;  
Thence South 00° 42' 00" West, a distance of 100.00 feet to the POINT OF BEGINNING.

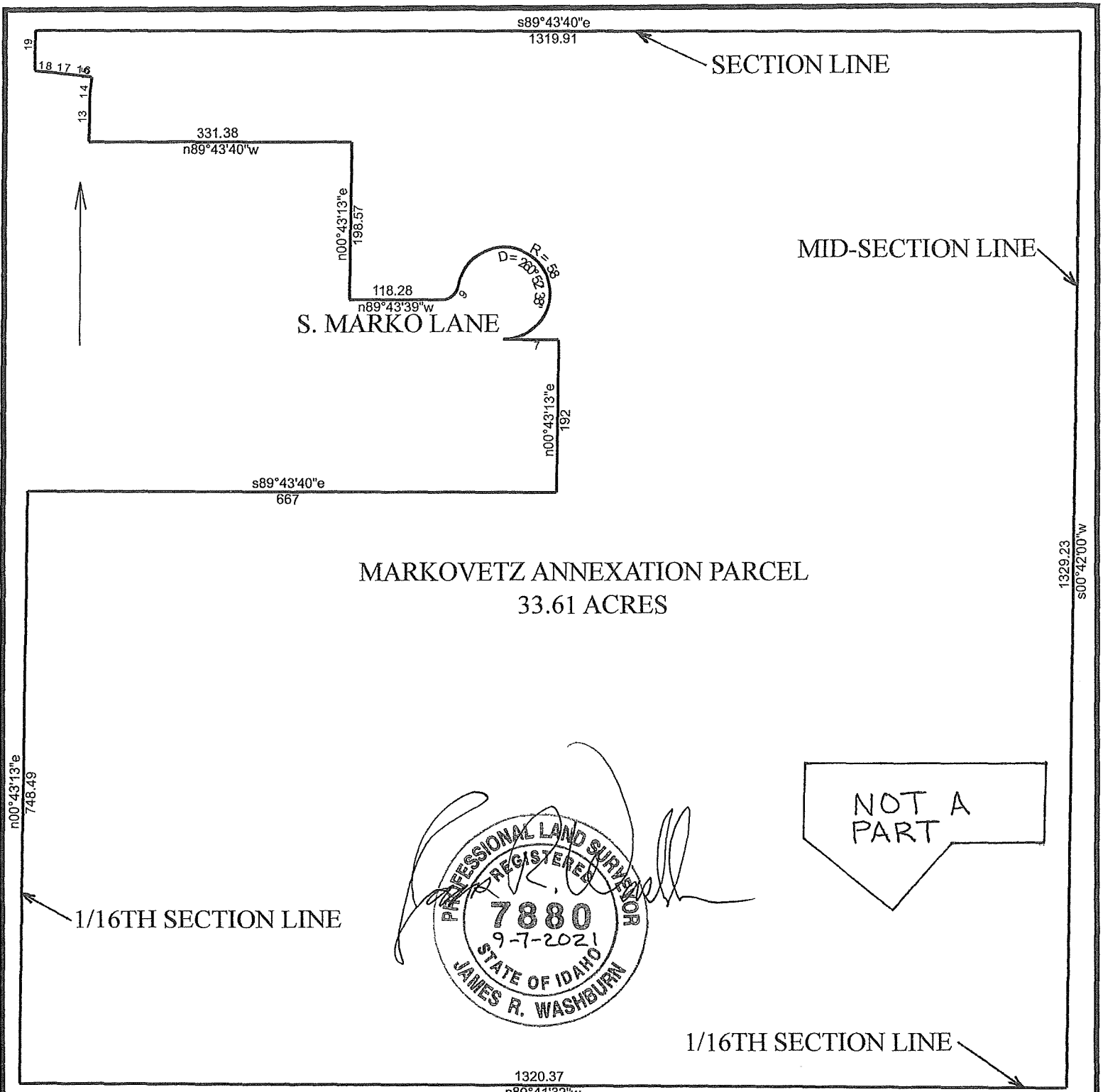
The resulting above described annexation parcel contains 33.61 acres more or less.

PREPARED BY:  
THE LAND GROUP, INC.

James R. Washburn







**MARKOVETZ ANNEXATION PARCEL EXHIBIT MAP**

9/7/2021

Scale: 1 inch= 172 feet

File:

Tract 1: Closure: s17.5340w 0.02 ft. (1/443183), Perimeter=6791 ft.

- |   |   |
|---|---|
| 01 s89.4340e 1319.91                                  | 14 Rt, r=275.00, delta=005.3229, chord=n03.2927e 26.59  |
| 02 s00.4200w 1329.23                                  | 15 n06.1541e 6.91                                       |
| 03 n89.4132w 1320.37                                  | 16 Lt, r=1097.87, delta=001.1819, chord=n82.1037w 25.01 |
| 04 n00.4313e 748.49                                   | 17 Lt, r=1097.87, delta=001.1817, chord=n83.2855w 25.00 |
| 05 s89.4340e 667                                      | 18 Lt, r=1097.87, delta=001.1024, chord=n84.4316w 22.48 |
| 06 n00.4313e 192                                      | 19 n00.4313e 51.27                                      |
| 07 n89.4339w 69.45                                    |   |
| 08 Lt, r=58.00, delta=260.5238, chord=n40.2620w 88.29 |   |
| 09 Rt, r=20.00, delta=081.0859, chord=s49.4151w 26.02 |   |
| 10 n89.4339w 118.28                                   |   |
| 11 n00.4313e 198.57                                   |   |
| 12 n89.4340w 331.38                                   |   |
| 13 n00.4313e 46.71                                    |   |



August 27, 2021  
Project No. 121120

BOISE BASIN PARCEL  
KUNA ANNEXATION DESCRIPTION

A parcel of land located in the Northwest One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°38'23" East, 2639.92 feet distant);

Thence from said Section Corner, South 89°38'23" East, a distance of 287.65 feet on the north line of said Section 28 to the POINT OF BEGINNING;

Thence South 89°38'23" East, a distance of 1032.22 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East;

Thence South 00° 48' 35" West, a distance of 1052.10 feet on the north-south 1/16th Section Line of the Northwest One Quarter of said Section 28 to a point on the centerline of the Mora Canal;

Thence on the centerline of the Mora Canal for the following courses and distances:

Thence North 82° 00' 00" West, a distance of 42.76 feet to a point of curve;

Thence 349.07 feet on the arc of a curve to the right, having a radius of 1000.00 feet, a central angle of 20° 00' 00", a chord bearing of North 72° 00' 00" West and a chord length of 347.30 feet;

Thence North 62° 00' 00" West, a distance of 395.82 feet to a point of curve;

Thence 148.35 feet on the arc of a curve to the left, having a radius of 250.00 feet, a central angle of 34° 00' 00", a chord bearing of North 79° 00' 00" West and a chord length of 146.19 feet;

Thence South 84° 00' 00" West, a distance of 157.09 feet to a point of curve;

Thence 36.65 feet on the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 07° 00' 00", a chord bearing of South 87° 30' 00" West and a chord length of 36.63 feet;

Thence North 89° 00' 00" West, a distance of 51.83 feet to a point of curve;

Thence 153.18 feet on the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 29° 15' 17", a chord bearing of North 74° 22' 21" West and a chord length of 151.52 feet;

Thence leaving the centerline of the Mora Canal, South 25° 44' 00" West, a distance of 23.73 feet to a point on a curve on the easterly right of way line of South Eagle Road;

Thence 58.74 feet on the arc of a curve to the left, having a radius of 110.00 feet, a central angle of 30° 35' 49", a chord bearing of North 56° 48' 56" West and a chord length of 58.05 feet to a point on the west line of said Section 28;

Thence North 00° 49' 39" East, a distance of 41.42 feet on the west line of said Section 28 to a point on the centerline of the New York Canal;

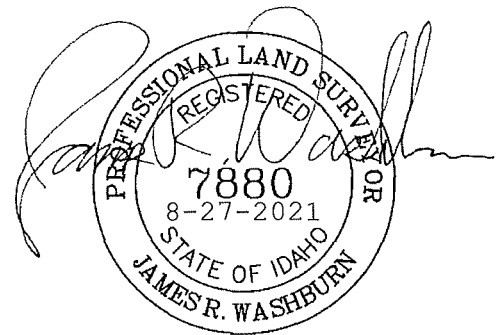
Thence North 25° 44' 00" East, a distance of 683.80 feet to a point on the southerly right of way line of East Kuna Road;

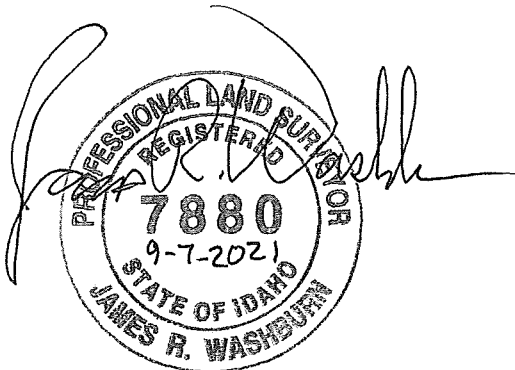
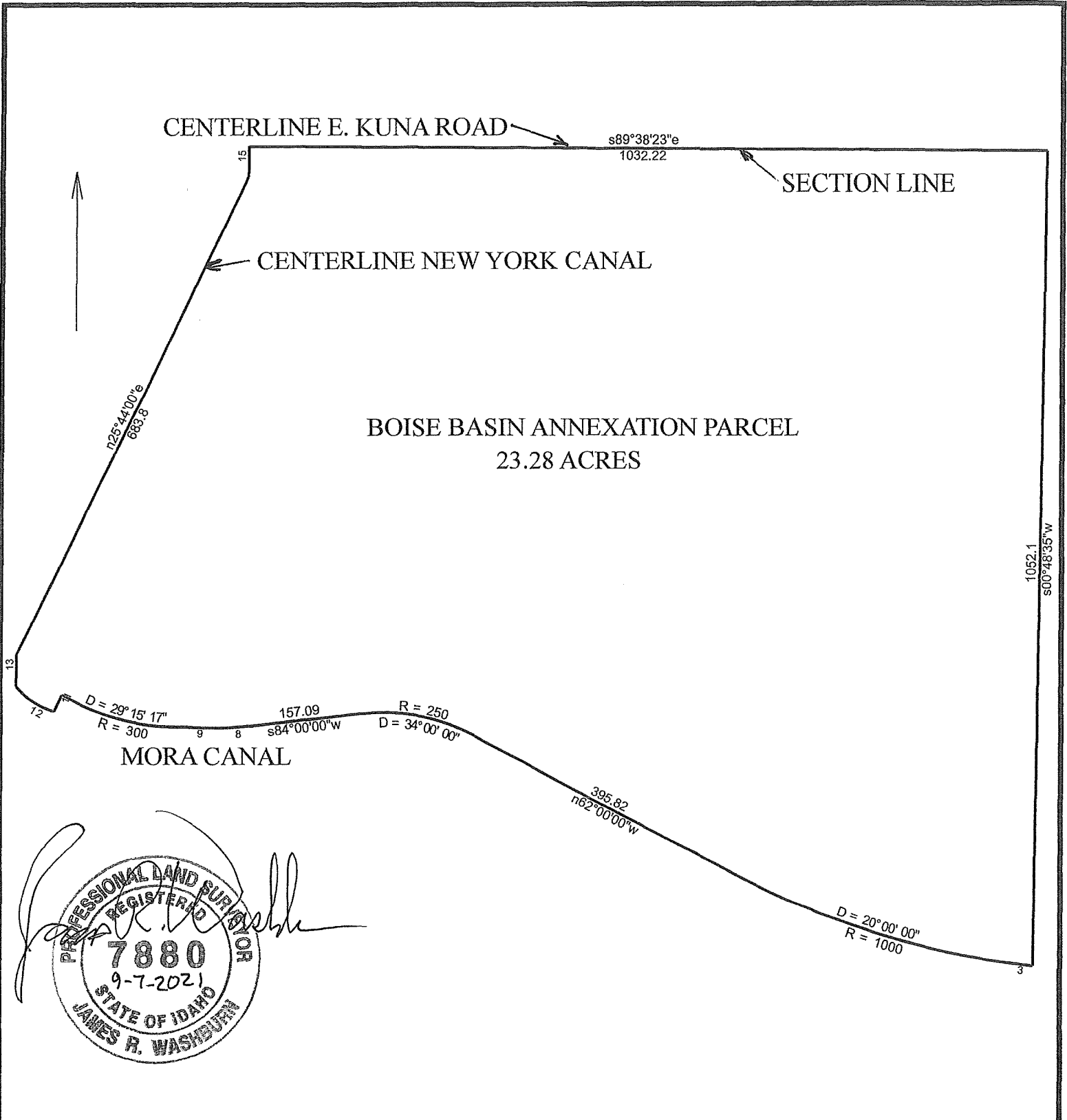
Thence North 00° 21' 37" East, a distance of 40.00 feet to the POINT OF BEGINNING.

The above described parcel contains 23.28 acres more or less.

PREPARED BY:  
THE LAND GROUP, INC.

James R. Washburn





**BOISE BASIN ANNEXATION PARCEL EXHIBIT MAP** 9/7/2021

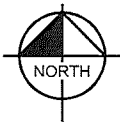
Scale: 1 inch= 171 feet File:

Tract 1: Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4267 ft.

01 s89.3823e 1032.22	11 s25.4400w 23.73
02 s00.4835w 1052.1	12 Rt, r=110.00, delta=030.3549, chord=n56.4856w 58.05
03 n82.0000w 42.76	13 n00.4939e 41.42
04 Rt, r=1000.00, delta=020.0000, chord=n72.0000w 347.30	14 n25.4400e 683.8
05 n62.0000w 395.82	15 n00.2137e 40
06 Lt, r=250.00, delta=034.0000, chord=n79.0000w 146.19	
07 s84.0000w 157.09	
08 Rt, r=300.00, delta=007.0000, chord=s87.3000w 36.63	
09 n89.0000w 51.83	
10 Rt, r=300.00, delta=029.1517, chord=n74.2221w 151.52	



TURBEN LANE



MARKO LANE

KUNA ROAD

NEW YORK CANAL

EAGLE ROAD

KUNA ROAD ENTITLEMENTS - VICINITY MAP

KUNA, IDAHO  
08/18/2021

**Kimley** Horn

500 WEST BROADWAY  
SUITE 400  
DENVER, CO 80202  
303.733.2300



**QUITCLAIM DEED**

FOR VALUE RECEIVED, DONALD J. MARKOVETZ + CAROL J. MARKOVETZ

Grantor(s), does hereby convey, release, remise and forever quitclaim unto DONALD J. MARKOVETZ + CAROL J. MARKOVETZ

Grantee(s), whose mailing address is 325 S. TERBET LN KUNA, ID 83634,

the following described premises, to-wit:

LOT 9 BLOCK 2 OF THE MARKOVETZ SUB  
PARCEL \* R5462680100

ADA county.

Together with the appurtenances.

This deed is intended to convey to the Grantee all right, title, and interest of the Grantor in and to said property, now owned or hereafter acquired.

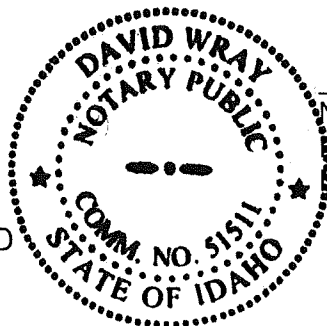
Date Sept 16, 2021.

[Signature]  
Signature, Grantor

[Signature]  
Signature, Grantor

STATE OF IDAHO )  
County of Ada ) ss.

On this 16<sup>th</sup> day of Sept, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Donald Markovetz & Carol Markovetz, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same.



David Wray  
NOTARY PUBLIC for Idaho  
Residing at: Boise  
My Commission Expires: 12/21/25



August 27, 2021  
Project No. 121120

EXHIBIT A

MARKOVETZ PARCEL  
KUNA ANNEXATION DESCRIPTION

A parcel of land being Lot 1, Block 1, Lot 9, Block 2 and a portion of E. Kuna Road in Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);

Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East, said point being the POINT OF BEGINNING;

Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;

Thence on the exterior boundary line of said Markovetz Subdivision for the following courses and distances:

Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section 28;

Thence North 89° 41' 32" West, a distance of 1320.37 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28 to the North-West 1/16th Corner of said Section 28;

Thence North 00° 43' 13" East, a distance of 748.49 feet to the southwest corner of Lot 2, Block 2 of said Markovetz Subdivision;

Thence leaving the exterior boundary line of said Markovetz Subdivision, South 89°43'40" East, a distance of 667.00 feet on the exterior Lot Line of Lot 9, Block 2 to the southeast corner of Lot 5, Block 2 of said Subdivision;

Thence on the exterior Lot Line of Lot 9, Block 2 of said Markovetz Subdivision for the following courses and distances:

Thence North 00° 43' 13" East, a distance of 192.00 feet;

Thence North 89°43'39" West, a distance of 69.45 feet to a point on a curve;

Thence 264.08 feet on the arc of a curve to the left, having a radius of 58.00 feet, a central angle of 260° 52' 38", a chord bearing of North 40° 26' 20" West and a chord length of 88.29 feet to a point of reverse curve;

Thence 28.33 feet on the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 81° 08' 59", a chord bearing of South 49° 41' 51" West and a chord length of 26.02 feet;

Thence North 89°43'39" West, a distance of 118.28 feet;

Thence North 00° 43' 13" East, a distance of 198.57 feet;

Thence North 89°43'40" West, a distance of 331.38 feet;  
 Thence North 00° 43' 13" East, a distance of 46.71 feet to a point of curve;  
 Thence 26.60 feet on the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 05° 32' 29", a chord bearing of North 03° 29' 27" East and a chord length of 26.59 feet;  
 Thence North 06° 15' 41" East, a distance of 6.91 feet to a point on a curve;  
 Thence leaving the exterior Lot Line of said Lot 9, Block 2, 25.01 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 19", a chord bearing of North 82° 10' 37" West and a chord length of 25.01 feet to a point of compound curve;  
 Thence 25.00 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 17", a chord bearing of North 83° 28' 55" West and a chord length of 25.00 feet to a point of compound curve;  
 Thence 22.48 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 10' 24", a chord bearing of North 84° 43' 16" West and a chord length of 22.48 feet to a point on the north-south 1/16th section line of the Northwest One Quarter of said Section 28;  
 Thence North 00° 43' 13" East, a distance of 51.27 feet on the north-south 1/16th section line of the Northwest One Quarter of said Section 28 to the POINT OF BEGINNING.

LESS AND EXCEPTING:

A parcel of land being Lot 10, Block 2 of Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);  
 Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East;  
 Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;  
 Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section 28;  
 Thence North 89° 41' 32" West, a distance of 50.00 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28;  
 Thence North 00° 42' 00" East, a distance of 319.31 feet to the Southeast corner of Lot 10, Block 2 of said Markovetz Subdivision, said point being the POINT OF BEGINNING;

Thence on the exterior lot line of said Lot 10, Block 2 for the following courses and distances:

Thence North 89° 18' 00" West, a distance of 115.86 feet;  
 Thence South 40° 33' 05" West, a distance of 114.93 feet;  
 Thence North 49° 03' 12" West, a distance of 147.15 feet;



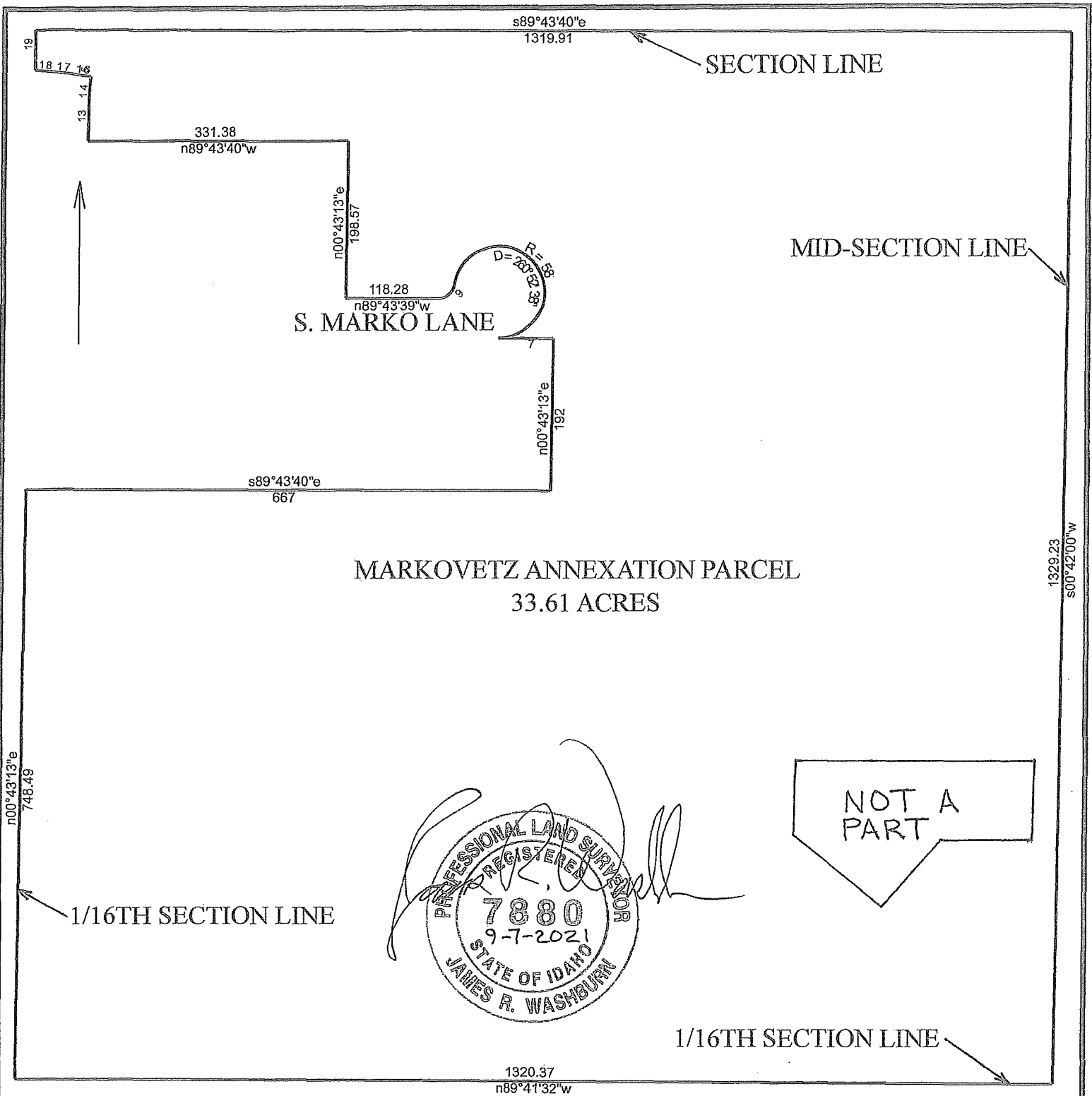
Thence North 00° 42' 00" East, a distance of 93.16 feet;  
Thence South 89°18'00" East, a distance of 301.82 feet;  
Thence South 00° 42' 00" West, a distance of 100.00 feet to the POINT OF BEGINNING.

The resulting above described annexation parcel contains 33.61 acres more or less.

PREPARED BY:  
THE LAND GROUP, INC.

James R. Washburn





**MARKOVETZ ANNEXATION PARCEL EXHIBIT MAP**

9/7/2021

Scale: 1 inch= 172 feet

File:

Tract 1: Closure: s17.5340w 0.02 ft. (1/443183), Perimeter=6791 ft.

- |   |   |
|---|---|
| 01 s89.4340e 1319.91                                  | 14 Rt, r=275.00, delta=005.3229, chord=n03.2927e 26.59  |
| 02 s00.4200w 1329.23                                  | 15 n06.1541e 6.91                                       |
| 03 n89.4132w 1320.37                                  | 16 Lt, r=1097.87, delta=001.1819, chord=n82.1037w 25.01 |
| 04 n00.4313e 748.49                                   | 17 Lt, r=1097.87, delta=001.1817, chord=n83.2855w 25.00 |
| 05 s89.4340e 667                                      | 18 Lt, r=1097.87, delta=001.1024, chord=n84.4316w 22.48 |
| 06 n00.4313e 192                                      | 19 n00.4313e 51.27                                      |
| 07 n89.4339w 69.45                                    |   |
| 08 Lt, r=58.00, delta=260.5238, chord=n40.2620w 88.29 |   |
| 09 Rt, r=20.00, delta=081.0859, chord=s49.4151w 26.02 |   |
| 10 n89.4339w 118.28                                   |   |
| 11 n00.4313e 198.57                                   |   |
| 12 n89.4340w 331.38                                   |   |
| 13 n00.4313e 46.71                                    |   |

AFTER RECORDING MAIL TO:

1065 S. Allante Pl  
Boise, Idaho 83709

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## WARRANTY DEED

File No.: 4106-3661499 (WS)

Date: January 25, 2021

For Value Received, **Michael R. Smith, Trustee of The Michael R. Smith Living Trust dated July 12, 2016**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Boise Basin Development LLC**, hereinafter referred to as Grantee, whose current address is **1065 S. Allante Pl, Boise, Idaho 83709**, the following described premises, situated in **Ada County, Idaho**, to wit:

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

**A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, THENCE SOUTH 00°49'39" WEST 657.86 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE CENTERLINE OF THE NEW YORK CANAL, SAID POINT BEING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 25°44'00" EAST 683.80 FEET ALONG SAID CENTERLINE TO POINT ON THE SOUTH RIGHT OF WAY OF EAST KUNA ROAD; THENCE SOUTH 89°38'23" EAST 77.65 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE SOUTH 24°39'35" WEST 70.18 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE NORTH 60°00'00" EAST 69.00 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE NORTH 25°00'00" EAST 32.00 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE SOUTH 89°38'23" EAST 825.71 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT 84.40 FEET, SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE OF 04°22'22", TANGENTS OF 42.22 FEET, AND A CHORD WHICH BEARS SOUTH 87°27'12" EAST 84.38 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00°48'35" WEST 1008.88 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE CENTERLINE OF THE MORA CANAL; THENCE ALONG THE CENTERLINE OF THE MORA CANAL THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 82°00'00" WEST 42.76 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE**

**TO THE RIGHT 349.07 FEET, SAID HAVING CURVE A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 20°00'00", TANGENTS OF 176.33 FEET, AND A CHORD WHICH BEARS NORTH 72°00'00" WEST 347.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 62°00'00" WEST 395.82 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 148.35 FEET, SAID HAVING CURVE A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 34°00'00", TANGENTS OF 76.43 FEET, AND A CHORD WHICH BEARS NORTH 79°00'00" WEST 146.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84°00'00" WEST 157.09 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 36.65 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 07°00'00", TANGENTS OF 18.35 FEET, AND A CHORD WHICH BEARS SOUTH 87°30'00" WEST 36.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°00'00" WEST 51.83 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 153.18 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°15'17", TANGENTS OF 78.30 FEET, AND A CHORD WHICH BEARS NORTH 74°22'21" WEST 151.52 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE NEW YORK CANAL; THENCE LEAVING THE CENTERLINE OF THE MORA CANAL: THENCE SOUTH 25°44'00" WEST 23.73 FEET ALONG THE EASTERLY RIGHT OF WAY OF THE NEW YORK CANAL TO A POINT ON THE EAST RIGHT OF WAY OF SOUTH EAGLE ROAD, SAID POINT BEING ON A CURVE; THENCE ALONG THE EAST RIGHT OF WAY OF SOUTH EAGLE ROAD ALONG A CURVE TO THE LEFT 58.74 FEET, SAID CURVE HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 30°35'49", TANGENTS OF 30.09 FEET, AND A CHORD WHICH BEARS NORTH 56°48'46" WEST 58.05 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°49'39" EAST 41.42 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.**

**APN: S1428223050**

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







# AFFIDAVIT OF LEGAL INTEREST

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



State of Idaho )  
                          ) ss  
County of Ada )

I, Chase Craig,  
1065 S. Atlante Pl Boise ID 83709

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 TIMOTHY PETER NICHOLSON  
950 W. BATHURST ST SUITE 1100 BOISE ID 83702  
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.

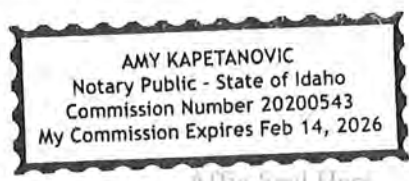
C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 17<sup>th</sup> day of September, 2021

[Signature]  
Signature

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

AMY KAPETANOVIC  
Residing at: BOISE ID



My Commission expires: 2-14-26  
[Signature]  
Signature



# Neighborhood Meeting Certification

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://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: ANNEXATION OF TWO (2) PARCELS

Date of Meeting: 9-8-21 Time: 7:30 - 8:00 PM

Meeting Location: 5055 E. KUNA ROAD

### Site Information

Location: Section 28 Township 2N Range 1E Total Acres 51.7

Subdivision Name: ANNA MARLOWEY SUI3 Lot 9 Block 2

Address: 5055 E. KUNA ROAD E. KUNA ROAD

Parcel No(s): 51428223050 R5462680100

*Include ALL addresses and parcel numbers for your application.*

**Current Property Owner**

Name: BOISE BASIN DEVELOPMENT / DONALD MARKOVETZ

Address: 1065 S. ALLAMATE PL BOISE ID 83709 / 325 S. TERBERG LN KUNA, ID 83634

**Contact Person**

Name: Tim Nicholson

Business Name (if applicable): KIMLEY-HORN

Address: 950 W. BATHOCK ST SUITE 1100 BOISE, ID 83702

Phone: 610-360-2709 Email: tim.nicholson@kimley-horn.com

**Applicant**

Name: Tim Nicholson ON BEHALF OF BOISE BASIN DEVELOPMENT &

Address: SEE ABOVE DON MARKOVETZ

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

I, Timothy P. Nicholson, 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: 9-9-21



# SIGN-IN SHEET

Project Name: 5055 E. KUNA ROAD + KUNA ROAD PARCELS ANNEXATION

	Name	Address	Phone
1	Dawn Patter	36 S Marko LN	
2	Rick Patter	u	208 789 8170
3	KATHY RAINWATER	1455 Marko LN	661-699-4959
4	DENNIS RAINWATER	145 S. marko LN	661-699-4950
5	SARA COOKSEY	50 S EAGLE RD	208 602 3397
6	JOSH COOKSEY	50 S EAGLE RD	208 340 8440
7	Linda Krueger	41 S marko Ln	208-340-4347
8	Norman Krueger	41 S marko Ln	208-340-3495
9	Steve & Sonja Hudson	120 S Marko Ln	208-861-2965
10	Cliff & CARLA ARNOLD	935 MARKO LN	208-901-0513
11	David + Anna Goitlandt	5150 E King Rd	208-830-6671
12	Ramon + Diane Goitlandt	5150 E. King Rd.	208-866-5287
13	Tim Nicholson	950 W. BATHOLE ST Boise	610-360-2709
14	CHASE CARL	1065 S. ALLANTE PL Boise	208-284-0829
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# NEIGHBORHOOD MEETING MINUTES

Meeting Date: 9-9-21 Number of Attendees: 18

Location: 5055 E. KONA ROAD

Project Description: ANNEXATION OF TWO PARCELS

Attendee Comments or Concerns: \_\_\_\_\_

DENSITY TO R-8 IN FUTURE?

NO SITE PLAN FROM PAST DEVELOPER

TIMING OF PROJECT / CONSTRUCTION OF HOMES

WATER + SEWER TO MARKO - ALL WANT SEWER / NOT WATER NOW

FENCE ALONG CANAL

PATHWAY / GREENBELT

PARK ALONG BACK OF MARKO LOTS / SINGLE LEVEL LOTS

WELL WATER

VIEW CONCERNS

TRAFFIC ON MARKO

SEPTIC EASEMENT / MITIGATION BY DEVELOPER

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

Applicant Signature:  Date: 9-9-21



**Notice of Neighborhood Meeting  
Annexation  
Pre-Application Requirement for a Public Hearing**

August 20, 2021

Dear Neighbor,  
Boise Basin Development, LLC and Kimley-Horn are in the process of submitting an application for Annexation to the City of Kuna (City). One of the requirements necessary prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors ( Kuna City Code 5-1A-2).

This meeting is for informational purposes and to receive feedback from you as we progress through the application process. This is **NOT** a Public Hearing before a governing body of the City. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date, you will receive an official notification from the City regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Annexation is applied.

The In-Person Neighborhood Meeting details are as follows:

- Date:** September 8, 2021
- Time:** 7:30-8 PM MST
- Location:** 5055 E. Kuna Road
- Property Description:** Single Family Residential

The project is summarized below:

- Site Location:** South side of E. Kuna Road between S. Eagle Road and Terben Lane
- Proposed Access:** To Be Determined on both E. Kuna Road and Terben Lane
- Total Acreage:** 51.7 Acres, not including the Marko Lane parcels
- Proposed Lots:** approximately 200 new lots (R-4 density)

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions and collect comments you may have.

Please do **NOT** call the City regarding this meeting. This is a Pre-Application requirement and we have not submitted the applications for consideration at this time. The City currently has no information on this project. If you have any questions prior to the meeting, please contact me using the information below.

Respectfully,

Tim Nicholson, P.E.  
Kimley-Horn  
950 W. Bannock Street, Suite 1100  
Boise, ID 83702  
208-410-6147  
[tim.nicholson@kimley-horn.com](mailto:tim.nicholson@kimley-horn.com)



# COMMITMENT TO PROPERTY POSTING



PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://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: CHASE CRAIG

Signature: [Handwritten Signature]

Date: 8-18-21