



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

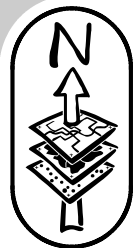
February 2, 2017

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

FILE NUMBER:	16-04-CPM (Comprehensive Plan MAP Amendment) and 16-13-AN (Annexation) – Indian Creek Sports Annexation – Troy & Vicki Todd.
PROJECT DESCRIPTION	Applicant requests a Comprehensive Plan Map Amendment, from High Density Residential to a Commercial designation and approval for annexation of approximately 5.4 acres into Kuna City with a C-1 (Neighborhood Commercial) zone.
SITE LOCATION	This site is on the northwest corner of the Mason Creek Street alignment and Meridian Road, at the mid-mile between Columbia and Hubbard Roads on the west side of Meridian Road, Kuna, Idaho 83634.
REPRESENTATIVE	Indian Creek Sports Troy & Vicki Todd 6029 Sunrise Kuna, ID 83634 208.922.4299 Troy@indiancreeksports.com
SCHEDULED HEARING DATE	Tuesday, March 28, 2017 6:00 P.M.
STAFF CONTACT	Troy Behunin Planner III Tbehunin@Kunald.Gov Phone: 922.5274 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. **No response within 15 business days will indicate you have no objection or comments for this project.** We would appreciate any information you can provide as to how this action could affect the service(s) you provide. 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 where/who future packets should be sent to, included their email as well.**

VICINITY MAP



W Columbia Rd

E Columbia Rd

S Tranquility Ln

S Bryker Ln

S Chugiak Pl

S Obadiah Ln

W Chilitna St






S Meridian Rd

Subject Site

Mason Creek Feeder

E Mason Creek Ln

Legend

-  Indian Creek Sports
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES

TB



S Rocky Mountain Ln

69

Mason Cr



To the city of Kuna:

December 13, 2016

I, Troy and Vicki Todd, are planning to move Indian Creek Sports from its current location at 958 W. Avalon to 8797 S. Meridian Road. The reason I need to annex into the city, is because I cannot have a commercial business outside of an incorporated city, and being how I started in Kuna, I would like to stay in Kuna. The land will be going from r10 to c1 which is a commercial use. As of right now, public services are not available, but after talking with Gordon Law he has tentatively said that I can open up my business, and as city sewer and water comes to my location, I need to tie into it.

Thank you,

Troy and Vicki Todd

Troy Todd
Vicki Todd

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12-20-16



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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)	16-13-AN 16-04-CPM INDIAN CREEK SPORTS
Project name	TODD ANNEXATION & CPMA.
Date Received	12.20.2016
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Troy & Vicki Todd</u>	Phone Number: <u>208-794-2806</u>
Address: <u>6029 SUNRISE</u>	E-Mail: <u>Troy@IndianCreekSports.com</u>
City, State, Zip: <u>KUNA Id 83634</u>	Fax #: <u>208-922-4299</u>
Applicant (Developer): <u>SAME</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Rod Baldwin</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>8797 25x50 An Blvd</u> 5777 <u>5 MERIDIAN Rd</u> <u>MERIDIAN Id 83642</u>	
Site Location (Cross Streets): _____	
Parcel Number (s): <u>S1312142304</u>	
Section, Township, Range: <u>12 T2N R1W</u>	
Property size: <u>Approx 5.489</u>	
Current land use: <u>R-6</u>	Proposed land use: <u>C-1</u>
Current zoning district: <u>RR</u>	Proposed zoning district: <u>C-1</u>

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Project Description

Project / subdivision name: INDIAN creek sports
 General description of proposed project / request: _____
 Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other _____
 Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
 Please describe the existing buildings: 1 pole barn / Foundation
 Any existing buildings to remain? Yes No
 Number of residential units: _____ Number of building lots: _____
 Number of common and/or other lots: _____
 Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
 Minimum Square footage of structure (s): _____
 Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
 Percentage of open space provided: _____ Acreage of open space: _____
 Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____
 Gross floor area square footage: 5,000 TOTAL Existing (if applicable): 0
 Hours of operation (days & hours): M-F 9-6 5-9-3 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): vinyle metal
 Proposed Parking:
 a. Handicapped spaces: 1 Dimensions: _____
 b. Total Parking spaces: _____ Dimensions: _____
 c. Width of driveway aisle: _____
 Proposed Lighting: _____
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: [Signature] Date: 12/13/16

LEGAL DESCRIPTION
FOR
8797 S. MERIDIAN ROAD

A tract of land located in the Southeast Quarter of the Northeast Quarter of Section 12, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the East Quarter Corner common to Section 7, Township 2 North, Range 1 East and Section 12, Township 2 North, Range 1 West of the Boise Meridian, marked with an Aluminum Cap Monument, at the center-line of State Highway 69; thence N.89°25'31"W. a distance of 65.00 feet to a 5/8" rebar with plastic cap at the West Right-of-Way Line of State Highway 69, the Real Point of Beginning.

Thence N.89°25'31"W. a distance of 195.55 feet along the South Boundary of the Southeast ¼ of the Northeast ¼ of said Section 12 to a point at the Center-Line of the Mason Creek Feeder Canal; thence N.63°37'21"W. a distance of 108.12 feet along said Canal Center-Line; thence N.68°11'10"W. a distance of 272.40 feet along said Canal Center-Line; thence N.58°55'38"W. a distance of 443.50 feet along said Canal Center-Line; N.58°27'16"W. a distance of 48.82 feet along said Canal Center-Line; thence S.88°59'45"E. a distance of 40.00 feet to a point; thence S.88°59'45"W. a distance of 929.54 feet to 5/8" rebar with plastic cap; thence S.00°23'11"W. a distance of 388.74 feet along the Westerly Right-of-Way Line of Highway 69 to a 5/8" rebar with plastic cap, The Real Point of Beginning.

Said parcel contains 5.4892 Acres, more or less, and is subject to the following easements:

An Exclusive United States Mason Creek Feeder Canal Easement 37.00 feet to the right of the Mason Creek Feeder Canal Center-Line:

Commencing at the East Quarter Corner of Section 12, T. 2 N., R. 1 W., B. M.; thence N.89°25'31"W. a distance of 260.55 feet to a point on the Center-Line of the Mason Creek Feeder; thence N.63°37'21"W. a distance of 108.12 feet along said Canal Center-Line; thence N.68°11'10"W. a distance of 272.40 feet along said Canal Center-Line; thence N.21°48'48"E. a distance of 37.12 feet to the Radius point and the Initial Point of the Easement; said Easement is 50.00 feet in diameter;

And, a 30.00 feet Ingress and Egress Easement, lying adjacent to and parallel with the South Property Boundary where the South Boundary intersects the Center-Line of the Mason Creek Feeder Canal;

And, subject to a 16 feet wide Ingress and Egress Easement in the Southeast Quarter of the Northeast Quarter of Section 12, T. 2 N., R. 1 W. of the Boise Meridian lying 8 feet each side of the following described line:

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Commencing at the East Quarter Corner of said Section 12, thence along the East Section Line of said Section 12 N.00°23'11"E. (formerly N.00°23'34"W.) a distance of 380.25 feet to a point on said East Section Line; thence N.89°13'00"W. (formerly N.89°59'45"W.) a distance of 65.00 feet to a point on the West Right-of-Way Line of State Highway 69 as shown on Federal Aid Project No. STP-3782(101), said point being the Point of Beginning.

Thence N.89°13'00"W. (formerly N.89°59'45"W.) a distance of 987.97 feet to the end point, said point bearing N.69°24'25"W. (formerly N.70°11'10"W.) a distance of 1,122.00 feet from the East Quarter Corner of Section 12, T. 2 N., R. 1 W. of the Boise Meridian.

Prepared by: Rodney L. Baldwin, PE/LS
Consulting Engineer/Land Surveyor
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